The Goddard School of Sunrise (Day Care Center)
Special Exception Request
November 6, 2025

Mini Marvels, LLC ("Applicant") is the prospective tenant of the +/- 14,933 square foot commercial space located at 2600 Sawgrass Mills Circle (folio: 494026050290) ("Property"), which is generally located on the southeast corner of Sawgrass Mills Circle and Pink Flamingo Lane, in the City of Sunrise ("City"). The Property has a zoning designation of B-3, General Business, and a land use designation of Commercial. The space, formerly occupied by a Lay-Z-Boy furniture store, is currently vacant. The Applicant is requesting special exception approval to allow a Day Care use at the Property, specifically to operate the Goddard School of Sunrise (Daycare Center) (the "Day Care"). The proposed use that is subject of this application, as listed in Section 16-79 of the City of Sunrise's Land Development Code ("Code"), is Day Care Center.



The Goddard School of Sunrise (Day Care Center) is a premier child development center offering high-quality childcare and early education for children aged 6 weeks to 5 years. Its curriculum includes the F.L.EX.® Learning Program, which integrates STEAM subjects (Science, Technology, Engineering, Arts, and Mathematics) into play-based activities. Additional programs include the Life Lesson Library, which supports social-emotional development; Wonder of Learning, which

fosters curiosity and independent thinking; and a variety of enrichment classes such as Spanish, yoga, chess, and music. All offered curriculum is thoughtfully curated to align with the local community's diverse needs and to help prepare children for future academic success within Sunrise's educational landscape.

The Day Care will employ 29 staff members at any given time. All staff will be trained in early childhood education and committed to maintaining safe, nurturing classroom environments. Staff will adhere to, and often exceed, state-mandated child-to-teacher ratios, ensuring individualized attention and high-quality care. This staffing plan not only supports the developmental needs of enrolled children but also creates meaningful job opportunities for residents, contributing to the community's economic development. For example, the Day Care anticipates the following staff to student ratios:

- Infants: 4:1
- Toddlers 1: 6:1
- Toddlers 2: 8:1 (exceeds 11:1 mandate)
- Preschool: 10:1 (exceeds 15:1 mandate)
- Pre-K: 10:1 (exceeds 20:1 mandate)

The Day Care will have a capacity of 220 children, with an expected average enrollment of 80% occupancy. Approximately 20% of enrolled families are expected to have one or more siblings attending. It will operate Monday through Friday from 7:00 AM to 6:00 PM, closing only on national holidays. This 11-hour daily schedule is designed to meet the needs of working families in the community.

The Day Care will not offer transportation services. It will provide 53 parking spaces, including 8 designated spaces reserved for drop-off and pick-up. These parking spaces are strategically located near the entrance to facilitate convenient drop-offs and pick-ups while supporting efficient traffic circulation. Detailed traffic patterns for drop-off and pick-up times have been carefully considered to minimize impact on local traffic. As discussed with City staff, once the Applicant obtains a business tax receipt and the Day Care is open and operational, the City will work with the Applicant to review actual parking demand. Within 1 year, or at any time after the Day Care reaches at least 70% occupancy, the Applicant will submit a new parking study evaluating the current on-site parking demand. If the study confirms there is surplus parking, the student count may be increased above 220, consistent with the findings of the new study.

For added safety and peace of mind, a security guard will be on-site during operational hours. These hours may be adjusted as needed based on observed operational demands once the Day Care is open and fully functioning. Any reduction in hours or removal of the on-site security guard shall require City Commission approval. In addition to on-site security, the Day Care will

implement a comprehensive set of safety measures to ensure a secure environment for all children, staff, and visitors, including:

- Gated and fenced property with alarms
- Special locks at entrances with limited access
- Surveillance cameras throughout
- Windows on classroom doors for observation
- Secure check-in/out procedures using electronic and manual systems
- Strict child release policies to ensure children are only released to authorized individuals

The Goddard School of Sunrise (Day Care Center) is expected to make a positive and lasting impact on the community by creating local job opportunities and providing reliable childcare to support working parents. By offering high-quality early childhood education, the Day Care will help lay a strong foundation for lifelong learning and future academic success. In addition to its educational role, the Day Care will actively participate in community events and initiatives, fostering meaningful connections with local families and organizations. Through its focus on early learning, the Goddard School of Sunrise (Day Care Center) will contribute to the long-term well-being of the community while also promoting strong family-school partnerships that support child development both at home and in the classroom.

