EXHIBIT A

STAFF REPORT

THE GODDARD SCHOOL OF SUNRISE - DAYCARE CENTER (REVISED SITE PLAN)

Summary

This is an application for Revised Site Plan approval for exterior elevation changes and site plan modifications to an existing vacant commercial building formerly known as La-Z-Boy, located at 2600 Sawgrass Mills Circle, as shown on the location map. The property is zoned B-3 (General Business District) within the Western Sunrise Area and the Western Sunrise Entertainment District, and the underlying land use designation is Commercial within a Dashed Line Area (2.94 units per acre) on the City's Future Land Use Map. Pursuant to Section 16-32 of the Land Development Code (LDC), the Revised Site Plan requires City Commission approval.

General Information

The subject property received Site Plan approval by the City of Sunrise City Commission on May 23, 1995, via Resolution No. 95-119, for a retail store consisting of 14,993 square feet on an approximate one (1) acre parcel of land.

To the south, east, west, and northwest of the property are commercial developments zoned B-3 (General Business District), and to the immediate northeast is a multifamily development zoned PUD (Planned Unit Development). All surrounding properties are also within the Western Sunrise Area and Western Sunrise Entertainment District.

The subject property is also located within the Sawgrass Mills Development of Regional Impact (DRI). The City Commission approved the DRI Development Order on November 12, 2002, via Ordinance No. 893-X.

Concurrently with this Revised Site Plan application, the applicant has submitted Special Exception application for review.

Project Description

This application proposes both exterior building and site modifications to an existing vacant building. The proposed exterior renovations include relocating the building's main entrance; creating openings in the south and northeast façades to install seven (7) windows and two (2) new doors; and integrating complementary beige and white tones with a blue accent color, along with two (2) textures.

The project site's parking area will be reconfigured to provide a total of 53 on-site parking spaces, including eight (8) designated stacking spaces for student pick-up and drop-off operations, satisfying the parking space requirement of the City of Sunrise's Land Development Code (LDC). To accommodate the required outdoor play area, the proposal includes the installation of playground equipment and canopies structures along the eastern side of the building, consistent with the LDC Section 16-133.

In order to enhance security on the property, the applicant proposes a six-foot-high, non-climbable fence around the playground area, accompanied by protective bollards along the north, east, and west façades, as well as around the playground, to ensure the safety of students and staff. In addition, new landscaping, including large canopy trees and shrubs, as well as new irrigation, are proposed throughout the project site.

An off-site improvement, more specifically the addition of a left-turn lane on Pink Flamingo Lane, is proposed consistent with the City's Traffic Consultant's recommendation to provide stacking for left-turning vehicles turning into the Day Care. This reduces the spillover into the through lane, thus providing a safer roadway condition. The addition of the left-turn lane requires modifications to the median including landscaping and relocation of traffic signage.

Staff Evaluation

Staff has reviewed the Revised Site Plan and find it consistent with the Land Development Code.

Staff Recommendation to the Planning and Zoning Board, December 4, 2025.

Staff has reviewed the proposed Revised Site Plan and find it consistent with the criteria established for the approved subject site and subject to the following conditions:

1. Approval of the proposed Special Exception application (SE-000368-2024) and compliance with conditions within Special Exception.
2. Prior to final Site Plan approval through the Community Development Department, the applicant shall correct the appropriate sheets in the Site Plan set and address the outstanding comments of the Development Review Committee.
3. Prior to issuance of an engineering or building permit for the subject project, applicant to submit for approval by City staff the final left-turn lane design on Pink Flamingo Lane including the mitigation for impacted landscaping, signs, etc.
4. Construction of left-turn lane on Pink Flamingo Lane must be complete and finaled prior to any type of certificate of occupancy or business tax receipt for the day care center.

Planning and Zoning Board Recommendation, December 4, 2025

At its meeting on December 4, 2025, the Board approved Staff's recommendation subject to the conditions listed above.

Final Staff Recommendation to the City Commission, January 13, 2026

Staff recommends the approval of this application subject to the conditions listed above.

Planner: Ana Parada
File No.: RSP-000008-2025 (95:030001)

Location Map

