



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**GENERAL APPLICATION**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org).

Date of Pre-Submittal Meeting: 10/02/2024

Check ☒ type of application(s) for:

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Abandonment               |
| <input checked="" type="checkbox"/> Site Plan Amendment       | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning                             | <input type="checkbox"/> Conditional Use           |
| <input checked="" type="checkbox"/> Plat or Plat Amendment    | <input type="checkbox"/> Sign Waiver               |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input type="checkbox"/> Other: _____              |

FOR STAFF ONLY:

PETITION #: SPA 3-1-25  
CU 3-1-25  
PA 3-1-25

DATE PETITION FILED:

03/04/2025

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. PROJECT NAME AND LOCATION**

- A. Project Name: Potential Christian Academy
- B. Project Address: 12401 STIRLING RD COOPER CITY FL 333303211
- C. Section: 35 Township: 50S Range: 40E Total Acreage or square feet of Subject Property: 514673 SQ FT
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):  
Northwest corner of Stirling Road and Flamingo Road
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 504035020010
- F. Brief Legal Description: FLAMINGO ROAD BAPTIST CHURCH 112-34 B TR A TOG WITH  
FLA FRUIT LANDS CO SUB NO 1 2-17 D 35-50-40 TRACT 54 LESS W 949

**II. LAND USE AND ZONING INFORMATION**

- A. Existing Zoning Designation: X-1 & E-2 \* (\* COUNTY)
- B. Future Land Use Plan Designation: Community Facility/Estate CF & E
- C. Existing Use(s) on Property: Church and church run school & daycare/preschool
- D. Proposed Use(s): Church and church run school & daycare/preschool with increase enrollment and added high school. (increase of 333 students)
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:  
Previously approved re-zoning under Z 11-1-00 (rezoned to X-1) and conditional use approval under CU 11-1-00



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION**

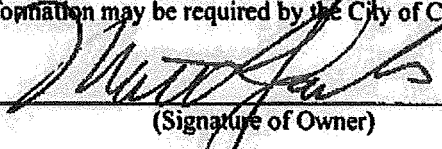
Property Owner(s) of Record: **POTENTIAL CHURCH INC**

Address: **12401 STIRLING ROAD** City **Cooper City** ST **FL** Zip **33330**  
Phone: **954-434-1500** Fax: **954-434-5433** E-Mail: **danny.fernandez@potentialchurch.com**

I am/We: **POTENTIAL CHURCH INC**


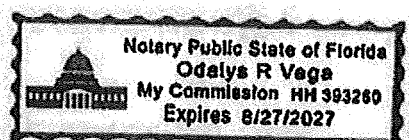
, do hereby

swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).

  
(Signature of Owner)

**Matt Jacobs**

(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>23</u> day of <u>January</u> 20 <u>25</u>	
By (Name of Person Acknowledging) <u>Matt Jacobs</u>	She/he <u>is</u> personally known to me or has produced as identification and did/did not take an oath
NOTARY PUBLIC SIGNATURE: 	
Name - Must be typed, printed, or stamped)	
My Commission Expires:	
	

Petitioner(s) if other than Owner): **POTENTIAL CHURCH INC**

Address: **12401 STIRLING ROAD** City **Cooper City** ST **FL** Zip **33330**  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Agent (if other than Owner): **P A ARCHITECT, INC**

Address: **5450 GRIFFIN ROAD SUITE B** City **Davie** ST **FL** Zip **33314**  
Phone: **(954) 584-6880** Fax: \_\_\_\_\_ E-Mail: **paguirre@pa-architect.com**



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

CITY OF COOPER CITY  
PLANNING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

FILE COPY

RECEIVED

MAR 04 2025

All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the



Agent



Petitioner



Other

Philip Aguirre

Signature(s)

[Signature]

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>28</u> day of <u>January</u> 20 <u>25</u>	
By (Name of Person Acknowledging) <u>Philip Aguirre</u> She/he is personally known to me or has produced	
as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE: <u>[Signature]</u>	
Name — Must be typed, printed, or stamped) <u>Tatsiana Leckie</u>	
My Commission Expires: <u>August 23, 2028</u>	