In accordance with Section 16-36(d) of the City's Code, the proposed use is evaluated against the following criteria:

(1) Impact on surrounding properties: An otherwise lawful activity may, because of its location, interfere with the property rights of adjacent landowners by creating an unreasonable disruption to the area by way of increased noise, light, storage and use of dangerous materials, intensity of development and other reasons. It is the intent of this section that each application for approval of a special exception use be evaluated in light of the unique characteristics of the neighborhood in which it is to be located and the positive and negative effects that it will have on that neighborhood and the community in general. Special consideration is to be given to the effect that the proposed special exception use will have on the safety and welfare of the minor residents of the area.
The Goddard School of Sunrise (Day Care Center) is thoughtfully designed to integrate seamlessly into the neighborhood's shopping district while providing invaluable early childhood education services. The Day Care is committed to minimizing potential disruptions to surrounding properties by carefully addressing noise, light, safety, and development intensity. Outdoor play areas are strategically positioned and surrounded by well-curated landscaping to reduce noise impact on adjacent properties, with play schedules rotated to avoid prolonged noise levels. Exterior lighting consists solely of downward-facing, low-intensity LED fixtures that comply with all the requirements of Section 16-150 and are equipped with a lighting control system to minimize light pollution while ensuring safety during evening hours. The Day Care does not use or store any

dangerous materials on-site and is secured by a state-of-the-art security system, including access controls, surveillance cameras, and a secure check-in/check-out process, in addition to the on-site security guard noted above who will be present during operating hours. As an existing structure, the building respects the architectural character of the area by maintaining appropriate setbacks and landscaping buffers that support the local ecosystem, while its height and footprint remain consistent with nearby buildings.

(2) Traffic: Consideration will be given to the volume and type of vehicular traffic associated with such use, particularly its impact on residential streets.

To mitigate potential traffic impacts, the Day Care developed a staggered drop-off and pick-up schedule designed to distribute vehicle arrivals and departures throughout the day, thereby reducing congestion during peak hours. A copy of the estimated drop-off and pick-up times, including the estimated number of students involved, is attached hereto as Exhibit "A". The parking layout includes dedicated drop-off and pick-up spaces located directly adjacent to the main entrance, clearly marked and monitored for efficient use. Additionally, carpooling initiatives are encouraged to reduce overall vehicle trips, supported by data indicating that approximately 20% of enrolled families have siblings attending, and a typical daily absentee rate of about 20%.

Parents will be clearly informed during orientation not to park across the street, and specific instructions will be provided to reinforce this policy. An on-site security guard will be present to monitor compliance and assist in ensuring that parents follow the designated parking and drop-off procedures. Additionally, any on-site events will be scheduled in a staggered manner to minimize traffic congestion and ensure safe, efficient movement throughout the area.

A comprehensive traffic impact study was prepared by a professional traffic engineer based on a study methodology agreed upon with City staff and the City's traffic consultant. The proposed Day Care is expected to generate 84 new AM peak hour vehicle trips and 78 new PM peak hour vehicle trips. These trips are expected to be mostly passenger vehicles, and most trips will originate from N Flamingo Road, which is a Principal Arterial Roadway. The study findings indicate that trips from the proposed Day Care will not have a significant impact on the surrounding roadways. The study intersections are expected to operate at an acceptable level of service in the future with the addition of project trips.

(3) Comprehensive plan: Conformity to goals, objectives and policies of the Sunrise Comprehensive Plan.

The proposed Day Care supports and furthers the following goals, objectives, and policies of the Sunrise Comprehensive Plan:

<u>Future Land Use Element:</u>

Goal 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida Region.

The proposed Day Care advances Goal 2 by broadening the mix of commercial opportunities available within the City. While the Sawgrass Mills area is primarily known for retail and entertainment uses, the addition of a high-quality childcare and early education center introduces a complementary service that directly supports local families and employees. By offering convenient, reliable childcare within a regional shopping and employment hub, the Day Care reduces travel needs for parents, encourages multipurpose trips, and enhances the overall functionality of the commercial district.

