






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

## Summary

<b>Agenda Date:</b>	December 13, 2018	<b>Application ID:</b>	MSC 2018-24
<b>Project:</b>	Nowtech Preschool	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician 		
<b>Owner:</b>	Jhavier James	<b>Agent:</b>	V H Development
<b>Location:</b>	1600 S Hiatus Road		
<b>Existing Zoning:</b>	B-3 General Business	<b>Existing Land Use:</b>	Commercial Converted from Residential Utilizing Flexibility Rule
<b>Reference Applications:</b>	ZV2018-01, SP 2015-01, SP 2014-22 MSC 2010-07, SP 2008-02, MSC 2007-71, SP 2006-53, ZC 2005-06, ZC 2005-07, ZC 2003-02, AM 2003-07		
<b>Applicant Request:</b>	Build a playground for Nowtech Preschool		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director:  Planning Administrator: 		

## Project Description / Background

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The Village of Mayfair shopping center was approved by City Commission (SP 2006-53) on April 18, 2007. Modifications to the site plan were made in 2007, 2008, 2010, 2014 and 2015.

Nowtech Preschool is a new tenant at the Village of Mayfair located at 1600 S Hiatus Road. As part of their buildout, the applicant for Nowtech is requesting the approval of a 2,800 square feet playground to be located in a vacant area adjacent to their tenant bay at the northwest corner of building 6.

The Planning and Zoning Board at its May 24, 2018 approved a variance for this property (ZV 2018-01), allowing for 2,451 square feet of outdoor play area, rather than 3,500 square feet required by code section 118.20(D).

### **BUILDINGS / STRUCTURES:**

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The playground will contain two playground systems.

- Port Angeles playground System
  - Multicolored (Red, Green, Blue, Yellow, Brown)
  - 14' 10" tall, 17'-3" wide x 16'-8" long.
- Banana Split Playground System
  - Multicolored (Red, Green, Blue, Yellow, Brown)
  - 13' tall, 9'-11" wide x 13'-9" long.

The play area will be enclosed by 6' tall black aluminum fence and the ground will be covered with artificial turf.

No other equipment or structures are being proposed at this time.

### **Enclosed:**

Miscellaneous Plan Application  
Memo from Engineering Division (12/5/18)  
Memo from Landscape Division (12/5/18)  
Memo from Planning Division (12/5/18)  
Memo from Zoning Administrator (12/5/18)  
Memo from Engineering Division (11/27/18)  
Memo from Fire Prevention Bureau (11/27/18)  
Memo from Landscape Division (11/27/18)  
Memo from Planning Division (11/26/18)  
Memo from Zoning Administrator (11/21/18)  
Miscellaneous Plan  
Email from South Broward Drainage District  
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>

City of Pembroke Pines <b>Received</b> NOV 14 2018 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 _____		Planning & Economic Development Planner: _____
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Indicate the type of application you are applying for:

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal*                      | <input type="checkbox"/> Sign Plan                                |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan*                               |
| <input type="checkbox"/> Delegation Request           | <input type="checkbox"/> Site Plan Amendment*                     |
| <input type="checkbox"/> DRI*                         | <input type="checkbox"/> Special Exception*                       |
| <input type="checkbox"/> DRI Amendment (NOPC)*        | <input type="checkbox"/> Variance (Homeowner Residential)         |
| <input type="checkbox"/> Flexibility Allocation       | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation*              | <input type="checkbox"/> Zoning Change (Map or PUD)*              |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text)                     |
| <input checked="" type="checkbox"/> Miscellaneous     | <input type="checkbox"/> Zoning Exception*                        |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> 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: Cole Williams Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: USC 2018-23  
 Date Submitted: 11/14/18 Posted Signs Required: (\_\_\_\_) Fees: \$ 1006.00

**SECTION 1-PROJECT INFORMATION:**Project Name: Nowtech PreschoolProject Address: 1600 S Hiatus RdLocation / Shopping Center: MayfairAcreage of Property: \_\_\_\_\_ Building Square Feet: 4150

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_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

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Jhanier James

Owner's Address: 10030 SW 8th St Pembroke Pines 33025

Owner's Email Address: Now Tech Academy@gmail.com

Owner's Phone: 305-332-2035 Owner's Fax: \_\_\_\_\_

Agent: J H Development

Contact Person: Joel Vigo

Agent's Address: 111 SW 3rd Penthouse Miami Florida 33130

Agent's Email Address: JV751@aol.com

Agent's Phone: 305 804 5264 Agent's Fax: \_\_\_\_\_

*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: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

To approve playground materials, fencing,  
and layout

**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_



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

Provide new playground in  
compliance with ADA / Broward  
childcare licensing Standards,  
Show layout, equipment and Fencing.

