



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	August 13, 2026	Application ID:	ZV2026-0006
Project:	Mindset Connect	Project Number:	PRJ2026-0007
Project Planner:	Cole Williams, Senior Planner		
Owner:	Faith Presbyterian Church	Agent:	Derek Antelo
Location:	1700 NW 98 Avenue	District	District 2
Existing Zoning:	R-TH (Residential Townhouse)	Existing Land Use:	Low 5 (3-5 du/acre)
Reference Applications:	SP2026-0008, SP81-20		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2026-0006	155.526(A)1(a)	Schools must be located on a lot a minimum 4 acres in size	To allow a school on a lot less than 4 acres (+/- 2.5 acres)
Final:	☒ Planning & Zoning Board ☐ Board of Adjustment		
Reviewed for the Agenda:	Director: Assistant Director:		

PROJECT DESCRIPTION / BACKGROUND:

Derek Antelo, agent, is requesting a variance to allow a school (Mindset Connect) on a lot less than 4 acres (+/- 2.5 acres) located at 1700 NW 98 Avenue.

The school will be occupying the former daycare space within a portion of the existing Faith Presbyterian Church. Faith Presbyterian Church was approved in 1981 through site plan application SP81-20.

In addition to the applicant's requests, building permits will be required for the proposed interior modifications to ensure compliance with the Florida Building Code and Florida Fire Prevention Code. Issuance of these permits is contingent upon approval of the requested variance, as well as approval of the associated site plan and special exception applications for the proposed school use pursuant to Sections 155.301(M) and 155.526 of the Land Development Code. Site plan application SP2026-0008 requesting site plan and special exception shall also be heard concurrently at tonight's meeting.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow a school on a lot +/- 2.5 acres in size instead of on a lot exceeding the minimum required lot size of 4 acres.

The applicant has provided the attached justification statement to support their request. Schools are regulated by Land Development Code section 155.526. For reference, staff has attached applicable section from Article 5 of the Land Development Code.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

- c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Justification Statement
Code Section 155.526 Schools
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|--|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☒ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☒ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☒ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: MINDSET CONNECT FOUNDATION, INC.Project Address: 1700 NW 98th Ave. Pembroke Pines, FL, 33024Location / Shopping Center: FAITH PRESBYTERIAN CHURCH OF PEMBROKE PINESAcreage of Property: 2.5 Building Square Feet: 17,521.00Flexibility Zone: _____ Folio Number(s): 514108010041Plat Name: _____ Traffic Analysis Zone (TAZ): 805Legal Description: EVERGLADES SUGAR & LAND CO 2-75 D 8-51-41 TR 21 E187.50 OF N 265.61 OF S 320.61, 22 W 217.50 OF N 265.61 OF S 320.61

_____ ☐ _____ ☒

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
	See City Records				

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FAITH PRESBYTERIAN CHURCH OF PEMBROKE PINES, INC.

Owner's Address: 1700 NW 98th Ave, Pembroke Pines, FL 33024

Owner's Email Address: _____

Owner's Phone: 787-565-8585 Owner's Fax: N/A

Agent: Derek Antelo

Contact Person: Derek Antelo

Agent's Address: 14205 Marginada Ct. Miami Lakes, FL 33014

Agent's Email Address: _____

Agent's Phone: 786-769-5151 Agent's Fax: N/A

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☒ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: _____

Code Section: LDC §155.526 (Educational Facility) and Article 3 - Special Exception

Required: Special Exception approval for an Educational Facility.

Request: Approval of a Special Exception to allow the operation of Mindset Connect F

Details of Variance, Zoning Appeal, Interpretation Request:

We request a variance on the minimum acreage requirement.

The property is approximately 2.5 acres, short of the 4-acre standard.

This site has safely supported educational uses for over 41 years.

Existing infrastructure includes classrooms, parking, and circulation.

We propose no major exterior changes or building expansions.

A traffic and operational plan will ensure safety and minimize impact.

The Special Exception, along with this variance, will allow continued educational use.