TATSIANA LECKIE  
Notary Public-State of Florida  
Commission # HH 585201  
My Commission Expires  
August 23, 2028

50A 3-1-25 20 3-1-25 <b>STAFF USE ONLY</b>			
Petition #: <u>PA 3-1-25</u>	Staff Intake By: <u>J. MURPHY</u>	Intake Date: <u>02/01/25</u>	
Sufficiency Completed by:		Sufficiency Date:	

FILE COPY



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

## CONDITIONAL USE APPLICATION

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercity.gov](http://www.coopercity.gov). ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:

PETITION #: CU 3-1-25

DATE PETITION FILED:

03/04/2025

Date of Pre-Submittal Meeting: 10/02/2024

### INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

## I. CONDITIONAL USE REQUEST

### Pursuant to Section 23-152 of the Cooper City Municipal Code of Ordinances

Provide a brief description of proposed use(s) including density/intensity and summary of request and attach additional sheet(s) as necessary:

Maintain existing use of 2 story 58,485 SF church building with preschool, 2 story 7,874 SF multi purpose building for school use, 2 story 14,018 sf elementary school, 2 story 7992 sf pre-school building and remove existing 1410 sf middle school portable. expand school with 3 new portable buildings consisting of one 1 story 4352 sf middle school portable, and two 1 story 4352 sf high school portable each for a total of 13056 sf new portables

## II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	COMMUNITY FACILITY	CF (I-1)	NEW HORIZON UNITED METHODIST CHURCH INC
SOUTH	ESTATE	E-1* (*COUNTY)	COOPER CITY SPORT FIELDS
EAST	COMMERCIAL	B-2, B-3 & C-1	SHOPPING PLAZA
WEST	RURAL RANCES (1DU/2.5AC)	RR	RESIDENTIAL & MUNICIPAL PROPERTY

## III. APPROVAL STANDARDS

A conditional use permit shall not be considered an entitlement, and shall be granted by the City Commission only if the Commission finds that all of the following standards are met. The burden of proof in demonstrating that the standards have been met shall be on the applicant. No conditional use permit shall be granted if the Commission finds any one or more of the following standards are not met.

### Section 23-152(c) Approval Standards

Please address all of the following standards in order to justify the conditional use permit. (Provide responses on separate sheets and attach to this application).

**(1) Nature of use.** The nature and characteristics of the proposed use or structure is consistent with the type of use or structure authorized as a conditional use in the zoning district in which located.



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

FILE COPY

RECEIVED

MAR 04 2025

CITY OF COOPER CITY  
PLANNING DIVISION  
9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**(2) Plan compliance.** The proposed use conforms to the provisions of the city's comprehensive plan.

**(3) Ordinance Compliance.** The proposed use complies with all applicable regulations, including any specific standards for the proposed use set forth in this land development code.

**(4) Compatibility.** The proposed use is compatible with adjacent uses, in terms of use, building height, bulk, scale, setback, open spaces, landscaping, drainage, access and circulation.

**(5) Traffic impact.** The proposed use does not adversely affect the safety and convenience of vehicular and pedestrian circulation in the area, and will not result in a significant increase in traffic on any local residential street.

**(6) Parking adequacy.** The proposed use provides adequate and convenient off-street parking and loading facilities, and will not result in overflow parking on adjacent residential streets.

**(7) Hazard protection.** The proposed use reasonably protects persons and property from erosion, flooding, fire, noise, glare or similar hazards.

IV. SUBMITTAL CHECKLIST		
QTY	REQUIRED	YES ✓
1	Completed Original General Application	<input type="checkbox"/>
1	Completed Original Conditional Use Application	<input type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input type="checkbox"/>
14	Signed Surveys with 1 Signed & Sealed Survey	<input type="checkbox"/>
14	Plats, if property is Platted	<input type="checkbox"/>
14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<input type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines	<input checked="" type="checkbox"/>
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled	<input checked="" type="checkbox"/>
1	Justification Statements	<input type="checkbox"/>
1	List of names & addresses of property owners in the 700' radius	<input checked="" type="checkbox"/>
1	Set of Mailing Envelopes (with labels already on the envelopes)	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 700' radius on tax map	<input checked="" type="checkbox"/>

