

MEMORANDUM

To: Planning and Zoning Board Members
From: Jason Chockley, Community Development Asst. Director
Date: November 3, 2025
Re: Conditional Use for Potential Christian Academy

PETITION: Potential Christian Academy
Conditional Use # CU 3-1-25

LOCATION: 12401 Stirling Road, Cooper City Fl
NW corner of Stirling Road and Flamingo Road

OWNER/AGENT: Potential Church, Inc., Owner
PA Architect, Inc., Agent

ACRES: 11.23

LAND USE
DESIGNATION: CF, Community Facility

REQUEST: Applicant is requesting a Conditional Use approval to expand the operations of the Potential Christian Academy beyond the current approved Conditional Use and Plat.

The request consists of the following:

- Increase the total student enrollment from 412 students to 745.
- Add grade levels 9-12(high school).
- Increase the total classroom count from 26 to 37 classrooms.
- Install 3 new modular buildings (6 new classrooms).

PROPERTY DESCRIPTION: The subject site is approximately 11.23 acres in size and currently contains church and school buildings. The land use and zoning of the surrounding areas can be described as follows:

East: Flamingo Road right of way and Countryside Shops,
B-2 zoning and Commercial land use

North: New Horizon Methodist Church (SW Ranches)
Institutional zoning and Community Facility land use

West: Single Family Estate Residential (SW Ranches)
Rural Ranches zoning and land use

South: Flamingo West Park,
Agricultural zoning and Estate land use.

BACKGROUND: Potential Church, f.k.a Flamingo Church, was annexed into the City of Cooper City in 2001 from unincorporated Broward County and was approved to operate a church of 9,370 s.f., a school up to 15,458 s.f. and a daycare up to 6,496 s.f. As part of the annexation, a rezoning request to the City X-1 district and conditional use to expand the church use s.f. and construct a new 65,000 s.f. sanctuary were approved.

This petition is paired with a Site Plan Amendment and Plat Amendment to increase the total student enrollment from 412 students to 745, add grade levels 9-12 (high school), increase the total classroom count from 26 to 37 classrooms, install 3 new modular buildings (6 new classrooms) and increase the platted s.f. of school use to 50,286 s.f. Within the existing main building 5 new classroom spaces are being created/re-classified.

The project will be constructed in a single phase; however, the high school program will be phased in gradually, beginning with 9th grade in the 2025/2026 academic year. One additional grade level will be added each subsequent year until full implementation through 12th grade is achieved.

ANALYSIS OF CONDITIONAL USE REQUEST

NATURE OF USE: The proposed use of this property for a school is consistent with the type of use and structures intended within the X-I Civic district. This school use is specifically listed in Sec.23-10 *Use Regulations Schedule*, of the City's Code of Ordinances, as permitted, subject to Conditional Use approval by the City Commission.

PLAN COMPLIANCE: The subject site is designated "Community Facility" on the Cooper City Future Land Use Map. This application is consistent with the permitted uses of the CF category of the Cooper City Comprehensive Plan and accordingly Policy 1.4.4, which mandates the consistency of land use designations. The proposed use is consistent with Objective 1.12 and the supporting Policies of the Comprehensive Plan to provide sufficient land for schools, proximate to residential areas and parks, and consistent with land area guidelines. As such, the conditional use request may be considered consistent with the City Comprehensive Plan.

CODE COMPLIANCE: The site plan amendment application addressed the property compliance with the City's Code of Ordinances and staff reviewed the intended use of the site for a church and school.

LAND USE COMPATIBILITY: The X-1 Civic District can be considered compatible with the surrounding existing and planned land uses. There is an adjacent City park to the south which offers recreational opportunities for the school. The surrounding residential communities could benefit by meeting additional student capacity demands. To the north is an adjacent church use which would not be negatively affected by the Monday-Friday school operations.

TRAFFIC IMPACTS: The proposed school must meet all traffic concurrency regulations prior to permit issuance. Through the plat process, Broward County will assess the additional traffic generated by the additional uses and will require additional transit impact fees to be paid prior to the issuance of a building permit.

The site can stack up to 117 vehicles. As illustrated on the site plan, vehicle circulation during drop-off and pick-up periods follows a designated one-way traffic pattern, which minimizes conflict points and enhances the overall efficiency and safety of on-site operations.

