



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:	SP2026-0008
Project:	Mindset Connect	Project Number:	PRJ2026-0008
Project Planner	Cole Williams, Senior Planner		
Owner:	Faith Presbyterian Church	Agent:	Derek Antelo
Location:	1700 NW 98 Avenue	Commission District	2
Existing Zoning:	R-TH (Residential Townhouse)	Existing Land Use:	Low 5 (3-5 du/acre)
Reference Applications:	SP81-20		
Applicant Request:	Site plan and special exception approval for a proposed school use containing a maximum enrollment of 120 students.		
Staff Recommendation:	Approval.		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Derek Antelo, agent, is requesting a site plan and special exception approval for a school containing a maximum enrollment of 120 students, Mindset Connect located at 1700 NW 98 Avenue. The school will be occupying the former daycare space within a portion of the existing Faith Presbyterian Church.

Concurrently at tonight's meeting, prior to the hearing of the site plan and special exception, ZV2026-0006 will be heard to allow a school on a +/-2.5 acre lot instead of on a lot with a minimum size of 4 acres. Should the variance be denied, this request shall be denied as well for not meeting the requirements of Land Development Code Section 155.526.

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.

SCHOOL OPERATIONS PLAN:

The applicant has provided the following information detailing the operations of the school.

- **General Summary:** The Applicant operates a K-12 educational program that provides individualized educational support for homeschool families through a structured learning environment designed to complement each student's home education. Daily operations include academic instruction, individualized educational support, enrichment activities, leadership development, life skills instruction, and supervised recreational activities. The educational model is intentionally designed to provide small learning environments that allow instructors to address the individual learning needs of each student while encouraging academic growth, character development, and family involvement. The campus utilizes existing classrooms, administrative offices, designated outdoor recreation areas, parking facilities, and supporting infrastructure. Students remain under staff supervision throughout the school day while participating in scheduled classroom instruction, enrichment activities, outdoor recreation, and other educational programming. Administrative staff oversee daily operations, student safety, visitor management, and coordination with families to ensure the efficient operation of the campus.
- **Hours of Operation:** The proposed hours of operation are Monday through Thursday from 9:00 a.m. to 3:00 p.m., with an optional early drop-off beginning at 8:00 a.m. Friday programming operates from 10:00 a.m. to 3:00 p.m., with optional early drop-off also beginning at 8:00 a.m. Administrative and staff activities may occur outside of these hours as necessary.
- **Student Drop-Off and Pickup Times:** Student arrivals generally occur between 8:00 a.m. and 9:00 a.m., with parents having flexibility in arrival times due to the homeschool support

model. Student dismissal occurs at approximately 3:00 p.m., when parents retrieve students from the campus.

BUILDINGS / STRUCTURES:

No exterior modifications are proposed for the existing building. All interior modification will be reviewed through the building permit process.

To comply with the barrier requirements per code section 155.526(A)1.(c) the applicant is proposing an 8' tall fence adjacent to the canal along the south, west and a portion of the northern property line.

No modifications are proposed to the existing recreational area, which is fully outside.

ACCESS / CIRCULATION:

Access to the site shall remain through the existing ingress only and egress only access points, one along NW 97th Avenue. Internal driveways remain for circulation throughout the site.

The proposed drop-off/pick-up line is capable of a stack of 23 vehicles. Parents may also park in an existing parking space and walk their child into school.

No bus transportation shall be provided.

PARKING:

Code requires the following parking requirements for the proposed uses:

- Elementary or Middle School: 20% of the population
- High School: 30% of the population
- Religious Institution: 8.5 parking spaces per 1,000 square feet of spaces

Based on the proposed student enrollment and the existing religious institution, the proposed uses require 86 parking spaces. Currently, there are 114 parking spaces existing on site leaving a surplus of 28 parking spaces.

SIGNAGE:

No signage is proposed at this time.