Objective 10.3: Efficient Use of Urban Services: Promote the efficient use of urban services by encouraging new development into areas where necessary regional and community facilities and services exist.
The proposed Day Care supports Objective 10.3 by locating within an established commercial center where infrastructure, utilities, and community services already exist. The site benefits from access to regional roadways, public utilities, and nearby transit opportunities. By reoccupying a vacant commercial space, the Day Care makes efficient use of existing facilities while reducing underutilized square footage within the Sawgrass Mills area.

Policy 10.3.2: Regional or community libraries, clinics, civic centers, schools, cultural facilities and other public facilities such as passive and active parks, government buildings, and sports complexes, should be located in areas of concentrated activity, such as community or regional shopping centers or major transportation interchanges, in order to allow multipurpose trips, provide easy access by mass transit and minimize parking areas.
The proposed Day Care is consistent with FLU Policy 10.3.2 because it is located within an area of concentrated commercial activity at the Sawgrass Mills Mall. Its location allows families to combine drop-off and pick-up with shopping, dining, and other errands, encouraging multipurpose trips and reducing overall vehicle travel. The site is served by major transportation routes and nearby transit options, providing convenient access for residents and employees.

FLU Goal 12: Eliminate areas of blight.
The proposed Day Care supports Goal 12 by reoccupying a currently vacant commercial space at the Sawgrass Mills Mall. Revitalizing and bringing the Property back into active use eliminates the conditions associated with long-term vacancy, prevents decline in the surrounding area, and enhances the appearance of the area. This reinvestment strengthens the commercial corridor while providing a needed community service.

Objective 12.1: Redevelopment: The City of Sunrise shall continue to improve the condition of deteriorated buildings within the City.
The proposed Day Care supports Objective 12.1 by reoccupying a currently vacant space within the Sawgrass Mills Mall. This reuse of an existing building improves its condition, ensures ongoing maintenance, and contributes to the overall upkeep of the Property, consistent with the City's goal of promoting redevelopment and preventing deterioration.

(4) Other factors: Any additional factors or considerations which may be reasonably calculated to materially affect public health, safety and welfare; these must be explicitly stated in the motion to approve or deny.

The Goddard School of Sunrise (Day Care Center) is committed to exceeding all health and safety regulations through rigorous cleaning protocols and maintaining proper ventilation, ensuring a healthy environment for children and staff. The curriculum is regularly updated based on the latest research in early childhood education, promoting school readiness, cognitive development, social-emotional skills, and fostering a lifelong love of learning. Beyond serving enrolled families, the Goddard School of Sunrise (Day Care Center) will serve as a valuable community resource by partnering with local organizations to support broader community initiatives.

(5) B-6 District intensity and density: As set forth in subsection 16-79(f), certain intensities and densities for B-6 uses shall be determined pursuant to the special exception process. In determining conformance with the intent of subsection 16-79(f) entitled "Use, intensity, site design and procedural regulations for the B-6 District," consideration shall be given to the language contained in that section. These intensity and density regulations are not intended to limit any rights which may exist under existing development orders.

The Property is not located within the B-6 zoning district and, therefore, this criterion is not applicable.

In addition to the above criteria, pursuant to Section 16-133 of the Code, the following standards apply specifically to the review of special exception applications for day care centers:

(1) Trees. Shade structures or shade trees, or a combination thereof, shall be provided in the play area to ensure that at least fifty (50) percent of the play area is shaded at the time of installation. The shade of a tree shall be measured by the diameter of the canopy at installation.

The outdoor play area will meet the requirement for 50% shade coverage at the time of installation through a strategic combination of shade structures and existing mature trees. The tree canopy coverage has been calculated based on the diameter of the canopy at installation, in accordance with the Code. Please refer to the site plans for additional details.

(2) Fence. The play area shall be protected from the drive/parking area (if appropriate) by a guard rail that meets FDOT standards and a non-climbable chain link fence, shadow box wood fence or a masonry wall with openings for ventilation. Any such fence or wall shall be at least five (5) feet in height.

The play area is protected by a comprehensive safety barrier system that meets and exceeds the requirements of Section 16-133(2). This includes a black, steel 6- foot non-climbable picket bollard integrated fence surrounding the play area. The protective bollards exceed FDOT guard rail standards to provide enhanced separation and security

from the adjacent parking area. These measures ensure a safe environment for children while fully complying with applicable code standards.