Full justification and details will be included in supporting documents.

We appreciate your consideration of this request.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Please refer to the attached Project Narrative

for a complete description of the proposed

Educational Facility, including the operational

model, daily operations, transportation and

parking analysis, property suitability,

variance justification, Special Exception

approval criteria, and community benefits

associated with this application.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner

Juan Luis Rivera
as President

Date

6/29/2026

Sworn and Subscribed before me this 29th day

of June, 2026

Fee Paid

\$0.00

Signature of Notary Public

My Commission Expires

10/21/2028



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

6/29/2026

Sworn and Subscribed before me this 29th day

of June, 2026

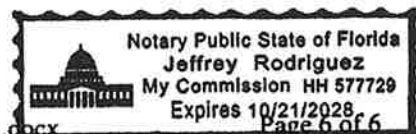
Fee Paid

\$0.00

Signature of Notary Public

My Commission Expires

10/21/2028



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: MINDSET CONNECT FOUNDATION, INC.

Authorized Representative: Liani Antelo

Application Number: _____

Application Request: Unified Development Application

I, Liani Antelo (print Applicant/Authorized Representative name), on behalf of MINDSET CONNECT FOUNDATION, (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



Signature of Applicant or Applicant's
Authorized Representative

6/29/26

Date

Liani Antelo

Print Name of Applicant/Authorized Representative

Narrative

Special Exception, Variance & Site Plan Applications

Faith Presbyterian Church

Mindset Connect Foundation

1700 NW 98th Ave, Pembroke Pines, Florida

Introduction

Faith Presbyterian Church ("Owner") is the owner of the property located at 1700 NW 98th Ave, Pembroke Pines, Florida ("Property"). For more than forty-one (41) years, the Property has faithfully served the Pembroke Pines community as both a place of worship and an educational campus for children and families. Throughout that time, the Property has continuously functioned as a community resource containing classrooms, administrative offices, outdoor recreational facilities, parking areas, and supporting infrastructure specifically designed to accommodate educational uses. The proposed application does not introduce a new institutional use to the Property; rather, it seeks approval to continue the longstanding educational use of an existing campus that has safely and successfully served the community for decades.

Mindset Connect Foundation, Inc. ("Applicant") is a Florida nonprofit organization that provides educational support services for homeschool families through personalized academic assistance, enrichment opportunities, leadership development, life skills programming, and individualized educational support for children in kindergarten through twelfth grade (K-12).

The Applicant proposes to operate an Educational Facility within the existing church campus. The requested approvals will allow the continuation of an established educational campus utilizing existing buildings and infrastructure that have historically supported educational programming without materially altering the character of the Property or surrounding neighborhood. The proposed operation will utilize the existing buildings, learning spaces, parking areas, playground, and site infrastructure. No expansion of the building footprint, construction of additional buildings, or significant modifications to the site are proposed as part of this application. Likewise, the Applicant is not seeking to intensify the historical use of the Property. Rather, the proposed operation will continue the longstanding educational function of the campus utilizing

substantially the same classrooms, parking facilities, circulation patterns, and outdoor recreational areas that have existed for decades.

The Property has a longstanding history of educational use, having successfully operated as a preschool and daycare for more than four decades. Mindset Connect proposes to continue that educational tradition by providing services that support the growing homeschool community while utilizing the existing facilities in a manner that is compatible with the surrounding neighborhood.

Pursuant to the City of Pembroke Pines Land Development Regulations, an Educational Facility requires Special Exception approval. Additionally, pursuant to Section 155.526(A)(1)(a), schools are required to be located on a minimum four (4) acre site. Because the subject property contains approximately 2.5 acres, a Variance from the minimum lot size requirement is requested. The Applicant is also requesting Site Plan approval for the proposed Educational Facility.

As demonstrated throughout this narrative, the proposed Educational Facility will operate within the existing site improvements, parking facilities, and circulation system while maintaining operational characteristics that are compatible with the surrounding area and consistent with the intent of the City's Land Development Regulations.