A traffic impact study was prepared by Thomas A Hall, Inc., and was reviewed on behalf of the City by the Corradino Group. As a result of this analysis, the petitioner has committed to the following:

1. Traffic control persons will be placed at particularly specified locations on site to ensure the operation of the circulation aisles and parking lots during the school's morning and afternoon peak periods. These locations are shown on sheet TF-1.
2. All Potential Christian Academy traffic staff must receive training in traffic circulation/management.
3. Staggered dismissal times of elementary grades (2:30p.m.-3p.m.) from middle and high school grades (3p.m.-3:20p.m.) will be implemented for a more organized process and to eliminate congestion.
4. Facility deliveries will be restricted during student arrival and dismissal times.
5. If vehicle stacking routinely backs up beyond the turn lane capacity blocking through traffic on Flamingo Road; a traffic detail (sworn officer) will be placed on Flamingo Road ensuring traffic does not back up beyond the turn lane capacity.
6. If on-campus vehicle stacking causes congestion or blocks through traffic on Stirling Road or Flamingo Road, overflow procedures will be implemented. Parents will be directed to utilize the designated south overflow parking lot for temporary vehicle staging. A traffic detail (sworn officer) stationed on Stirling Road will monitor stacking conditions and will direct vehicles from the overflow area into the main stacking queue as space becomes available on campus. Figure 8 depicts the overflow traffic operation.

Accordingly, the request should not have any adverse effect on the safety and convenience of vehicle and pedestrian circulation in the immediate area, but a contingency plan is in place if needed. However, the south bound right (SBR) turn lane at the Sheridan Street and Flamingo Road signalized intersection has a deficiency that worsens when additional vehicle trips are added from the Potential Christian Church school expansion. The SBR turn lane queue increases by 205 linear feet between the background conditions and the total traffic conditions. ***The applicant is requesting the City's consideration that this improvement not be made a condition of approval for this project***

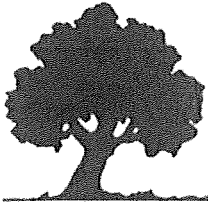
PARKING ADEQUACY: The proposed school expansion along with the church use is providing parking consistent with Code requirements. The property has 337 spaces on site in addition to an overflow lot on the south side of Stirling Road with an additional 274 spaces, totaling 611 standard spaces and 15 handicap spaces.

HAZARD PROTECTION: The proposed use will reasonably protect people and property from flooding, erosion, fire, noise, glare or similar hazards. Protection against all potential hazards is provided through the site plan and building permit processes, including paving and grading, engineering, building construction and inspections.

The school's safety operations are overseen by a dedicated Director of Campus Security, who is present on-site Monday through Friday, from 7:30 a.m. to 6:00 p.m., along with an additional full-time security officer. Both officers are trained in traffic management, campus access control, emergency response, and incident prevention. The lead officer is a certified School Safety Officer under Florida's safe school requirements and maintains active coordination with local law enforcement through direct radio communication. The complete school operations plan is included in your backup documents.

STAFF FINDING: Staff acknowledge that the applicant has provided responses to the review criteria for the application to be presented before the P&Z Board for a recommendation. The applicant has met the submittal requirements for the Conditional Use request to be considered subject to the approval of the Site Plan Amendment and Plat Amendment.

ACTION REQUESTED: The Planning and Zoning Board is requested to discuss and deliberate the petition and make a recommendation. Board input will be forwarded to the City Commission for final action.



Item #4A2

MEMORANDUM

To: Planning and Zoning Board Members

From: Jason Chockley, Community Development Assistant Director

Date: November 3, 2025

Re: Site Plan Amendment for Potential Christian Academy

PETITION: Potential Christian Academy
Site Plan Amendment # SPA 8-1-24

LOCATION: 12401 Stirling Road, Cooper City Fl
NW corner of Stirling Road and Flamingo Road

OWNER/PETITIONER: Potential Church, Inc., Owner
PA Architect, Inc., Agent

LAND USE
DESIGNATION: CF, Community Facility

ZONING DESIGNATION: X-1, Civic District

ACRES: 11.23

ANALYSIS:

Potential Church, f.k.a Flamingo Church, was annexed into the City of Cooper City in 2001 from unincorporated Broward County and was approved to operate a church of 9,370 s.f., a school up to 15,458 s.f. and a daycare up to 9,496 s.f. As part of the annexation, a rezoning request to the City X-1 district and conditional use to expand the church use s.f. and construct a new 65,000 s.f. sanctuary were approved.

This petition is paired with a Conditional Use and Plat Amendment to increase the total student enrollment from 412 students to 745, add grade levels 9-12 (high school), increase the total classroom count from 26 to 37 classrooms, install 3 new modular buildings (6 new classrooms) and increase the platted s.f. of school use to 50,286 s.f.

The project will be constructed in a single phase; however, the high school program is being phased in gradually, beginning with 9th grade in the 2026/2027 academic year. One additional

grade level will be added each subsequent year until full implementation through 12th grade is achieved.