## 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] 8/31/18 11-14-2018  
Signature of Owner Date

Sworn and Subscribed before me this 14~~th~~ day  
of November, 20 18



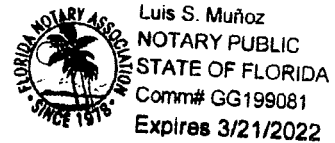
\$10.00 [Signature] April 2, 2021  
Fee Paid Signature of Notary Public My Commission Expires

### 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] 11/14/18  
Signature of Agent Date

Sworn and Subscribed before me this 14 day  
of November, 20 18



\$10 [Signature] 03/21/2022  
Fee Paid Signature of Notary Public My Commission Expires



**CITY OF PEMBROKE PINES  
PUBLIC SERVICES DEPARTMENT  
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

# **DRC REVIEW FORM**



**December 5, 2018**

**PROJECT: *NOWTECH PRESCHOOL AT VILLAGE OF MAYFAIR***  
**CITY REFERENCE NUMBER: *MSC 2018-23***

**To: Cole Williams, Planner**  
**Planning Administrator, Planning and Economic Development Department**

**From: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

## **RECOMMENDATIONS:**

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The Environmental Services/Engineering Division's Engineering DRC related 'Comments' have been sufficiently satisfied for Engineering DRC sign-off and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

**NOTE** that additional Plans Review Comments may be forthcoming at the time of processing of the required Construction Permit from the Environmental Services/Engineering Division. A Paving and Drainage (P&D) Permit or written confirmation of 'No Permit Required' from the SBDD must be submitted prior to issuance of the Construction Permit by the Environmental Services/Engineering Division for the proposed project.

MEMORANDUM

December 5<sup>th</sup>, 2018

To: Cole Williams  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner

Re: MSC 2018- 24

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The City of Pembroke Pines Planning Department has conducted a landscape review for Village of Mayfair playground addition. The following items need to be addressed prior to this project being found in compliance:

At this moment all comments have been addressed.

It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

Kristen Jensen

Landscape Planner/ Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • [kjensen@ppines.com](mailto:kjensen@ppines.com)

Please consider the environment before printing this email

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** December 5, 2018  
**To:** MSC 2018-24 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Nowtech Preschool

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

ALL COMMENTS HAVE BEEN ADDRESSED.

MEMORANDUM

December 5, 2018

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-24 (Nowtech Preschool @ Village of Mayfair)

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All of my comments regarding the above Miscellaneous Plan have been satisfied.

**CITY OF PEMBROKE PINES  
PUBLIC SERVICES DEPARTMENT  
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

# **DRC REVIEW FORM**



**November 27 2018**

**PROJECT: *NOWTECH PRESCHOOL AT VILLAGE OF MAYFAIR***  
**CITY REFERENCE NUMBER: *MSC 2018-23***

**To: Cole Williams, Planner**  
**Planning Administrator, Planning and Economic Development Department**

**From: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

## **COMMENTS:**

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1. Provide a Site Plan reflecting the Preschool tenant space and Playground limits within the overall existing Village of Mayfair center. The Site Plan must denote as a minimum the following:
  - Key Map denoting the location of the Preschool tenant space within the overall Village of Mayfair Center and noting previously approved building designation
  - Existing site and parking lot improvements, including available parking, walkways, etc. Note any designated/assigned Parking Spaces per the tenant lease agreement
  - Accessible Parking Space and Accessible Route from the Accessible Parking Space to the designated Accessible Entry of the Preschool
  - Limits of existing Lake Maintenance Easement
  - Location of Playground Fence relative to limits of the Lake Maintenance Easement
  - Limits of Synthetic Turf play area within the fenced playground limits
  - Depiction of extent of "J-Drain Underdrain System" within the Synthetic Turf play area
  - Location/placement of the "Playground Equipment" within the Synthetic Playground area
  - Accessible Access from covered rear patio/walkway area to the Synthetic Playground
  - Address for the Preschool tenant space (required for water/sewer billing account)

