



# MEMORANDUM

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To: City Commission  
From: Jason Chockley, Community Development Asst. Director  
Date: August 23, 2022  
Re: 1<sup>st</sup> Baptist Church of C.C. – Change to Existing Accessory Use School

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Petition Name: Westlake School at First Baptist Church of Cooper City  
Site Plan Amendment # SPA 6-1-22

Location: 8950 Stirling Road -- Generally located on the south side of Stirling Road, immediately east of the Diamond Head subdivision

Owner/Agent: First Baptist Church of Davie/Cooper City, Inc., Owner/  
Rod Feiner, Esq., Coker and Feiner, Agent

Size of Property: 9.51 acres

Land Use Plan: CF, Community Facility

Zoning: A-1, Agricultural District, Broward County

ANALYSIS: This item is a Site Plan Amendment petition to change operators and add pre-school, pre-k and kindergarten to the school grades to the existing accessory use school located within the First Baptist Church of Cooper City property. There will not be a proposed increase in the school's total enrollment (limited to no more than 200 total students) and all commitments, operational schedules, traffic circulation, etc.... from the previously approved site plan will be honored (attached is a copy of the 2016 which outlines the original approval operations and conditions).

In addition to the original staff report approving this accessory use school the applicant has submitted the following documents for review:

- 1) Project description including background and a brief background on the new proposed operator, Rabbi David Elbaz.
- 2) Updated Operational Management Plan including new student counts and a updated school security plan.
- 3) Updated traffic statement to the previous traffic study and stacking plan.
- 4) Statement of Compliance with the City's Comprehensive Plan

SPA PETITION 6-1-22  
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OUTSTANDING STAFF COMMENTS:

None, all DRC comments have been addressed.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION: The DRC recommends approval of the Site Plan Amendment petition based off of there being no increase in the school's total enrollment, all previous conditions of approval are being honored, and the addition of pre-school, pre-k and kindergarten students should not cause and changes to the traffic circulation which has functioned successfully for the past 5 years.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of July 25, 2022, unanimously recommended **Approval** of the proposed site plan amendment 8-0.