SPECIAL EXCEPTIONS

Section 155.526 of the Code of Ordinances requires schools to seek special exception approval for the establishment of new schools. Section 155.301(M)2.(a) requires special exception review and action by the Planning and Zoning Board.

The applicant provides a letter addressing the City standards of approval for a Special Exception application:

Standard: The proposed use is compatible with the existing natural environment and community character of the properties within the immediate neighborhood.

Applicant Reply: 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.

Staff Comment: The site has been used as a preschool and daycare in the past. The proposed school use is compatible with the underlying land use and zoning designations. The school will have the ability to serve the surrounding neighborhood.

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

Applicant Reply: 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.

Staff Comment: School use is permitted in the R-TH zoning district within the City.

Standard: The design of the proposed use shall minimize adverse effects, including noise, light, dust, or other potential nuisances, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping, and other design criteria consistent with the city regulations to the greatest extent possible. Entire site shall be void of any pre-existing code violations.

Applicant Reply: 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.

Staff Comment: The proposed building currently exists and the site meets all setback and buffer requirements.

Standard: 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 the city standards to the greatest extent possible.

Applicant Reply: 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.

Staff Comment: The site meets the City's standards for required number of parking spaces for schools. The traffic operations plan have been reviewed and accepted by the Development Review Committee (DRC).

Standard: 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 pedestrian, in a manner that minimizes traffic congestion in the public streets, and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right, performed through use of a traffic study.

Applicant Reply: 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.

Staff Comment: City staff has reviewed the proposed traffic operations plan and has no objections.

Standard: The land area must be sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion thereof.

Applicant Reply: 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.

Staff Comment: The site does not meet the minimum size requirements as established within the code. A variance has been requested (ZV2026-0006) for relief from this requirement.

Staff recommend approval of site plan SP2026-0008, subject to the approval of zoning variance ZV2026-0006.

Enclosed:

Site Plan Application
Memo from Planning Division (7/28/2026)
Operational Plan
Special Exception Justification
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 foot 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

_____ ☐ Yes ☒ No

Has this project been previously submitted?

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

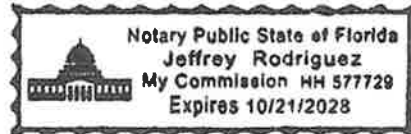
Sworn and Subscribed before me this 29th day

of June, 2026

\$0.00
Fee Paid

Signature of Notary Public

10/21/28
My Commission Expires



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

\$0.00
Fee Paid

Signature of Notary Public

10/21/28
My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: MINDSET CONNECT FOUNDATION, INC.

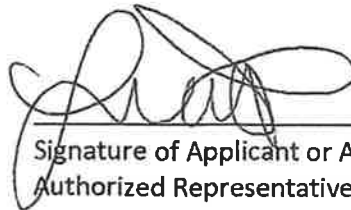
Authorized Representative: Liani Antelo

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

6/29/20

Date

Liani Antelo

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 28, 2026
To: SP 2026-0008 file
From: Cole Williams, Senior Planner
Re: Mindset Connect

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION

Project Narrative & Code Compliance Statement

Pembroke Pines Land Development Code 155.526 Schools

(c) Barrier. If the site abuts a canal or other water body, a minimum eight (8) foot high fence shall be installed along the property line abutting the water body in order to protect students. If the site abuts residential property, a minimum six (6) 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 the site plan to ensure the security of the student population.

Response:

The Property abuts the South Broward Drainage District Canal No. 13A along the southern property boundary and also borders a water body along the western property boundary and a portion of the northern property boundary. In accordance with Section 155.526(A)(1)(c) of the City of Pembroke Pines Land Development Regulations, the Applicant will install a minimum eight (8) foot high chain-link fence along the southern property line adjacent to the canal, the western property line, as well as along the portion of the northern property line adjacent to the water body.

The proposed fencing will connect to the existing barrier wall, creating a continuous protective barrier that restricts student access to the canal and other adjacent water bodies while enhancing the overall safety and security of the campus.