(3) Covered entrance. A covered front door area shall be provided for inclement weather. A pickup and dropoff area shall not be permitted unless:

a. Sufficient stacking spaces are provided adjacent to the dropoff area; and

b. The director of community development or his/her designee determines that the proposed dropoff area is functionally segregated from all drive aisles and meets minimum safety criteria.

The existing structure includes an existing covered entrance that provides protection from inclement weather. Additionally, a designated drop-off and pick-up zone is provided with sufficient designated parking spaces adjacent to the area. This area is functionally segregated from all drive aisles and meets the applicable minimum safety criteria.

(4) Parking. Provide off-street parking as specified in section 16-144.

Per the City Code, Section 16-144(27), the required off-street parking for the site includes one (1) space for each five (5) enrollees based on license capacity, plus one (1) space for every three hundred (300) square feet of office area. In addition, a minimum of three (3) stacking spaces shall be provided in close proximity to the entrance of the building to provide easy ingress and egress from the building. Based on the proposed 220 enrollees and 300 square feet of office space proposed for the site, the required parking, not including the stacking spaces, is 45 parking spaces [(220 enrollees / 5) + (300 SF office / 300)].

The proposed parking supply for the site is 53 parking spaces. This includes 42 regular parking spaces, and three (3) accessible parking spaces. In addition, to provide easy ingress and egress from the building as required by Code, eight (8) parking spaces will be reserved for student drop-off/pick-up to satisfy the “stacking space” Code requirement.

As supplemental information specific to Goddard Schools, additional data collection and analysis was prepared. Based on a peak parking rate per student of 0.109, the maximum number of parking spaces expected to be occupied for student drop-off or pick-up operations at The Goddard School of Sunrise (Day Care Center) will be 24 parking spaces. In addition, 29 staff/faculty members are planned for the site. Assuming each staff/faculty member drives to/from the Day Care, this equates to an additional 29 parking spaces needed onsite to accommodate staff/faculty. Thus, the total parking demand for the site will be 53 parking spaces. The proposed parking supply for the site is 53 spaces. Therefore, the proposed parking supply will accommodate the anticipated parking demand for the site.

Exhibit "A"
Estimated Drop-Off and Pick-Up Schedule[1]

Drop-off (7:00 AM - 10:00 AM):

- 7:00 to 7:30 AM: 25 children
- 7:30 to 8:00 AM: 35 children
- 8:00 to 8:30 AM: 40 children
- 8:30 to 9:00 AM: 40 children
- 9:00 to 9:30 AM: 40 children
- 9:30 to 10:00 AM: 40 children

Part-time Pick-up (1:00 PM - 3:00 PM):

- 1:00 to 1:30 PM: 19 children
- 1:30 to 2:00 PM: 19 children
- 2:00 to 2:30 PM: 19 children
- 2:30 to 3:00 PM: 18 children

Full-time Pick-up (4:00 PM - 6:00 PM):

- 4:00 to 4:30 PM: 35 children
- 4:30 to 5:00 PM: 40 children
- 5:00 to 5:30 PM: 35 children
- 5:30 to 6:00 PM: 35 children

*Each drop-off and pick-up are estimated to take an average of 5 minutes.

[1] Based on data from similar schools, we have estimated the drop-off and pick-up times along with the number of students involved. Please note that these figures may vary depending on other influencing factors.

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Business Operation Narrative

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Address: 1060 Creekford Drive, Weston, FL 33326

Project Location: 2600 Sawgrass Mills Circle, Sunrise, FL 33323

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Facility Overview

The proposed Goddard School of Sunrise (Daycare Center) will be a premier child development center offering high-quality childcare and early education for children aged 6 weeks to 5 years. The facility will be in Sunrise, FL, occupying a 14,993 square foot building with a 4,892 square foot playground. This strategic location benefits from its proximity to major highways, making it convenient for commuting parents from nearby residential neighborhoods.

Community Demographics and Market Potential

Sunrise, FL is a diverse and growing community with a population of 96,808 as of 2023. Key demographics include:

- Median age: 42.3 years
- Racial/ethnic composition: Hispanic (34.2%), Black (32.5%), White (24.4%)
- Median household income: $66,001
- Families living in poverty: 7.0%

These demographics indicate a need for quality childcare services to support working families and contribute to the community's economic growth.