Request

In order to operate the proposed Educational Facility (School) serving children in kindergarten through twelfth grade (K-12) within the existing Faith Presbyterian Church campus, the Applicant respectfully requests approval of the following applications:

- A Special Exception to allow an Educational Facility (School) on the Property.
- A Variance from Section 155.526(A)(1)(a) of the City's Land Development Regulations to permit an Educational Facility (School) on a site containing approximately 2.5 acres, where a minimum of four (4) acres is required.
- Site Plan approval for the proposed Educational Facility (School).

The proposed school will operate entirely within the existing church campus and will utilize the existing classrooms, playground, parking areas, drive aisles, and supporting infrastructure. Since educational programming has continuously occurred on the Property for more than four decades, the proposed operation represents a continuation of an established community use rather than the introduction of a new land use into the surrounding neighborhood. No expansion of the existing building footprint or construction of additional buildings is proposed. In addition to maintaining the existing campus, the Applicant will install a continuous eight (8) foot safety fence adjacent to the

canal and surrounding water bodies. Although required by Section 155.526(A)(1)(c) of the City's Land Development Regulations, this improvement further enhances campus safety beyond existing conditions and demonstrates the Applicant's commitment to protecting the students entrusted to its care.

The existing campus has successfully served children and families through preschool and daycare programming for more than forty-one (41) years. While the educational program will expand to serve students in kindergarten through twelfth grade, the Property's longstanding educational function and compatibility with the surrounding neighborhood will remain unchanged. The proposed school will operate within the existing campus utilizing the existing classrooms, parking facilities, internal circulation, playground, and supporting infrastructure without expanding the building footprint or requiring significant site modifications.

As demonstrated throughout this narrative, the proposed school can be accommodated within the existing property using the existing site improvements while maintaining compatibility with the surrounding neighborhood and the intent of the City's Land Development Regulations.

Mindset Connect Foundation

Mindset Connect Foundation is a Florida nonprofit organization that provides educational support services for homeschool families through personalized academic assistance, enrichment opportunities, leadership development, life skills programming, and individualized educational support for children in kindergarten through twelfth grade (K-12).

The proposed school will serve approximately one hundred (100) registered children with a planned operational capacity of approximately one hundred twenty (120) children. The program operates within ten (10) existing classrooms while maintaining intentionally small class sizes that allow for individualized instruction and meaningful interaction between children and team members.

The proposed school operates Monday through Friday between the hours of 8:00 a.m. and 3:00 p.m. Monday through Thursday programming focuses primarily on individualized academic support using curriculum selected by each homeschool family. Friday programming emphasizes leadership development, life skills, enrichment opportunities, and age-appropriate worship through the Foundation's partnership with Faith Presbyterian Church.

The proposed school serves children with a variety of educational needs and learning styles, including children who benefit from individualized instruction, smaller class sizes, and additional educational support. The Foundation also provides educational services for children with disabilities and other special needs through individualized support designed to meet each child's unique educational goals.

The proposed school utilizes the existing classrooms, playground, parking facilities, and site infrastructure currently available on the Property. The operational model is intentionally designed to provide a personalized educational environment while utilizing the existing campus efficiently and safely.

Compliance with Section 155.526 – Schools

The proposed educational program is specifically designed to support homeschool families through individualized instruction, enrichment programming, leadership development, and educational support services. While its educational model differs from that of a traditional public school, the proposed use satisfies the applicable requirements of Section 155.526 and operates as an Educational Facility within the meaning of the City's Land Development Regulations. As demonstrated throughout this narrative, the proposed school will operate within the existing church campus utilizing the existing classrooms, parking facilities, internal circulation, playground, and supporting infrastructure.

The Applicant acknowledges that a Variance is required from Section 155.526(A)(1)(a), which requires a minimum site area of four (4) acres for schools. The Applicant will install an eight (8) foot chain-link fence along the property line adjacent to the canal in accordance with Section 155.526(A)(1)(c), which requires a protective barrier where a school site abuts a canal or other body of water.

