



# MEMORANDUM

---

To: City Commission

From: Jason Chockley, Community Development Assistant Director

Date: December 9, 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

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 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 and construct a new 65,000 s.f. sanctuary were approved.

This petition is paired with a Site Plan Amendment and Conditional Use 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.

**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. Staff recommends APPROVAL subject to 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.

**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.