Capacity and Enrollment

The center will have a capacity of 220 children, with an expected average enrollment of 80% occupancy. Approximately 20% of enrolled families will have one or more siblings attending. A typical daily absentee rate is expected to be about 20%.

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Hours of Operation

The Goddard School of Sunrise (Daycare Center) will operate from 7:00 AM to 6:00 PM, Monday through Friday, closing only for national holidays. This 11-hour daily schedule accommodates working parents' needs in a community. Any form of transportation service will not be provided at this facility.

Educational Programs

Our curriculum includes:

- F.L.EX.® Learning Program: Incorporates STEAM subjects into play-based activities
- Life Lesson Library: Focuses on social-emotional skill development
- Wonder of Learning: Encourages curiosity and independent thinking
- Enrichment Programs: Includes Spanish, yoga, chess, and music

These programs align with the community's diverse needs and prepare children for future academic success in Sunrise's educational landscape.

Staffing

The center will employ 29 staff members at any given time. All staff will be trained in early childhood education and adhere to state-mandated child-to-teacher ratios, often exceeding these requirements. This staffing plan will create job opportunities for residents, contributing to the community's economic development.

For example, our staff to student ratios:

- Infants: 4:1
- Toddlers 1: 6:1
- Toddlers 2: 8:1 (exceeding 11:1 mandate)
- Preschool: 10:1 (exceeding 15:1 mandate)
- Pre-K: 10:1 (exceeding 20:1 mandate)

Traffic and Parking

The facility will have 53 parking spaces, including 8 stacking spaces designated for drop-off and pick-up. These parking spaces are strategically located near the entrance to facilitate convenient drop-offs and pick-ups while ensuring smooth traffic flow. Detailed traffic patterns for drop-off and pick-up times have been carefully considered to minimize impact on local traffic.

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Based on data from similar schools, we have estimated the drop-off and pick-up times along with the number of students involved, as outlined below. Please note that these figures may vary depending on other influencing factors.

Drop-off (7:00 AM - 10:00 AM):

- 7:00 to 7:30 AM: 25 children
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- 4:00 to 4:30 PM: 35 children
- 4:30 to 5:00 PM: 40 children
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Each drop-off and pick-up are estimated to take an average of 5 minutes.

Furthermore, Parents will be clearly informed during orientation not to park across the street, and specific instructions will be provided to reinforce this policy. An on-site security guard will be present to monitor compliance and assist in ensuring that parents follow the designated parking and drop-off procedures. Additionally, any on-site events will be scheduled in a staggered manner to minimize traffic congestion and ensure safe, efficient movement throughout the area.

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Safety and Security

A security guard will be assigned to the facility during the operational hours from 7:00 AM to 6:00 PM. These hours are subject to adjustment based on operational needs as observed by the on-site operator after the school opens. Any reduction in hours or removal of the on-site security guard shall require City Commission approval.

The facility will feature comprehensive safety measures:

- Gated and fenced property with alarms
- Special locks at entrances with limited access
- Surveillance cameras throughout
- Windows on classroom doors for observation
- Secure check-in/out procedures using electronic and manual systems
- Strict child release policies

These measures align with Sunrise's commitment to community safety.

Community Benefits

The Goddard School of Sunrise (Daycare Center) will positively impact Sunrise by:

1. Creating local job opportunities in a city with a 4.4% unemployment rate
2. Supporting working parents with reliable childcare
3. Providing high-quality early childhood education in a community where 31% of adults have a bachelor's degree or higher
4. Engaging in community events and initiatives
5. Contributing to long-term community well-being through education
6. Fostering strong family-school partnerships

Compliance with Local Regulations

The Goddard School will fully comply with Broward County's childcare licensing requirements and local zoning and building codes. We will work closely with the local licensing agency to ensure all standards are met or exceeded.

Conclusion

The proposed Goddard School of Sunrise (Daycare Center) will be a valuable addition to the City of Sunrise, offering top-tier early childhood education while addressing community

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needs for quality childcare. Our comprehensive approach to child development, coupled with stringent safety measures and thoughtful operational planning, will create a nurturing environment that benefits children, families, and the broader community, contributing to Sunrise's growth and development.