V. STAFF USE ONLY			
Petition #: 0.3-1-25	Staff Intake By: T. MCKEY	Intake Date:	3/04/25
Sufficiency Completed by:		Sufficiency Date:	

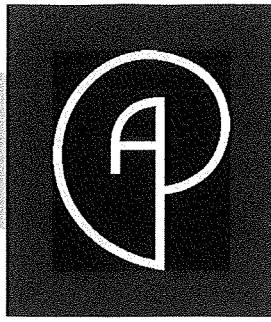
VI. COOPER CITY CODE

**Sec. 23-152. Conditional Use.**

**(a) Purpose and intent.**

(1) The purpose of the conditional use procedure is to provide for certain uses or structures that cannot be well adjusted to their environment in particular locations, and to offer full protection to surrounding properties by rigid application of the district regulations, and, due to the nature of the use, the importance of the relationship to the comprehensive development plan and the possible impact on neighboring properties, to require the exercise planning judgment on their location and site plan.

FILE COPY



5450 Griffin Road  
Suite B  
Davie, FL 33314  
AA-26001926

**Phone:** 954-584-6880  
**Fax:** 954-581-2631  
**Email:** paguirre@pa-architect.com  
**Web:** pa-architect.com

# PA ARCHITECT, INC.

May 13, 2025

City of Cooper City  
Community Development Department  
9090 SW 50th Place  
Cooper City, FL 33328

**RE: Conditional Use Application Statement  
Potential Christian Academy  
12401 Stirling Rd.  
Cooper City, Fl.**

**Request:** Conditional Use Approval for Existing Church and School (Preschool through Middle School) and Expansion to Include High School

**Dear Planning and Zoning Division:**

On behalf of Potential Christian Academy, we respectfully submit this Conditional Use Statement in support of our request to expand our current operations at 12401 Stirling Road to include a high school portables (grades 9–12), alongside our existing church and preschool through middle school uses. The property is currently zoned X-1 for the Church and school areas and zone E-2 (Broward County) for the Northern parking lot area, which permits these uses subject to conditional use approval.

In accordance with the City of Cooper City Land Development Code and Community Development Department review criteria, we provide the following responses to the conditional use standards:

1. **Nature of Use:** The current use includes a functioning church and a private educational facility serving preschool through middle school. The proposed expansion will incorporate high school grades (9–12), continuing the site's purpose as a faith-based community and educational institution. This use remains fully within the intent of the X-1 zoning district, which allows institutional and religious uses by conditional approval.
2. **Plan Compliance:** The proposed expansion is consistent with the City of Cooper City Comprehensive Plan, which encourages the development and continued operation of educational and religious institutions that serve the local community. The use

complements the city's strategic goals of supporting family services, educational excellence, and community development.

3. **Ordinance Compliance**: The use complies with the requirements of the Land Development Code for properties zoned X-1. All proposed structures and site modifications will meet the applicable standards related to setbacks, lot coverage, landscaping, stormwater management, and development review processes.
4. **Compatibility**: The existing church and private school operations, along with the proposed expansion, are compatible with the surrounding land uses. The subject property is located along Stirling Road, a major east-west corridor, and is bordered by a mix of residential and institutional uses. While the site abuts residential zoning districts to the west and northwest, the development is thoughtfully designed to ensure minimal impact on neighboring properties.

The main campus buildings are limited in scale, with a maximum height of two stories, which aligns well with the surrounding built environment. The proposed addition of three single-story portable classroom buildings will further minimize visual intrusion and maintain a low-profile presence. These buildings are located at the rear of the site and are further separated from adjacent residences by an approximately 20-foot-wide parcel of land owned by the Town of Southwest Ranches. This undeveloped parcel functions as a natural buffer, enhancing spatial separation and visual screening.

Additional design elements—such as generous landscape buffers, properly engineered stormwater drainage systems, and thoughtful building placement with code-compliant setbacks—contribute to a harmonious relationship with nearby residential areas. The project's bulk and massing have been carefully considered to avoid overdevelopment, and operational hours remain consistent with typical school and church uses, reducing the likelihood of disruption.

