



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 25-75 (Community Development Department)

DESCRIPTION: 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.

P&Z RECOMMENDATION:

At the November 3, 2025, meeting, the Planning and Zoning Board voted 8-0 to recommend approval, pending the staff-recommended condition that approval from the South Florida Water Management District for the security fence is obtained before issuing the building permit.

STAFF RECOMMENDATION:

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

ANALYSIS:

The applicant is requesting a Conditional Use approval to expand the operations of the Potential Christian Academy beyond the current approved Conditional Use and Plat.

The request includes the following:

- Increase total student enrollment from 412 to 745 students.
- Add grades 9-12 (high school).
- Increase the total number of classrooms from 26 to 37.
- Install three new modular buildings (adding six classrooms)

Potential Church, formerly Flamingo Church, was incorporated into the City of Cooper City in 2001 from unincorporated Broward County. It received approval to operate a church of 9,370 square feet, a school up to 15,458 square feet, and a daycare up to 6,496 square feet. As part of the annexation, a rezoning request to the City X-1 district and a conditional use to expand the church's size and build a new 65,000-square-foot sanctuary were approved.

This petition is accompanied by a Site Plan Amendment and Plat Amendment to increase the total student enrollment from 412 to 745, add grades 9-12 (high school), raise the total number of classrooms from 26 to 37, install three new modular buildings (6 classrooms), and expand the platted square footage of school use to 50,286 square feet. Additionally, within the existing main building, five new classroom spaces are being created or reclassified.

The project will be constructed in a single phase; however, the high school program will be phased in gradually, beginning with 9th grade in the 2025/2026 school year. One additional grade level will be added each year until full implementation through 12th grade is achieved.

COMPATIBILITY OF CONDITIONAL USE REQUEST

NATURE OF USE: The proposed use of this property as a school conforms with the type of use and structures planned for the X-1 Civic district. This school use is specifically listed in Sec.23-10 Use Regulations Schedule of the City's Code of Ordinances, as permitted, subject to Conditional Use approval by the City Commission.

PLAN COMPLIANCE: The subject site is designated as "Community Facility" on the Cooper City Future Land Use Map. This application aligns with the permitted uses of the CF category in the Cooper City Comprehensive Plan and complies with Policy 1.4.4, which requires land use designations to be consistent. The proposed use supports Objective 1.12 and the Policies of the Comprehensive Plan to ensure adequate land for schools near residential areas and parks, and meets land area guidelines. Therefore, the conditional use request may be considered consistent with the City's Comprehensive Plan.

CODE COMPLIANCE: The site plan amendment application addressed the property's compliance with the City's Code of Ordinances, and staff reviewed the intended use of the site for a church and school.

LAND USE COMPATIBILITY: The X-1 Civic District aligns well with the surrounding existing and planned land uses. An adjacent City park to the south offers recreational opportunities for the school. The nearby residential communities could benefit from increased student capacity. To the north, an adjacent church use would not be negatively affected by the Monday-Friday school hours operations.

TRAFFIC IMPACTS: The proposed school must meet all traffic concurrency regulations before permit approval. During the plat process, Broward County will assess the additional traffic generated by the new uses and will require payment of extra transit impact fees before issuing a building permit.

The site can hold up to 117 vehicles. As shown on the site plan, vehicle movement during drop-off and pick-up times follows a designated one-way traffic flow, reducing conflict points and enhancing the overall efficiency and safety of on-site operations.

Thomas A Hall, Inc. prepared a traffic impact study, which the Corradino Group reviewed on behalf of the City. As a result of this analysis, the petitioner has committed to the following:

1. Traffic control personnel will be stationed at specific locations on site to manage the circulation aisles and parking lots during the school's morning and afternoon peak periods. These locations are shown on sheet TF-1.
2. All Potential Christian Academy traffic staff must receive training in traffic circulation and management.
3. Staggered dismissal times for elementary grades (2:30p.m. - 3p.m.) and middle and high school grades (3p.m. - 3:20p.m.) will be implemented to create a more organized process and reduce congestion.
4. Facility deliveries will be limited during student arrival and dismissal times.
5. If vehicle stacking routinely causes backups beyond the turn lane capacity, blocking through traffic on Flamingo Road, a traffic detail (sworn officer) will be assigned to Flamingo Road to ensure traffic doesn't back up past the turn lane capacity.
6. If on-campus vehicle stacking causes congestion or blocks through traffic on Stirling Road or Flamingo Road, overflow procedures will be enacted. Parents will be instructed to use the designated south overflow parking lot for temporary vehicle staging. A traffic officer stationed on Stirling Road will monitor stacking conditions and guide vehicles from the overflow area into the main stacking line as space becomes available on campus. Figure 8 shows the overflow traffic operation.

Accordingly, the request should not negatively affect the safety and convenience of vehicle and pedestrian movement in the area, but a contingency plan is in place if needed. However, the southbound right (SBR) turn lane at the Sheridan Street and Flamingo Road signalized intersection has a deficiency that worsens as additional vehicle trips are added from the Potential Christian Church school expansion. The SBR turn lane queue grows by 205 linear feet between current and projected traffic conditions. The applicant requests that the City consider not making this improvement a condition of project approval.

PARKING ADEQUACY: The proposed school expansion, along with the church use, provides parking that meets Code requirements. The property has 337 spaces on-site, plus an overflow lot on the south side of Stirling Road with 274 additional spaces, totaling 611 standard spaces and 15 handicap spaces.

HAZARD PROTECTION: The proposed use will adequately safeguard people and property from flooding, erosion, fire, noise, glare, or other similar hazards. Protection against all potential hazards is ensured through the site plan and building permit processes, including paving, grading, engineering, building construction, and inspections.

The school's safety measures 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 a 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 radio. The full school operations plan is included in your backup documents.

STRATEGIC PLAN:

This proposed school expansion provides additional education options, allowing parents to keep their children enrolled there through graduation instead of needing to find a different high school.

FISCAL IMPACT:

N/A

ALTERNATIVES:

Keep the school at its current student capacity and size.

ATTACHMENTS:

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

Workflow History				^
User	Task	Action	Date/Time	
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Attorney	11/20/25 09:34 AM	
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Manager	11/25/25 03:22 PM	
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	11/25/25 03:49 PM	
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	12/01/25 11:46 AM	
Allen, Tedra	END WORKFLOW - APPROVED		12/01/25 12:16 PM	