

## **RESOLUTION NO. 25-75**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE CONDITIONAL USE PETITION #CU 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; INCREASING THE TOTAL ENROLLMENT FROM 412 STUDENTS TO 745 STUDENTS, ADDING GRADE LEVELS 9-12, INCREASING THE TOTAL CLASSROOM COUNT FROM 26 TO 37 CLASSROOMS, AND INSTALLING 3 NEW MODULAR BUILDINGS; PROVIDING FOR CONDITIONS; 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 Condition Use Petition CU #3-1-25 (the “Petition”), attached as Exhibit “A,” requesting a Conditional Use approval to expand the operations of the Potential Christian Academy 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 total student enrollment from 412 students to 745 students, to add grade levels 9-12, to increase the total classroom count from 26 to 37 classrooms, and to install 3 modular buildings; and

**WHEREAS**, the City’s professional staff, as detailed on the Staff Report attached hereto as Exhibit “B” and incorporated herein, has determined that the petition has satisfied all of the applicable review criteria, subject to the conditions and commitments detailed on the report; and

**WHEREAS,** the City’s professional staff has recommended approval of the petition for conditional use, subject to certain conditions; 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, subject to certain conditions; and

**WHEREAS,** public notice was provided in accordance with law; and

**WHEREAS,** the City Commission finds that approving Conditional Use Petition #CU 3-1-25 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 and Conditions.** That Conditional Use Petition #CU 3-1-25 is hereby granted, subject to each of the conditions and commitments set forth in the Staff Report attached hereto as Exhibit “B.”

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 6.**     **Conflicts.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

**Section 7.**     **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 8.**     **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of December, 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	_____