Together, these factors ensure that the church and school continue to serve as community-enhancing institutions, fostering educational, spiritual, and social enrichment while maintaining compatibility with the surrounding neighborhood context.

5. **Traffic impact**: An updated traffic impact study has been provided, evaluating the effects of increased enrollment and school operations related to the high school expansion. We are prepared to implement traffic management strategies such as staggered arrival/dismissal times, on-site circulation enhancements, and coordination with local transportation planning to mitigate potential impacts on the surrounding streets. The additional Trips generated by the increase in student counts computes to about 546 and has been reflected on the submitted traffic study.
6. **Parking adequacy**: The site currently provides on-site and off-site parking for staff, visitors, congregants, and school use. Additionally, loading zone spaces have been expanded to conform to the land development code requirements for this facility. The expansion will comply with all minimum parking requirements as outlined in the zoning code and the revised site plan will demonstrate sufficient capacity, layout, and access to

serve the anticipated high school population and ensure safe and efficient traffic flow. The proposed expansion will not result in overflow parking on adjacent residential streets. The required parking for the entire facility computes to 605 spaces of which there are 611 parking spaces provided; therefore, the project has sufficient parking for the intended use.

7. **Hazard protection.** The proposed use, including the continued operation and expansion of the church and school facilities, provides for reasonable protection of persons and property from natural and man-made hazards. All new construction and facility improvements will fully comply with the most recent edition of the **Florida Building Code**, as well as applicable **life safety and fire protection standards** adopted by the City of Cooper City and Broward County.

Emergency vehicle access will be maintained in accordance with local and regional emergency response requirements, including appropriate access widths, turning radii, and fire lane signage. Site circulation will ensure unobstructed routes for police, fire, and emergency medical services throughout the developed area.

In terms of **flood protection**, all buildings are or will be constructed to meet or exceed the minimum elevation standards established by **FEMA** and the **Florida Building Code, Section 1612**. The site lies within the jurisdiction of the **Central Broward Water Control District (CBWCD)**, and the original drainage system for the property was designed and permitted in accordance with CBWCD criteria. The proposed expansion, including the addition of three portable classroom buildings, will be submitted for review and reapproval through CBWCD to ensure continued compliance with stormwater management and flood risk mitigation requirements.

Regarding **fire protection**, the existing school and church buildings are equipped with fully operational **automatic fire sprinkler systems** and **monitored fire alarm systems** that comply with the Florida Fire Prevention Code and the NFPA (National Fire Protection Association) standards. Any new structures, including portable classrooms, will also be required to comply with applicable fire safety regulations, and permitting will be coordinated with the **Cooper City Building Department** and **Broward County Fire Marshal's Office**.

Additional hazard considerations—including **erosion control, noise, glare, and site lighting**—have been addressed through appropriate design features. These include the use of durable construction materials, properly shielded lighting fixtures to prevent off-site glare, and landscape buffers that mitigate both noise and wind erosion potential.

The church and school also maintain and regularly update **emergency preparedness protocols**, including evacuation plans, lockdown drills, and coordination with local law enforcement and emergency services. These policies are critical for ensuring the safety and welfare of students, staff, and visitors in the event of a natural disaster, fire, or other emergency event.



In summary, the proposed use and expansion will meet or exceed all required hazard protection standards, ensuring a safe and resilient environment for all occupants and surrounding properties.

Thank you for your consideration

Sincerely,  
P A architect, Inc.

A handwritten signature in black ink, appearing to read "Philip D. Aguirre". The signature is stylized with a large, looped "P" and "A".

Philip D, Aguirre RA: AR-92740



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**SITE PLAN AMENDMENT APPLICATION**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org).

