



# MEMORANDUM

---

To: City Commission

From: Jason Chockley, Community Development Assistant Director

Date: December 9, 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. With the traffic flow contingency plan commitment by the school and approval of the permitter security fence from SFWMD staff recommends APPROVAL of the project.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on November 3, 2025, the Planning and Zoning Board recommended an APPROVAL with a 8-0 Vote and the staff recommended condition that the security fence approval from South Florida Water Management District is received prior to building permit issuance.