

RESOLUTION NO. 25-77

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT PURSUANT TO PETITION #PA 3-1-25 FOR THE APPROXIMATELY 11.23 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 12401 STIRLING ROAD ON THE NW CORNER OF STIRLING ROAD AND FLAMINGO ROAD IN COOPER CITY, FLORIDA; TO INCREASE THE PLATTED USE OF THE PROPERTY TO 50,386 SQUARE FEET OF CHURCH USE, 50,286 SQUARE FEET OF SCHOOL USE, AND 6,496 SQUARE FEET OF DAYCARE/PRESCHOOL USE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, petitioner, Potential Church, Inc., through its agent, PA Architect Inc. (collectively, the “Applicant”) filed Petition PA#3-1-25 (the “Petition”), seeking to amend the plat for the approximately 11.23 acres of real property generally located at 12401 Stirling Road on the NW corner of Stirling Road and Flamingo Road in Cooper City, as more particularly described in Exhibit “A” (the “Property”), to increase the platted use of the Property to 53,383 square feet of church use, 50,286 square feet of school use, and 9,121 square feet of daycare/preschool use; and

WHEREAS, the City’s professional staff, as detailed on the Staff Report attached hereto as Exhibit “B” and incorporated herein, has also determined that the Applicant has satisfied all of the minimum submission requirements for the plat amendment request to be considered by the City Commission; and

WHEREAS, as detailed in the attached Staff Report, the City’s professional staff has recommended approval of the plat note amendment, subject to certain conditions; and

WHEREAS, pursuant to the City’s Code of Ordinances and applicable law, a public meeting has been advertised setting forth the date, time and place of the meeting regarding the review of the Petition; and

WHEREAS, the City Commission has examined the Petition and staff recommendations and determined that the Petition is in compliance with the City Code and applicable design guidelines for the Property; and

WHEREAS, a Public Hearing on this request was held by the Planning & Zoning Board on November 3, 2025, after due notice of publication; and

WHEREAS, the Planning & Zoning Board has submitted to the City Commission their recommendation, a copy of which is included in the Staff Report, and recommends the approval of the Petition; and

WHEREAS, the City Commission finds that approving the Petition for a plat note amendment is in the best interests of the citizens and residents of the City of Cooper City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

Section 1: **Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto and incorporated herein and made a part hereof.

Section 2: **Approval.** That Petition #PA 3-1-25 is approved, subject to the conditions set forth in the Staff Report set forth in Exhibit “B.” The plat note is hereby amended, as follows:

From: “This plat is restricted to 93,046 square feet of church, 15,458 square feet of school, and 6,496 square feet of daycare/preschool.”

To: “This plat is restricted to 53,383 square feet of church, 50,286 square feet of school, and 9,121 square feet of daycare/preschool.”

Section 3: Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. **Conflicts.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 5. **Severability.** If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

Section 6. **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

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PASSED AND ADOPTED this _____ day of _____, 2025.

MAYOR JAMES CURRAN

ATTEST:

TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____