The existing outdoor playground is the school's designated outdoor recreational play area and satisfies the outdoor recreation requirements of Section 155.526(A)(2)(a). The playground is dedicated exclusively to outdoor recreation and is not utilized for any other purpose.

With the exception of the requested variance from the minimum lot size requirement, the proposed K-12 school is designed to comply with the applicable requirements of Section 155.526 – Schools.

Special Exception Compliance

Mindset Connect Foundation is requesting approval of a Special Exception to allow the proposed K-12 school on the Property. In support of this request, the Applicant demonstrates compliance with the Special Exception Standards contained in Section 155.301(M)(3) of the City of Pembroke Pines Land Development Regulations.

(a) The proposed use is compatible with the existing natural environment and community character of the properties within the immediate neighborhood.

Response:

The proposed K-12 school is compatible with the surrounding area because it continues a longstanding educational use on the Property. The church campus has served children and families through preschool and daycare programming for more than forty-one (41) years. While the proposed school will serve a different age group, the educational character of the Property will remain unchanged.

The proposed school will operate entirely within the existing church campus utilizing the existing classrooms, parking facilities, internal circulation, playground, and supporting infrastructure. No expansion of the building footprint or additional buildings are proposed. The only physical site improvement associated with this application is the installation of the required eight (8) foot chain-link fence adjacent to the canal. Because the Property has historically operated as an educational campus serving children, approval of this application will preserve the existing community character rather than alter it. The surrounding neighborhood has coexisted with educational activities on the Property for more than forty-one (41) years without adverse impacts.

(b) The proposed use is deemed desirable for public convenience and not injurious or otherwise detrimental to the public health, safety, comfort, and welfare.

Response:

The proposed K-12 school will provide educational services for homeschool families throughout Pembroke Pines and the surrounding communities while utilizing an existing campus that has a long history of serving children and families.

The Foundation's educational model is intentionally designed around small learning environments that promote individualized instruction and close supervision. The proposed school contains ten (10) classrooms and is designed to maintain approximately twelve (12) children per instructor. Based on this operational model, the

practical capacity of the school is approximately one hundred twenty (120) children. This capacity is established by the Foundation's educational approach rather than the maximum physical capacity of the building.

The Property contains adequate parking, established internal circulation, existing classrooms, outdoor recreation areas, and supporting infrastructure necessary to safely accommodate the proposed school. Staff members supervise daily arrival and dismissal activities, and all children are transported by parents or authorized guardians. School bus transportation is not provided.

The proposed school provides an educational resource for the growing homeschool community while operating in a manner that protects the public health, safety, comfort, and welfare. Additionally, the Property Owner has already committed substantial financial resources toward the design and installation of a new fire sprinkler system, monitored fire alarm system, upgraded water service, and other required life-safety improvements, demonstrating its long-term commitment to the Property and to providing a safe educational environment.

(c) The design of the proposed use shall minimize adverse effects, including noise, light, dust or other potential nuisances, on adjacent properties through the use of building orientation, setbacks, buffers, landscaping, and other design criteria consistent with the City's regulations to the greatest extent possible. The entire site shall be free of any pre-existing code violations.

Response:

The proposed K-12 school will operate entirely within the existing church campus and existing building. No expansion of the building footprint, construction of additional buildings, or significant site modifications are proposed as part of this application.

The school's daily activities will occur primarily within the existing building, with the exception of scheduled outdoor activities in the existing designated playground area. The Property contains existing parking, landscaping, internal circulation, and buffering that have successfully supported educational uses for more than forty-one (41) years. Accordingly, the proposed school is not expected to create adverse impacts, including excessive noise, light, dust, or other nuisances, on adjacent properties.

(d) There are adequate parking areas and off-street truck loading spaces, if applicable, consistent with the parking requirements of the Code, and the layout of the parking and vehicular-use areas is convenient and conducive to safe and efficient operation consistent with City standards to the greatest extent possible.