FOR STAFF ONLY:

PETITION #: S.P.A. 3-1-25

DATE PETITION FILED:

03/04/2025

Date of Pre-Submittal Meeting: 10/02/2024

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)**

A. Please provide a narrative description of the proposed site plan amendment, which is the subject of this review. Provide enough detail to adequately describe how this Amendment is changing the existing Site Plan. The amendment is limited to the addition of (3) three one story modular portable classroom

buildings of 4,352 s.f. each. connected to each other and to the rest of the building with new covered sidewalks  
change in student counts and classroom mixes to elementary & middle school. Establish  
high school within portion of the property zoned X-1

**II. PROJECT HISTORY**

(List in chronological order any previous relevant development approvals). Attach addition page for the following:

Petition Number:	Z 11-1-00 (rezoning to x-1) / CU 11-1-00 (Conditional Use)
Resolution/Ordinance #	ord # 01-02-01
Request:	rezoning and conditional use for church and school use
Action:	granted
Date:	01/22/2001

**III. ADJACENT PROPERTIES**

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	COMMUNITY FACILITY	CF (I-1)	NEW HORIZON UNITED METHODIST CHURCH INC
SOUTH	ESTATE	E-1* (* county)	COOPER CITY SPORT FIELDS
EAST	COMMERCIAL	B-2, B-3 & C-1	SHOPPING PLAZA
WEST	RURAL RANCHES (1DU/2.5 AC)	RR	RESIDENTIAL & MUNICIPAL PROPERTY



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**IV. COMPLIANCE - (Attach Additional Sheets if Necessary)**

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

☒ Yes ☐ No If No, please explain: \_\_\_\_\_

**V. TABULAR DATA**

*COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)*

PROJECT DATA	CODE REQUIREMENT	LAST COMMISSION APPROVAL	PROPOSED	+ CHANGE
Acreage (Total Gross)	N/A *	11.82 AC.	11.82 AC.	0
Acreage (Total Net)	N/A*	11.23 AC	11.23 AC	0
Lot Depth (Maximum)	N/A	930.3 FEET	930.3 FEET	0
Lot Width (Minimum)	N/A	355.65 FEET	355.65 FEET	0
Total Dwelling Units (DU'S)	N/A	-	-	-
Minimum Floor Area (sq. ft.)	N/A	-	-	-
Density	N/A	-	-	-
Total Sq. Footage	N/A	88,369 SF	101,425 SF	+ 13,056 SF
Commercial (sq. ft.)	N/A	-	-	-
Industrial (sq. ft.)	N/A	-	-	-
Other (sq. ft.)	N/A	-	-	0
Floor Area Ratio (FAR)	N/A	-	-	-
% Building Coverage	N/A	17.2 %	19.2 %	+ 2.5 %
Max. Bldg. Height (ft./stories)	35 FEET	34' / 2 STORIES	34' / 2 STORIES	0
Impervious Surface Area		250,618 SF	268,516 SF	+ 17,898 SF
Open Space Area		264,055 SF	246,157 SF	- 17,898 SF
Total Parking Spaces	515	631	631	0
Handicap Parking Spaces	8 O.S. 7 O.S. T= 15	8 O.S. 7 O.S. T= 15	8 O.S. 7 O.S. T= 15	0
# of Access Points/Roads	3	3	3	3
# of Loading Areas/Spaces	N/A	1	2	+ 1
Accessory Structures (sq. ft.)	N/A	134 SF	134 SF	0
Setback – Front	N/A	116.4 FT	116.4 FT	0
Setback – Rear	N/A	190.3 FT	190.3 FT	0
Setback – Side Interior	N/A	79.8 FT	10.0 FT	- 69.8 FT
Setback – Side Corner	N/A	158.0 FT	158.0 FT	0

**For Residential** show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

**For other projects** where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**VI. APPLICANT'S STATEMENT OF JUSTIFICATION**

(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site ([www.coopercityfl.org](http://www.coopercityfl.org)).

To provide site plan amendment to allow 3 new portable units as well as remove an existing portable for the purpose of expanding school with high school grade level and providing space for middle school. Please see attached statement of justification with additional information.

B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

At this time, no variances are being requested or are anticipated to be necessary for the approval of the proposed site plan. All proposed improvements will adhere to the dimensional, design, and performance standards required by code. Should any minor adjustments be required during final site plan review or permitting, the applicant is prepared to address those administratively in coordination with City staff.