New construction on the site consists of 3 modular buildings (6 classrooms), which will be located on the west side of the property just north of the existing basketball court. The buildings will have a 10-foot setback from the west property line, however there is an additional 18 feet grass strip on land owned by SW Ranches between the residential homes to the west. A covered walkway will connect the new modular classrooms to the existing main building. New landscape materials (shrubs) are being proposed around the new modular buildings. Within the existing main building, 5 new classroom spaces are being created/re-classified. Other minor site changes include adding an additional dumpster and designating two loading zone spaces for deliveries.

The site can stack up to 117 vehicles. As illustrated on the site plan, vehicle circulation during drop-off and pick-up periods follows a designated one-way traffic pattern, which minimizes conflict points and enhances the overall efficiency and safety of on-site operations. To ensure traffic does not impact adjacent public roadways, an overflow management protocol is in place. If vehicle stacking exceeds on-site capacity and begins to affect through traffic on Stirling Road or Flamingo Road, vehicles will be temporarily redirected to a designated overflow parking lot. A traffic detail (sworn officer) stationed on Stirling Road will coordinate re-entry into the stacking queue as space permits.

Hours of operation for the school are slightly offset from surrounding schools. Archbishop McCarthy (8:05-2:20), Franklin Academy (7:45-2:45 for K-5, 7:45-3:30 for 6-8), St. Mark's Catholic School (7:30-2:30)

Potential's proposed school schedule is as follows:

- Pre-K classes begin at 8:00 am, early dismissal at 12:30, regular dismissal at 2:30 pm.
- Grades K-5 classes begin at 8:00 a.m. and classes dismiss at 2:30 p.m.
- Grades 6-12 classes begin at 8:20 a.m. and classes dismiss at 3:20 p.m.

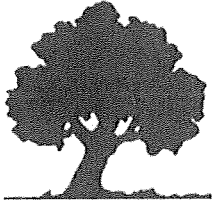
Early arrival starts at 7:00 a.m. daily and is permitted for all students. Aftercare is available until 6:00 p.m. daily for a monthly fee for students one-year-old through the 8th grade. After-school sports and extracurricular activities are also available until 5:00 p.m.

The school's safety operations are overseen by a dedicated Director of Campus Security, who is present on-site Monday through Friday, from 7:30 a.m. to 6:00 p.m., along with an additional full-time security officer. Both officers are trained in traffic management, campus access control, emergency response, and incident prevention. The lead officer is a certified School Safety Officer under Florida's safe school requirements and maintains active coordination with local law enforcement through direct radio communication.

Physical site security is being increased by the addition of perimeter fencing made up of 6 ft. aluminum rail, 6 ft. chain link and 7 ft. tall gates for vehicle entry points. During school operations the only entry point will be the western entrance off String Road. All other entry points will be locked and reference the west Stirling Road entrance. Some of the proposed fencing will be in a South Florida Water Management District easement, and that agreement is still pending.

STAFF FINDING: The site plans and landscape plans have been reviewed by the DRC for conformance with the applicable zoning district regulations and are in conformance with those standards. **The Development Review Committee recommends that the approval of the security fence/gate from South Florida Water Management District be prior to permit issuance vs. the applicants request of prior to C/O.**

ACTION REQUESTED: The Planning and Zoning Board is requested to discuss the petition and make a recommendation. Board input will be forwarded to the City Commission for final action.



MEMORANDUM

To: Planning and Zoning Board Members

From: Jason Chockley, Community Development Assistant Director

Date: November 3, 2025

Re: Plat Amendment Petition for Potential Christian Academy

PETITIONS: Potential Christian Academy
Plat Amendment (PA #3-1-25)

LOCATION: 12401 Stirling Road, Cooper City Fl
NW corner of Stirling Road and Flamingo Road

OWNER/PETITIONER: Potential Church, Inc., Owner
PA Architect, Inc., Agent

LAND USE
DESIGNATION: CF, Community Facility

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Current Plat Note

This plat is restricted to 93,046 square feet of church, 15,458 square feet of school, and 6,496 square feet of day care/preschool.

Proposed Plat Note:

This plat is restricted to 53,383 square feet of church, 50,286 square feet of school, and 9,121 square feet of day care/preschool.

OUTSTANDING STAFF COMMENTS/RECOMMENDATIONS:

None.

STAFF FINDING: The applicant has met all of the minimum submission requirements for the Plat Amendment request to be considered. If approval is recommended it should be subject to approval of the following conditions:

1. The applicant shall receive approval of the following items prior to City Commission approval of the final site plan and plat:
 - a. Approval by the City Commission of the accompanying Conditional Use and Site Plan Amendment.
2. Approval of the following items prior to permit issuance:
 - a. Final approval and recordation of the Plat Note Amendment by Broward County.
 - b. Payment of any additional general government impact fees or any outstanding Broward County fees.

ACTION REQUESTED: The Planning and Zoning Board is requested to discuss the petition and make a recommendation. Board input will be forwarded to the City Commission for final action.