Response:

The Property contains approximately one hundred twenty (120) existing parking spaces. Mindset Connect typically utilizes approximately twenty (20) to twenty-five (25) spaces during normal operations, including parking for sixteen (16) team members, occasional church staff, parent meetings, and authorized visitors.

Parents may either briefly drop off their children or park and accompany them into the building. Team members are present during arrival and dismissal to assist families and support safe and orderly vehicle and pedestrian movement.

No bus storage or off-street truck loading is proposed or required for the operation. The existing parking layout and vehicular-use areas provide adequate capacity and are convenient and conducive to the safe and efficient operation of the proposed K-12 school. Moreover, the existing parking facilities have historically accommodated comparable educational uses on the Property without creating parking shortages or adverse impacts on surrounding properties. Accordingly, the proposed operation will function well within the existing parking capacity of the campus.

(e) There will be adequate provisions for traffic movement, both vehicular and pedestrian, internal to the use, and adequate measures exist or shall be taken to provide ingress and egress to the proposed use for both vehicles and pedestrians in a manner that minimizes traffic congestion on public streets. The use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right, as demonstrated through a traffic study.

Response:

Children are transported to and from the Property by their parents. School bus transportation is not provided. Because Mindset Connect operates as a homeschool support program rather than a traditional public or private school, parents have the flexibility to drop off their children throughout the morning based on their individual family schedules. All children must be picked up no later than 3:00 p.m.

Unlike traditional public schools, Mindset Connect's educational model allows families flexibility in arrival and dismissal times, resulting in a more gradual distribution of traffic throughout the morning and afternoon and reducing peak traffic impacts on surrounding roadways.

Most arrivals occur at approximately 9:00 a.m., and most pickups occur between 2:00 p.m. and 3:00 p.m. Team members are present during arrival and dismissal to supervise

children, assist families, and maintain safe and orderly vehicular and pedestrian movement. Parents may either briefly drop off their children or park and accompany them into the building.

The Property contains established access points, drive aisles, parking areas, and pedestrian routes that have successfully supported educational uses for more than forty-one (41) years. Children are not required to cross public streets; therefore, crossing guards are not necessary.

The previous preschool and daycare operation served approximately one hundred (100) to one hundred twenty (120) children. The proposed K-12 school will operate within a similar operational capacity utilizing the same existing access points, parking facilities, and internal circulation. Accordingly, the proposed use is not expected to generate a significant increase in traffic or create congestion on surrounding public streets beyond the historical educational use of the Property.

(f) The land area must be sufficient, appropriate, and adequate for the proposed use and for any reasonably anticipated expansion thereof.

Response:

Although the Property contains approximately 2.5 acres and does not meet the minimum four (4) acre site requirement established for schools, the existing campus has successfully served children and families through preschool and daycare programming for more than forty-one (41) years.

The Property contains ten (10) existing classrooms, a designated outdoor recreational play area, approximately one hundred twenty (120) parking spaces, established internal circulation, and the supporting infrastructure necessary to accommodate the proposed K-12 school. No expansion of the building footprint or construction of additional buildings is proposed as part of this application.

Mindset Connect's educational model is intentionally designed around small learning environments, maintaining approximately twelve (12) children per instructor and a practical operational capacity of approximately one hundred twenty (120) children. Because the proposed school will continue to utilize the existing facilities and infrastructure, no additional land area is anticipated to be necessary for future operations.

Variance Compliance

The Applicant respectfully requests approval of a Variance from Section 155.526(A)(1)(a) of the City of Pembroke Pines Land Development Regulations to permit a K-12 school on a property containing approximately 2.5 acres where a minimum of four (4) acres is required.

Therefore, pursuant to Section 155.301(O) of the City of Pembroke Pines Land Development Regulations, the Applicant demonstrates compliance with the applicable Variance standards as follows:

(a) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Response:

The proposed K-12 school operates differently than a traditional public or private school. The Applicant's educational model is intentionally designed around small learning environments, maintaining approximately twelve (12) children per instructor within ten (10) existing classrooms. This operational model establishes a practical capacity of approximately one hundred twenty (120) children and minimizes impacts to surrounding properties.