**VII. CONSENT STATEMENT**

(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to Philip Aguirre to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s):

Print Name(s): Matt Jacobs

**IX. NOTARY**

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 12 day of February 20 25

By (Name of Person Acknowledging) Matt Jacobs She/he is personally known to me or has produced  
as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name - Must be typed, printed, or stamped)

Laura E. Babinec

My Commission Expires: Jan. 30, 2027





CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

FILE COPY

RECEIVED

MAR 04 2025

CITY OF COOPER CITY  
PLANNING DIVISION  
9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**X. SUBMITTAL CHECKLIST FOR SITE PLAN AMENDMENT REVIEW**

QTY	REQUIRED	YES (✓)
1	Completed Original General Application	<input type="checkbox"/>
1	Completed Original Site Plan Amendment Application	<input type="checkbox"/>
1	Original Site Plan (Signed by the Mayor)	<input type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input type="checkbox"/>
14	Signed Surveys – 1 Signed and Sealed Survey	<input checked="" type="checkbox"/>
14	Proposed Site Plan Amendments showing desired site plan changes	<input checked="" type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines	<input checked="" type="checkbox"/>

**VI. STAFF USE ONLY**

Petition #: <u>S.P.A.3-7-25</u>	Staff Intake By: <u>T. MARKUE</u>	Intake Date: <u>3/04/25</u>
Sufficiency Completed by:		Sufficiency Date:

**XII. COOPER CITY CODE**

***Sec. 24-67. SITE PLAN AMENDMENT - SUBMITTAL REQUIREMENTS***

(a) Where a site plan has been previously approved by the City Commission and is proposed by the applicant or City to be amended (revised) in any manner, a revised site plan shall be submitted to the City.

(b) The revised site plan submission shall consist of the previously approved site plan signed by the Mayor and a separate drawing showing the desired changes and any other drawings or information as may be required by staff.

(c) The plan will be reviewed by staff and by the Planning & Zoning Board, who shall evaluate the proposed revision, and current development regulations. The Planning & Zoning Board shall then recommend approval, approval with conditions, or denial to the City Commission. The Commission shall issue a revised development order to approve, approve with conditions, or deny the revised site plan by development order.

FILE COPY



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**PLAT/ PLAT AMENDMENT APPLICATION**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org).

Date of Pre-Submittal Meeting: 10/02/2024

FOR STAFF ONLY:

PETITION #: P.A. 3-1-25

DATE PETITION FILED:

03/04/2025

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. PROJECT INFORMATION**

NAME OF PLAT/PLAT AMENDMENT (Must match name of Plat cover sheet): Flamingo Road Baptist Church

TYPE OF REVIEW: (Please ☒ One)

Preliminary Plat: ☐ Final Plat: ☐ Residential: ☐ Non-Residential: ☐ Plat Amendment: ☒

PROPOSED USE OF PROPERTY: Amendment of restrictive note on the face of the Plat

If Plat Amendment Provide Existing and Proposed Plat Note Language:

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.

Explain Existing and Proposed Use and/or Conditions Being Requested for Change:

Additional Modular Units for middle school and High School Academy

Proposed Plat Note Language: 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.

**IF RESIDENTIAL:**

Total Number of Proposed Dwelling Units:

Total Land Area within Plat:

Residential Density of Plat (du/ac.):

**IF NON-RESIDENTIAL:**

Type of Proposed Use: Church + School with Pre-school / daycare

Total Land Area within Plat: 397,317 Sq Ft (9.1211 Acres)

Proposed Maximum Building Area:



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

CITY OF COOPER CITY  
PLANNING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**DEVELOPER'S ENGINEER:**

Provide the name of professional engineer responsible for coordinating preparation of construction plans and plat ("Developer's Engineer), or professional land surveyor if submittal is for plat only.

Jeffrey Sanon, P.E.

(Please Print or Type)

Firm Name: (if applicable) Pillar Consultants, Inc.  
Address: 5230 S. University Dr. Suite 104  
City: Davie State: FL Zip Code: 33328  
Telephone: (954) 680-6533 Fax: \_\_\_\_\_ Mobil: \_\_\_\_\_  
E-Mail Address: jeffrey@pillarconsultants.com, jason@pillarconsultants.com & whitney@pillarconsultants.com

