



## CITY COMMISSION ORDINANCE/RESOLUTION

**TITLE:** Resolution 25-76 (Community Development Department)

**DATE:** December 9, 2025

**DESCRIPTION:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING A SITE PLAN AMENDMENT PURSUANT TO SITE PLAN AMENDMENT PETITION SPA# 3-1-25, ATTACHED HERETO AS EXHIBIT "A," 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, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**P&Z RECOMMENDATION:**

At the meeting on November 3, 2025, the Planning and Zoning Board recommended approval with an 8-0 vote, contingent upon the staff-recommended condition that the security fence approval from South Florida Water Management District is obtained before the building permit is issued.

**STAFF RECOMMENDATION:**

The site plan has been reviewed by the DRC for conformance with the applicable zoning district regulations and is in compliance with those standards. With the traffic flow contingency plan commitment by the school and the approval of the perimeter security fence from SFWMD staff, this recommends APPROVAL of the project.

**ANALYSIS:**

Potential Church, previously known as Flamingo Church, was annexed into the City of Cooper City in 2001 from unincorporated Broward County. It was approved to operate a church up to 9,370 square feet, a school up to 15,458 square feet, and a daycare up to 9,496 square feet. As part of the annexation, a rezoning request to the City X-1 district and a conditional use permit to expand the church's size and build a new 65,000-square-foot sanctuary were approved.

This petition includes a Conditional Use and Plat Amendment to increase the total student enrollment from 412 to 745, add high school grades 9-12, raise the number of classrooms from 26 to 37, install three new modular buildings (adding six classrooms), and expand the school's platted square footage to 50,286 sq ft.

The project will be built in a single phase; however, the high school program is being gradually introduced, starting with 9th grade in the 2026/2027 school year. Each year, an additional grade level will be added until full implementation through 12th grade is reached.

New construction on the site includes three modular buildings with six classrooms, 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, with an additional 18-foot 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, such as shrubs, are planned around the new modular structures. Inside the existing main building, five new classroom spaces are being created or reclassified. Other minor site changes involve adding an extra dumpster and designating two loading zone spaces for deliveries.

The site can accommodate up to 117 vehicles. As shown on the site plan, vehicle circulation during drop-off and pick-up times follows a designated one-way traffic pattern, reducing conflict points and improving the overall efficiency and safety of on-site operations. To prevent traffic from affecting nearby public roads, an overflow management protocol is in place. If vehicle stacking exceeds on-site capacity and begins to impact through traffic on Stirling Road or Flamingo Road, vehicles will be temporarily redirected to a designated overflow parking lot. A traffic officer stationed on Stirling Road will coordinate re-entry into the stacking area as space becomes available.

The school's hours of operation are slightly different from those of surrounding schools:

- Archbishop McCarthy (8:05 am - 2:20 pm)
- Franklin Academy (**K-5** 7:45 am - 2:45 pm **6-8** 7:45 am - 3:30 pm)
- St. Mark's Catholic School (7:30 am - 2:30 pm)

Potential's proposed school schedule is as follows:

- Pre-K classes begin at 8:00 am, early dismissal at 12:30 pm, and 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 begins at 7:00 a.m. daily and is open to all students. Aftercare is offered until 6:00 p.m. daily for a monthly fee for students from one year old through eighth grade. After-school sports and extracurricular activities are also available until 5:00 p.m.

The school's safety operations are managed by a dedicated Director of Campus Security, who is on-site Monday through Friday from 7:30 a.m. to 6:00 p.m., along with one 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 standards and maintains active communication with local law enforcement via direct radio contact.

Physical site security is being improved with perimeter fencing that includes 6 ft. aluminum rail, 6 ft. chain link, and 7 ft. tall gates at vehicle access points. During school hours, the only entrance

will be the western entrance off String Road. All other entry points will be locked and labeled as the west Stirling Road entrance. Some of the fencing is planned to be in a South Florida Water Management District easement, and that agreement is still pending.

**STRATEGIC PLAN:**

Additional education options. This proposed school expansion allows parents to keep their students enrolled until graduation, rather than having to find a different high school.

**FISCAL IMPACT:**

N/A

**ALTERNATIVES:**

Maintain the school's current student capacity and size.

**ATTACHMENTS:**

1. Site Plan sheets
2. Operations Plan
3. Traffic Report
4. Crisis Management Plan
5. Applications & Justifications
6. Resolution

Workflow History				^
User	Task	Action	Date/Time	
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Attorney	11/20/25 09:57 AM	
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Manager	12/01/25 10:52 AM	
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	12/01/25 11:51 AM	
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	12/02/25 09:18 AM	
Allen, Tedra	END WORKFLOW - APPROVED		12/02/25 10:48 AM	