

PROJECT DESCRIPTION

Background

First Baptist Church of Cooper City/Davie (“Church”) has been the owner of this property since 1989. The property was originally located in Unincorporated Broward County but was annexed into the City. Even though the property has been annexed into Cooper City the property has retained a Broward County A-1 Zoning designation. The Broward County A-1 zoning district allows a house of worship as a permitted use and also allows a school on such property as a permitted accessory use.

In 2016 the Church processed a site plan amendment to formally vest the existing church use with a school per Petition SPA 8-1-15. The site plan amendment was approved by the City Commission subject to certain conditions. These conditions were as follows:

1. The school would operate grades 1-12.
2. The maximum number of enrolled students is limited to 200 students.
3. If student enrollment exceeds 170 students then staggered start and dismissal times are to be implemented by the Owner.
4. At the request of the City, the school will provide an off-duty sheriff deputy for traffic control each morning and afternoon during peak hours for the first 30 days of the academic school year.
5. Traffic control personnel will be placed at specified locations as indicated in the traffic circulation plan.
6. All leases of parking spaces to outside parties, such as Cooper City High School students, are terminated.

Pending Request

First Baptist now wishes to modify the previous approval to allow a Pre-School, Pre-Kindergarten and Kindergarten classes to be a part of the school. The Pre-School, Pre-K and K classes will use the existing facilities. No new buildings or other improvements are being requested. The request is only to modify the condition which limited the school use to grades 1-12. Several of the existing classrooms on the first floor of the educational building are already configured for Pre-School and Pre-K uses and these classrooms will be used for the Pre-School and Pre-K use. These rooms are within the capacity of the requested Pre-School and Pre-K use.

All conditions of the prior approval obtained in 2016 are to be applied and/or re-imposed as part of this site plan amendment. This includes, but is not limited to, maximum enrollment and staggering drop-off and pick-up times if the total student enrollment exceeds 170 students. For purposes of these conditions, enrollment includes the Pre-School, Pre-K and K students.

In addition, First Baptist would like to retain an operator who can operate the Pre-School and Pre-K program along with the school. The Operator would be run by Rabbi David Elbaz. Rabbi David Elbaz has a love for education as he worked in the education field for 15 years. He received his masters degree from B. M.G. College in Lakewood, New Jersey.

Rabbi Elbaz has opened and operated a flourishing school in New Jersey before moving to Florida. While in Florida he has opened and is operating a college prep high school in Hollywood, Florida. Rabbi Elbaz wishes to expand that successful prep school to include Pre-School and Pre-K school through grade 12.

His expanded faith-based school will be open to all students regardless of social or religious background because his dream is to give our children the best possible education. In addition, members of First Baptist will continue to receive a discount on their tuition.

Rabbi Elbaz is aware of the conditions which were part of the prior site plan amendment and agrees to abide by all of those conditions as well as all details stated within the New Operational Plan submitted with this request for site plan amendment.