



**CITY COMMISSION
ORDINANCE/RESOLUTION**

TITLE: Resolution 24-44 (Community Development)

DATE December 10, 2024

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING A SITE PLAN AMENDMENT PURSUANT TO SITE PLAN AMENDMENT PETITION SPA #8-1-24, ATTACHED HERETO AS EXHIBIT "A" FOR THE APPROXIMATELY 18 ACRES OF REAL PROPERTY KNOWN AS SCHOTT COMMUNITIES, GENERALLY LOCATED AT 6591 FLAMINGO ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of Resolution 24-44 approving Site Plan Amendment Petition Spa #8-1-24 for approximately 18 acres of real property known as Schott Communities.

P&Z RECOMMENDATION:

At the November 19, 2024 meeting, the Planning and Zoning Board recommended APPROVAL with a 9-0 Vote.

PETITIONS: Schott Communities – Site Plan Amendment

LOCATION: 6591 Flamingo Road

OWNER/PETITIONER: Archdiocese of Miami, Schott Memorial Center for the Deaf
Eric Slazyk, Arc Werks

LAND USE

DESIGNATION: CF, Community Facility

ACRES: 18 acres

ANALYSIS:

This item is a Site Plan Amendment petition for the Schott Communities to add a main entry gate off the Flamingo Road access via Schott Circle and arm bars at the Luray Road secondary access. The subject site is approximately 18 acres in size and is located immediately south of the Franklin Academy Charter School off Flamingo Road.

The proposed plans for the main entrance include a 6ft. tall decorative aluminum rail fencing with faux stone wall columns, ground-lit signage, and new proposed landscaping that will provide a nice visual appearance. The entry point will have both a visitor and a resident lane. The visitor lane will have a call box while the resident/decal lane will have a card reader. The frequencies will be compatible with BSO Police and Fire clickers for emergencies. New grass medians and striping will separate the entry and single exit lanes.

The proposed plans for the secondary entrance at Luray Road include widening it to meet current code requirements, adding a new concrete island with a card reader, and installing arm bars for the entrance and exit lanes. Luray Road will still serve as a secondary emergency access point for the Schott Center and Franklin Academy.

These proposed entry gates are being installed to enhance security measures, keep the site more secure for its residents, and eliminate cut-through traffic from Franklin Academy. Schott Communities has special needs residential housing in addition to their religious programs so keeping the site secure and safe is important.

STRATEGIC PLAN:

This proposed Site Plan Amendment promotes public safety for the residents of Schott Communities.

ALTERNATIVES:

None.

ATTACHMENTS:

1. Resolution
2. Applications
3. Wide format plans
4. DRC Comments
5. P&Z Minutes from 11/18/24