Upon completion, the Property will be protected by a continuous eight (8) foot barrier in all areas where the campus adjoins a canal or other water body, providing a secure environment for students and satisfying the requirements of Section 155.526(A)(1)(c). The Applicant will install the required fencing in accordance with all applicable City requirements and any approvals required by the South Broward Drainage District, where applicable. The approximate location of the proposed fencing is illustrated in Figure 1, below.

Figure 1. Proposed Eight (8) Foot Safety Barrier

The exhibit below illustrates the proposed location of the eight (8) foot chain-link safety barrier (shown in red), which will be installed along the southern, western, and northern property boundaries adjacent to the canal and other water bodies to provide a continuous protective barrier for the student population.

a. Five-year projected school enrollment with grade configurations as well as maximum student enrollment.

Response:

The Applicant will operate a K-12 educational program serving students in kindergarten through twelfth grade. The current enrollment is approximately 100 students, with a maximum planned enrollment of 120 students. The educational model intentionally limits class sizes to approximately twelve (12) students per instructor, providing individualized educational support while maintaining a manageable operational capacity. No significant enrollment increases beyond the proposed maximum are anticipated during the initial five-year period.

b. Hours of operation.

Response:

The proposed hours of operation are Monday through Thursday from 9:00 a.m. to 3:00 p.m., with an optional early drop-off beginning at 8:00 a.m. Friday programming operates from 10:00 a.m. to 3:00 p.m., with optional early drop-off also beginning at 8:00 a.m. Administrative and staff activities may occur outside of these hours as necessary.

c. Student pickup and drop-off times.

Response:

Student arrivals generally occur between 8:00 a.m. and 9:00 a.m., with parents having flexibility in arrival times due to the homeschool support model. Student dismissal occurs at approximately 3:00 p.m., when parents retrieve students from the campus.

d. Loading and unloading procedures.

Response:

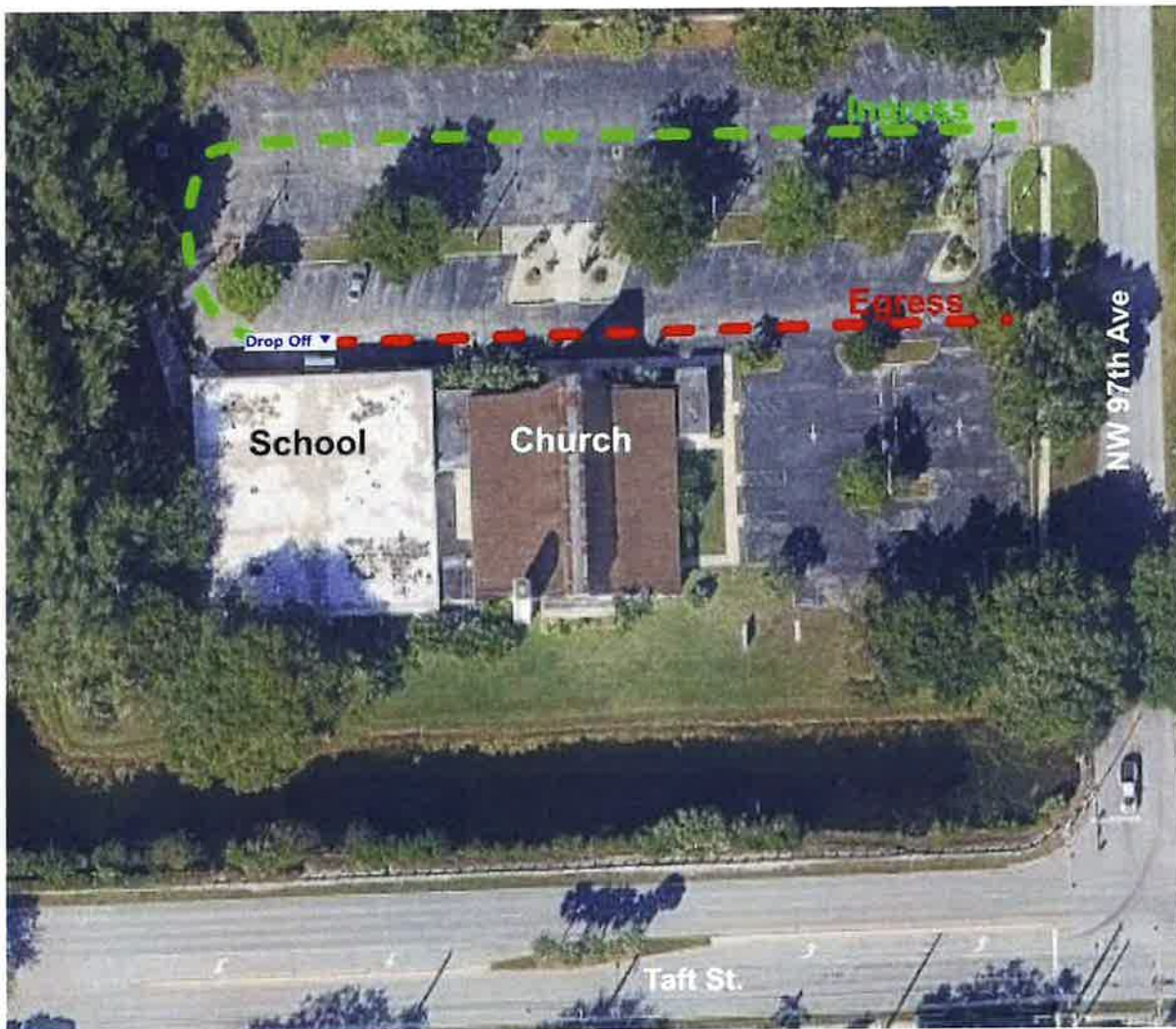
Students are transported to and from the campus by their parents or guardians. Vehicles enter the site using the existing driveways, where students may either be dropped off or accompanied into the building. Staff members are present during arrival and dismissal to assist with student supervision and ensure the safe and orderly movement of vehicles and pedestrians.

e. Onsite queuing and traffic control measures.

Response:

The Property contains 114 existing off-street parking spaces, which is substantially more

Figure 2. Traffic and Pedestrian Operational Plan



(iii) Organizational structure. An organizational chart and explanation showing the hierarchical arrangement of lines of authority, contact information of such personnel, rights and duties of the organization.

Response:

The Applicant's organizational structure has been established to provide clear lines of authority, communication, and operational oversight necessary for the effective administration of the school. **Figure 3**, below, illustrates the organizational hierarchy, identifying administrative leadership, departmental oversight, instructional staff, reporting relationships, and contact information for key personnel.

(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.

Response:

Based on discussions with City staff and the operational characteristics of the proposed school, the Applicant is not proposing a traffic and vehicular stacking analysis at this time. The proposed maximum enrollment of 120 students is consistent with the historical educational use of the Property, which has successfully accommodated similar student populations for more than forty-one (41) years using the existing parking, access points, and internal circulation.

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.

Response:

The proposed school includes an existing designated outdoor recreational play area that is clearly identified on the submitted Site Plan. The designated outdoor recreation area is located outside of the required landscape bufferyards, parking areas, and vehicular circulation areas and is used exclusively for supervised student recreation and outdoor activities.

The designated outdoor recreation area represents 100% of the school's recreational play area, thereby exceeding the minimum requirement that at least fifty percent (50%) of the recreational play area be located outdoors. The outdoor recreation area has historically served children as part of the property's longstanding educational use and will continue to provide a safe, supervised environment for physical activity, recreation, and outdoor educational programming appropriate for the proposed K-12 educational program.

The Applicant is not proposing the use of any off-site parks or public recreational facilities to satisfy this requirement.

(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

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

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.

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

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

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.

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.

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

Mindset Connect (PRJ2026-0007, ZV2026-0006,