**II. SUBMITTAL CHECKLIST – PRELIMINARY/FINAL PLAT  
AND/OR PLAT AMENDMENT**

QTY	REQUIRED	YES (√)
	<b>*Submittal requirements not to be duplicated if request accompanying other Petitions.</b>	
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Plat Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Sealed Surveys and 1 Signed and Signed Survey	<input type="checkbox"/>
*14	Preliminary or Final Plats and/or Plat Amendment	<input type="checkbox"/>
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<input type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines.	<input type="checkbox"/>

**III. STAFF USE ONLY**

Petition #: <u>P.A. 3-1-25</u>	Staff Intake By: <u>T. MARILEY</u>	Intake Date: <u>3/04/25</u>
Sufficiency Completed by: _____	Sufficiency Date: _____	

FILE COPY

**PILLAR CONSULTANTS, INC.**

*Consulting Engineers, Planners, and Surveyors*

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533

July 7, 2025

**City of Cooper City**

Community Development Department

9090 SW 50<sup>th</sup> Place

Cooper City, FL 33328

RE: **Flamingo Road Baptist Church Plat**  
Plat Note Amendment

To Whom it May Concern:

Pillar Consultants, Inc. is requesting an amendment to the plat note of the “Flamingo Road Baptist Plat”, as recorded in Plat Book 112, Page 34, of the Official Records of Broward County, Florida. The site is currently developed and the current zoning and land use designation for this parcel will remain. Consequently, the petitioner is requesting to amend the plat note from the existing note which states:

*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.*

To a new plat note which states:

*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.*

Thank you for your time and consideration, and should you have any questions or require additional documentation, please do not hesitate to contact me by e-mail at [jason@pillarconsultants.com](mailto:jason@pillarconsultants.com), or by phone at 954-680-6533.

Respectfully Submitted,

Pillar Consultants, Inc.

A handwritten signature in black ink, appearing to read 'Jason Wilson', written in a cursive style.

Jason Wilson

President



FILE COPY

AMPLA



Return recorded copy to:

Miller, Legg & Associates, Inc.  
1800 North Douglas Road Suite 200  
Pembroke Pines, Florida 33024

Document prepared by:

Miller, Legg & Associates, Inc.  
1800 North Douglas Road Suite 200  
Pembroke Pines, Florida 33024

INSTR # 100528969  
OR BK 30848 PG 0343  
RECORDED 09/14/2000 09:22 AM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1016

RECEIVED

MAR 04 2025

CITY OF COOPER CITY  
PLANNING DIVISION

**AGREEMENT FOR AMENDMENT  
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Flamingo Road Baptist Church, Inc., its successors  
and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of Land as shown on the Flamingo Road Baptist Church Plat, more particularly described in Exhibit "A," which Plat was recorded in Plat Book 112, Page 34, in the Public Records of Broward County on April 13, 1981 (date); and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said Plat; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of March 7, 2000 (date);

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals are true and are incorporated into this Agreement.

CAF#233a  
7/1/99

Approved BCC 3/7/00 #86  
Submitted By Ken. Nguyen / Mike  
RETURN TO DOCUMENT CONTROL



(7)

FILE COPY

2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the Flamingo Road Baptist Church Plat is hereby amended as follows:

PLEASE CHECK THE APPROPRIATE BOX

☒ Amend the uses on the property

Clarifying and limiting the use of the Flamingo Road Baptist Church Plat property from:

81,000 square feet of church, church related facilities and school.\*

\_\_\_\_\_  
\_\_\_\_\_

to:

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.\*

\_\_\_\_\_  
\_\_\_\_\_

If a building permit for a principal building for the additional 34,000 square feet of church use (excluding dry models, sales and construction offices) and first inspection approval are not issued by March 7, 2005, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads are not installed by

CAF#233a  
7/1/99

If construction of project water lines, sewer lines, drainage, and the rock base or internal roads have not been substantially completed by March 7, 2005, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

☐ **De minimus Exception**

The de minimus exception note is amended to read as follows:

This plat was approved for development under the de minimus exception of Chapter 5, Article IX, of the Broward County Code of Ordinances. Such approval required that a building permit for a principal building be issued on or before the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (date), which date was three (3) years from the date of approval of the plat by the Broward County Board of County Commissioners. Since no building permit was issued or will be issued by the above date, the County's finding of adequacy of the regional road network expired or will expire. On the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (date), the Board of County Commissioners made a subsequent finding of adequacy of the regional road network. In the event no building permit is issued by the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (date), which date (3) years from the date of County's subsequent finding of adequacy of the regional road network, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

☒ **Other change to the notation on the face of the plat**

Any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

3. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.