2. Provide Grading and Drainage Plan for the proposed Synthetic Turf Playground area depicting the dimensioned limits of Synthetic Turf Playground area, proposed “J-Drain Underdrain System” components/improvements within the Synthetic Turf Playground area, proposed grading of the Synthetic Turf Playground area and fenced site area, existing grades/elevations of the fenced site area, etc. In addition, provide all applicable details for the proposed ‘JDR J-Drain Underdrain System’ and applicable grading sections, etc. Note the details of the ‘JDR J-Drain Underdrain System’ must be somewhat larger in size to insure legibility and proper size for future scanning for City record purposes.
3. Provide details of the proposed fencing (aluminum picket fence type).
4. Provide more details/specifications for the proposed ‘High Shock Absorption Type X Drainage Pad’ and proposed Synthetic Turf surface materials.
5. DRC approval from the South Broward Drainage District (SBDD) will be required prior to receipt of Engineering DRC sign-off.
6. **NOTE** that a Paving and Drainage (P&D) Permit will be required from the SBDD prior to issuance of the required Construction Permit from the Environmental Services/Engineering Division for the proposed project. A Building Permit will also be required for the proposed project.

## **DRC REVIEW FORM**

**PEMBROKE PINES FIRE RESCUE  
FIRE PREVENTION BUREAU**

**FIRE PLANS EXAMINER BY:** Daniel Almaguer, Prevention Captain  
(954) 499-9557

**PROJECT NAME:** Nowtech Academy - Playground

**REFERENCE #:** MSC 2018-23

**DATE REVIEWED:** 11/27/2018

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT  
STANDARDS**

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YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE  
SITE PLAN REVIEW.



## MEMORANDUM

November 27<sup>th</sup>, 2018

To: Cole Williams  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner

Re: MSC 2018- 24

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The City of Pembroke Pines Planning Department has conducted a landscape review for Village of Mayfair playground addition. The following items need to be addressed prior to this project being found in compliance:

1. Recommend installing plant material along the gate to allow for a more aesthetically pleasing visual from the neighboring properties.
2. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

**Kristen Jensen**

Landscape Planner / Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • [kjensen@ppines.com](mailto:kjensen@ppines.com)

Please consider the environment before printing this e-mail

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** November 26, 2018  
**To:** MSC 2018-24 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Nowtech Preschool

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

1. Provide 8 ½" x 11" copies of the spec sheets for the playground equipment. Include height and colors of the equipment
2. On plans denote the size and exact placement of the equipment with measurements instead of dropping in an image on the plan.
3. Provide a fall zone around the equipment.
4. Clarify if any other equipment or materials will be added to the site.
5. Provide South Broward Drainage District Approval (954-680-3337) for any items (i.e fence, turf, equipment) encroaching into the lake maintenance easement. SBDD approval needed prior to sign off.
6. Provide all dimensions of playground to confirm square footage meets/exceeds approved variance (ZV 2018-01) allowing 2,451 sq. ft. of outdoor play area instead of the required 3,500 sq. ft.
7. Provide fence details with specifications include fence height and material.
8. Provide site plan showing the location of the playground within the overall shopping center.

MEMORANDUM

November 21, 2018

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-24 (Nowtech Preschool @ Village of Mayfair)

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The following are my comments regarding the above Miscellaneous Plan:

1. Provide letter size/copies of actual spec sheets for playground equipment as info printed on plans is too small to read.
2. At Building Permit, fencing will need South Broward Drainage District approval.
3. Provide fence detail showing height, structure, etc. to show it is non-scalable.
4. Provide all dimensions of playground to confirm square footage meets/exceeds approved variance (ZV 2018-01) allowing 2,451 sq. ft. of outdoor play area instead of the required 3,500 sq. ft.
5. Provide an overall site plan of shopping center showing location of playground.

Please contact me with any questions.

## **Williams, Cole**

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**From:** Pam Walsh <pam@sbdd.org>  
**Sent:** Thursday, November 29, 2018 3:50 PM  
**To:** Williams, Cole; England, John  
**Cc:** nowtechacademy@gmail.com  
**Subject:** Nowtech Academy

Hi Cole. The playground that Nowtech Academy is installing adjacent to the lake at Villages of Mayfair will not require a permit from SBDD as they are not encroaching into the LME. We did advise them that a final inspection will be required prior to City approval.

Thanks,

Pam

**Pam Walsh**  
**Project Coordinator**  
**South Broward Drainage District**  
**6591 S.W. 160 Ave.**  
**Southwest Ranches, FL 33331**  
**954-680-3337 ext. 204**