The Property has successfully accommodated educational uses for more than forty-one (41) years and contains the existing classrooms, designated outdoor recreation area, parking facilities, internal circulation, and supporting infrastructure necessary to serve the proposed school. The requested variance recognizes the existing characteristics of the Property rather than permitting a more intensive use or expansion of the site.

Denial of the requested variance would prevent the continued educational use of a property that has faithfully served children and families for more than forty-one (41) years despite the fact that the Property already contains all of the classrooms, playgrounds, parking facilities, circulation systems, and supporting infrastructure necessary to safely accommodate the proposed educational use. The requested variance does not seek to intensify the historical use of the Property or increase impacts upon neighboring properties. Rather, it simply allows an existing educational campus to continue serving the community notwithstanding a technical nonconformity with the current minimum lot size requirement.

(b) That any alleged hardship is not self-created by any person having an interest in the Property nor is the result of a mere disregard for or ignorance of the provisions of the City's Land Development Regulations.

Response:

The alleged hardship is not self-created by the Applicant. Rather, it results from the existing size of the Property and the minimum four (4) acre lot requirement applicable to K-12 schools. The Applicant is seeking approval to continue the educational use of an existing campus, not to intensify the use of the Property or expand its physical footprint. The Applicant did not create the size or configuration of the Property and is not seeking relief to accommodate new construction or a more intensive use. Rather, the requested variance recognizes the continued use of an existing educational campus that has historically served the community.

(c) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Response:

Granting the requested variance is consistent with public policy because it expands educational opportunities for families within the City of Pembroke Pines and the surrounding communities through an educational model that is not widely available in traditional school settings. The Applicant provides individualized educational support for homeschool families through small learning environments, personalized instruction, enrichment opportunities, leadership development, and life skills programming designed to meet the unique educational goals of each child.

The Applicant's educational model is intentionally designed to identify and address each child's individual learning needs, allowing children to receive personalized support in an environment where they can thrive academically, socially, and emotionally. In addition to serving homeschool families, the Applicant provides educational support for children with disabilities and other special needs through individualized educational plans, one-on-one support, classroom accommodations, behavioral interventions, and collaboration with families and service providers when appropriate. This personalized approach helps ensure that children receive the support they need while allowing families to remain actively involved in their educational journey.

As the demand for personalized educational opportunities continues to grow, the proposed school provides an important community resource by offering families an educational environment that recognizes the unique strengths, challenges, and learning

styles of every child. The requested variance also preserves an established community asset by allowing the continued use of an existing educational campus rather than requiring the abandonment of educational facilities that have successfully served children and families for more than four decades.

Granting the requested variance will not adversely affect adjacent property owners. The proposed school will operate within an existing educational campus that has successfully served children and families for more than forty-one (41) years, utilizing the existing classrooms, designated outdoor recreation area, parking facilities, and supporting infrastructure without expanding the building footprint or increasing the historical intensity of the site's educational use.

The circumstances supporting the requested variance are unique to the Property. The Property has historically operated as an educational campus and contains the classrooms, playground, parking facilities, and supporting infrastructure necessary to accommodate the proposed K-12 school; however, it does not satisfy the current four (4) acre minimum lot size requirement. Approval of the requested variance will allow the continued educational use of an established campus while expanding educational opportunities for families throughout the community.

Community Benefit

Approval of the requested applications provides substantial public benefit to the City of Pembroke Pines. The proposed educational program expands educational opportunities for homeschool families while providing individualized educational support for children with diverse learning needs, including many children who thrive in smaller learning environments and children with disabilities or other special needs.

Approval will also preserve the longstanding educational function of an existing church campus that has faithfully served children and families for more than forty-one (41) years. Because the proposed operation utilizes existing buildings and infrastructure, approval represents an efficient use of existing community resources while avoiding unnecessary new construction or increased impacts upon surrounding properties.