4. VENUE: CHOICE OF LAW. Any controversies or legal problems arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sits, and shall be governed by the laws of the State of Florida.

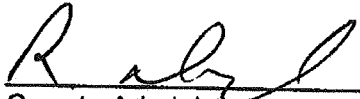
5. All other notations on the face of the above referenced plat not amended by this Agreement shall remain in full force and effect.

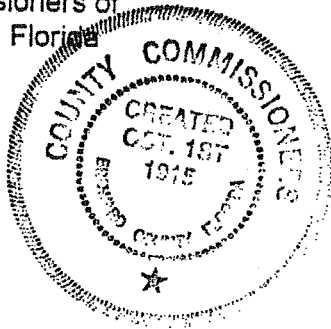
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the COUNTY and DEVELOPER have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its Board of County Commissioners, acting by and through its Chair or Vice Chair, authorized to execute same; and Flamingo Road Baptist Church, Inc., acting by and through its VICE President, duly authorized to execute same.

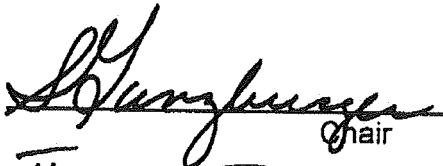
COUNTY

ATTEST:


  
County Administrator and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida



BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

By  Chair  
8<sup>th</sup> day of September 2000 (date)

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By   
Pamela M. Kane  
Assistant County Attorney

AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT BETWEEN BROWARD COUNTY AND Flamingo Road Baptist Church, Inc.

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (if partnership):

Scott Goetz  
Print name:  
BRIAN VASIL  
Print name:

Flamingo Road Baptist Church, Inc.

(Name of corporation/partnership)

X By Hal Mayer  
Print name: Hal Mayer  
Title: Vice President  
Address: 12401 Stirling Road  
Ft. Lauderdale, Florida 33330  
20 day of July, 2000 (date)

ATTEST (if corporation):

Deborah Wengert  
Secretary

Deborah Wengert  
(Name of Secretary)

(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida )  
 ) SS.  
COUNTY OF Broward )

The foregoing instrument was acknowledged before me this 20 day of July, 2000 (date), by Hal Mayer as Vice President of Flamingo Road Baptist, a Florida corporation/partnership, on behalf of the corporation/partnership. He or she is:  
☒ personally known to me, or  
☐ produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires:

NOTARY PUBLIC: Teresa D. Folmar  
Teresa D. Folmar  
Print name:

CAF#233a  
7/1/99

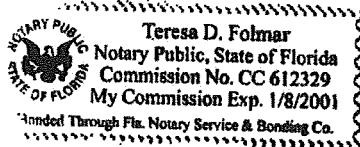


EXHIBIT A

LAND DESCRIPTION

All of Tract 'A' of "Flamingo Road Baptist Church", according to the plat thereof recorded in Plat Book 112, Page 34 of the Public Records of Broward County, Florida.

---

Sent: Wednesday, February 26, 2025 1:33 PM

**To:** Whitney Wright <[whitney@pillarconsultants.com](mailto:whitney@pillarconsultants.com)>

Cc: Jason Wilson <Jason@pillarconsultants.com>

**Subject: RE: Potential Christian Academy - Plat Note Amendment**

God afternoon Whitney,

The school note restriction is per square footage; however, the student capacity needs to be included in the Site plan and the narrative. The attached proposed note restriction language looks okay.

Sincerely,

Adrien Osias Jr., Senior Planner



Resilient Environment Department

**URBAN PLANNING DIVISION (Platting)**

1 N. University Drive, #102A | Plantation, FL 33324

aosias@broward.org | 954.357.6637

[Broward.org/Planning](http://Broward.org/Planning) | [ePermits](http://ePermits)



RECEIVED  
MAR 04 2025  
CITY OF COOPER CITY  
PLANNING DIVISION

FILE COPY