



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 22-30 (Community Development)

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN AMENDMENT PETITION # SPA 6-1-22 FOR THE APPROXIMATELY 9.51 ACRES OF REAL PROPERTY KNOWN AS WESTLAKE SCHOOL AT FIRST BAPTIST CHURCH OF COOPER CITY, GENERALLY LOCATED AT 8950 STIRLING ROAD, ON THE SOUTH SIDE OF STIRLING ROAD, IMMEDIATELY EAST OF THE DIAMONDHEAD SUBDIVISION; IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of the Planning and Zoning Board recommendation at their meeting of July 25, 2022, to unanimously recommend Approval of the proposed site plan amendment 8-0.

BACKGROUND OF ITEM:

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

OUTSTANDING STAFF COMMENTS:

None, all DRC comments have been addressed.

ANALYSIS:

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.

STRATEGIC PLAN:

Supports the strategic plan by providing additional educational opportunities for residents.

FISCAL IMPACT:

None

ALTERNATIVES:

Commission can choose not to allow the school to add pre-K and kindergarten to their current grade levels of 1-12.

ATTACHMENTS:

- 1) Resolution
- 2) P&Z Memorandum
- 3) Site Plan Amendment Application
- 4) Project Description
- 5) Operations Plan
- 6) Site Survey
- 7) Traffic Survey
- 8) Statement of Compliance with Comp Plan and Zoning Code
- 9) Previous Commission Approved staff report from March 28, 2016
- 10) 7/25/22 P&Z Minutes

Workflow History			
User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Fo...	08/09/22 10:42 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: For...	08/09/22 11:16 AM
Napoli, Joseph	Assigned to City Manager	COMPLETE: For...	08/09/22 11:26 AM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM:...	08/11/22 10:35 AM
Allen, Tedra	END WORKFLOW - APP...		08/11/22 10:42 AM