Approval also preserves an established community institution while allowing local families to continue accessing educational opportunities within the City of Pembroke Pines rather than being forced to seek similar programs elsewhere.

Conclusion

The Applicant respectfully requests approval of the proposed Special Exception, Variance, and Site Plan for the proposed K-12 school on the Property.

The proposed applications do not introduce a new institutional use to the Property. Rather, they allow the continuation of a longstanding educational campus that has faithfully served children and families in Pembroke Pines for more than forty-one (41) years. The requested approvals involve no expansion of existing buildings, no increase in the historical intensity of the educational use, and no material changes to the surrounding neighborhood.

The Property already contains the classrooms, playground, parking facilities, circulation system, and supporting infrastructure necessary to safely accommodate the proposed educational program. The requested approvals therefore recognize the continued use of an existing educational campus rather than authorizing a new or more intensive institutional use. In addition, the Property Owner has committed significant financial resources toward additional life safety improvements that will further enhance the safety of the campus for generations to come.

The Applicant sincerely appreciates the guidance and professionalism extended by City staff throughout this process and remains committed to working collaboratively with the City to ensure the continued success of this educational campus.

On behalf of the children and families privileged to participate in Mindset Connect's educational programs, the Applicant respectfully requests approval of the requested Special Exception, Variance, and Site Plan so that this longstanding educational campus may continue serving the Pembroke Pines community for many years to come.

1. Go-cart track, no racing: 50 feet
2. Mechanical riding devices: 200 feet
3. Racetrack: 500 feet
4. Stadium, amphitheater, or arena: 300 feet

155.524 RELIGIOUS INSTITUTION, HOUSE OF WORSHIP

(A) Religious institutions and schools incidental to a religious institutions with the R-1A, R-1B or R-1C shall meet the following requirements.

1. This use shall be located on a lot having at least 40,000 square feet of lot area, and having at least 200 feet of street frontage.
2. The coverage of all roofed structures shall not exceed 25% of the lot area.
3. No building or roofed structure shall be located within 40 feet of any other residentially zoned property.
4. No parking area shall be located within ten feet of any lot line

155.525 RESOURCE RECOVERY

(A) Resource recovery establishments shall be subject to the following standards and regulations:

1. An attendant must be kept on duty during hours the disposal area is open to control deposit of refuse.
2. The disposal area shall be enclosed sufficiently by a fence with gate or by other means so as to limit use to authorized periods, and for proper purposes.
3. No burning of refuse shall be permitted within 2 miles of any residentially zoned property in the city, except by combustion in a completely enclosed incinerator of adequate design and operation to prevent emission of fly ash and dense smoke. There shall be no burning of refuse between the hours of 7:00 p.m. and 7:00 a.m.
4. No refuse is to be deposited within any required yard.
5. Refuse is to be compacted daily and topped by a soil cover daily.
6. Maximum depth of fill shall not exceed 10 feet above existing ground level.

155.526 SCHOOLS

(A) Any public or private elementary, middle or senior high school that seeks relief by a special exception shall demonstrate compliance with special exception criteria and the following supplemental standards:

1. Site requirements. The following minimum standards shall apply:
 - (a) Lot size. The lot shall have a minimum lot size of four acres.
 - (b) Schools must be located within freestanding single use structure(s) unless the school is accessory to a library, community service, museum, performing arts, theater, cinema, church, Florida college system institution, and college or university facilities.

- (c) Barrier. If the site abuts a canal or other water body, a minimum eight foot high fence shall be installed along the property line abutting the water body in order to protect the students. If the site abuts a residential property, a minimum six foot high masonry wall shall be installed along the property line abutting residential properties. In addition to the requirements above, the school must provide additional fencing and or gates on their site plan to ensure the security of the student population.
 - (d) Site plan requirements. A local business tax receipt shall not be issued until a site plan or site plan modification is approved consistent with these land development regulations.
 - (e) Off-site improvements. If through the site plan or site plan modification process the City Engineer, Broward County or state transportation related agencies deem that off-site improvements are required, such as sidewalks, traffic signalization, signage, pedestrian and bicycle improvements, transit amenities, school crossings and zones, and turning lanes, such improvements and amenities must be constructed and approved before a local business tax receipt may be issued.
 - (f) Operational management plan. An operational management plan should be included with the submittal. The plan should include the following information:
 - i. General summary of operations on site. Including but not limited to:
 - a. Five year projected school enrollment with grade configurations as well as maximum student enrollment.
 - b. Hours of operation.
 - c. Student pickup and drop off times.
 - d. Loading and unloading procedures.
 - e. Onsite queuing and traffic control measures.
 - f. Onsite and off-site traffic improvements associated with proposal.
 - ii. Traffic and pedestrian operational plan showing the ingress and egress of pedestrians and all vehicles from the school site during school during school pickup and drop off hours and safe routes with crossing guards, where required, necessary to protect the students. This plan must include all onsite and off-site improvements, as outlined within this section, within a minimum of 1,000 feet from the school property.
 - iii. Organizational structure. An organizational chart and explanation showing the hierarchical arrangement of lines of authority, contact information of such personnel, right and duties of the organization.
 - iv. Traffic and vehicular stacking analysis by a registered traffic engineer based on maximum enrollment figures provided by the school upon consideration of the site plan.
 - (g) Applicant will be required to apply for an amendment to the special exception in the event the applicant wishes to increase maximum enrollment or change in grade configuration at the facility beyond what may have been authorized by the original special exception.
 - (h) The minimum regulations set forth in this section shall be applied and construed in a manner so as not to be more stringent than the latest edition of the state requirements for educational facilities.
2. Physical environment requirements.

- (a) Where recreational play areas are provided, a minimum of 50% of the total recreational play area for the school shall be located outdoors. Recreational play areas must be clearly delineated on a site plan and cannot be located within required landscape bufferyards, parking lots or areas of traffic circulation. Outdoor county or city public recreational facilities or parks located within Pembroke Pines municipal boundaries may be used to meet this requirement with proper governmental approvals.
 - (b) Drop-off/pick-up area. A student drop-off and pick-up area shall be depicted and dedicated to drop-off activities and will not interfere with onsite parking on the conceptual site plan, which area shall be consistent with the "Safe Routes to School Guide, Student Drop-off and Pick-up", which guide was developed by the Pedestrian and Bicycle Information Center. The appropriate length and dimensions of the drop-off area shall be identified within a stacking study.
3. Other requirements.
- (a) School crossing guards. Public and private schools are required to, and shall provide at their own expense, school crossing guards.
 - (b) Bus storage. Private or public schools shall not store buses on site.
 - (c) Timing. In order to afford sufficient time to process and secure required development orders, building permits, and local business tax receipt approval, a complete special exception use application must be filed with the Planning and Economic Development Division with all fees paid no later than 90 days after awarding of the charter for the next school year.
 - (d) Schools must apply for local business tax receipt in compliance with Chapter 115 of the City Code of Ordinances.
 - (e) Special exception applications shall comply with regulations as set forth article 3
 - (f) Signs shall comply with requirements set forth in 155.695-155.6107.
 - (g) Other. Any other documentation or requirements that the Planning and Economic Development Division deems relevant to the operation of such use or safety of the students or both.

155.527 SELF-SERVICE LAUNDRY / LAUNDROMAT

- (A) Self-service, laundry establishments shall be subject to the following standards and regulations:
- 1. Service shall be rendered directly to customers who shall bring in and take away the articles to be cleaned.
 - 2. The establishment shall not provide pick-up or delivery service.
 - 3. The customers shall operate the machines provided to do their own laundry.
 - 4. The entire cleaning and drying process shall be carried on within completely enclosed solvent recleaning units.
 - 5. All solvents used in the cleaning process and the vapors therefrom shall be nonexplosive and nonflammable.

**SUBJECT SITE AERIAL PHOTO
SP2026-0008)**

Mindset Connect (PRJ2026-0007, ZV2026-0006,

