



PLANNING & ZONING DIVISION

24-SE-009
JUN 10 2024 NF

RECEIVED

City Commission File:
Attachment A

City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be provided on a USB with the submittal.* Refer to the Department Meeting Schedule & Submittal Deadline" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the agenda when a complete submission has been provided. If a complete submission is not uploaded by the deadline, the application will be notified via email with an itemized list of outstanding items and/or corrections.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Special Exception	Pre-Application Meeting with Staff	Staff Review	City Commission Review	Resolution from the City Commission	Applicant addresses any conditions & proceeds with the Certificate of Use (COU) application / process

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) by Staff. Staff will review to ensure a complete submittal with 5 business days.

SUBMISSION: The following paper documents must be submitted:

PAPER	One (1) completed application with original signatures (All Owners of Record must sign)	Lauderhill LLC Landlord & owners
	One (1) Affidavit (must be completed by the Landowner)	owner
	One (1) Letter of Authorization (signed by the Landowner), <i>if the Applicant is not the Landowner</i>	
	One (1) Letter of Authorization from the Condominium Association, <i>if the property is a condominium</i>	
	Application Fee as established by the City Commission. Refer to Chapter 6 – Section. 6-10 – Enumeration of permit fees, regulations and inspection fees. Checks must be made payable to the "City of Lauderhill."	\$ 800
	★ A certified copy of the Mailing list of all property owners within 500 feet of the site	after application
	Copy of Deed or Contract to Purchase	
	Copy of Lease (for Applicants who are renting) ✓	
	Written Narrative addressing each review standard & description of the proposed business/use operation	
USB	Legal description of the property (i.e. the subdivision, block & lot; or metes & bounds description)	Survey thru property owner
	One (1) electronic version of the special exception package	

Is the property for this application subject to unpaid city liens, fines or fees?
If so, the Landowner must resolve all fees prior to placement on the City Commission agenda.

☐ Yes

☐ No

Mail
Notices out by June 7th. (dated)
June 24th

Hard copy
& digital
files

Attorney



City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

Applicability

Article IV – Development Review Requirements

Section 4.6. – Standards for approval:

The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:

- A. The effect of such use on surrounding properties.
- B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
- C. Access, traffic generation and road capacities.
- D. Economic benefits or liabilities.
- E. Demands on utilities, community facilities, and public services.
- F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
- G. Factors relating to safety, health, and general public welfare.

Information about the Business / Use (to be included in the Narrative)

- Business Description (list all activities conducted at your business)
- Date the business is expected to open.
- Days and Hours of Operation for the Business (include the estimated number of employees on duty per day)
- Estimated number of persons that the business will employ
- List the job titles and approximate salaries for the proposed employees
- Size of the building area that the business will occupy
- Describe how your business will affect the residents who live close by.
- Describe how this business/ use will affect neighboring businesses.
- Explain what site characteristics make this location suitable for your business/ use.
- Explain how this business/ use will affect the community economically.
- Describe any fire hazards associated with the business/ use.
- Describe what security measures the business/ use will require.
- Describe any chemicals, fluids, gases or potentially hazardous substances that the business/ use requires or stores on-site.
- Describe the water demand that the business/ use may require (above "normal" bathroom needs for employees and customers to use toilets and washing).
- Describe any activity the proposed business/ use will utilize city park facilities.
- Describe any activity the proposed business/ use will generate noise, light or vibrations.
- Describe transit, automobile or pedestrian traffic that the proposed business/ use will create in the area.
- Describe any activity of the proposed business/ use may engage in related to alcohol, music or live entertainment.
- Describe any other aspects of the business/ use that may be relevant to the City's review not requested.



Special Exception – Application

Additional Information about the Business / Use for Childcare / Schools

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
4. Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply:
9. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
10. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
11. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.



City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

Property Description		
Street Address: 7356 West Commercial Blvd Lauderhill, FL 33319		Folio Number(s):
Nearest Cross Street:		
Subdivision:	Block:	Lot:

Business Information	
Business Name (if applicable): PLAY LEARN AND GROW Academy	Business Owner: Carolina Perez
Mailing Address: 7356 West Commercial Blvd	City, State & Zip Code: Lauderhill, FL 33319
Phone Number: (954) 572-6700	Email: tamarac@plgacademy.com

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): PLAY LEARN AND GROW Academy	Business Name (if applicable):
Name and Title: Carolina Perez Owner	Name and Title:
Signature: 	Signature:
Date: 5/15/2024	Date:
Mailing Address: 7230 Cody St	Mailing Address:
City, State & Zip: Hollywood, FL 33024	City, State & Zip Code:
Phone Number: (954) 540-7833	Phone Number:
Email: perezcarolinae91@gmail.com	Email:
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



City of Lauderhill
 Planning & Zoning Department
 5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

Architect	Engineer
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:

Attorney	Other
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:



City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

Site Data		
Development / Project Name: <i>PLAY LEARN AND GROW Academy</i>		
Briefly describe the special exception requested (a project narrative must be submitted separately that explains in greater detail the request & address each review standard 4.6. Standards for approval):		
<i>PLAY LEARN AND GROW Academy is a daycare/preschool that serves all families in the surrounding areas. Offering care for children 1-5 yrs old, and accepting all subsidized programs (VPK, ELC School Readiness, Childnet and Broward County Community Action Agency [CAA].</i>		
Additional Information		
Have any other applications been submitted for this site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If so, list the other applications & provide reference to the Meeting Date/ Results:		
<i>ALPHA PRESCHOOL ACADEMY</i>		
Pre-Application Conference Date:		



Play Learn and Grow Academy
7356 West Commercial Blvd.
Lauderhill Fl 33319

To whom it may concern,

I, Brandon Bowers, have never been convicted of a crime.

If you have any further questions or concerns don't hesitate to contact me at 954-673-5660 and/or
brandon@bowersfl.com

Brandon Bowers
Owner

Subscribed and sworn before me, this May 20th
day of May 20th a Notary Public
in and for Broward County,
State of Florida

(Signature)
NOTARY PUBLIC
My Commission expires 04/18/2026



NATASHA L. TAYLOR
Notary Public
State of Florida
Comm# HH254463
Expires 4/18/2026




Play Learn and Grow Academy
7356 West Commercial Blvd.
Lauderhill Fl 33319

To whom it may concern,

I, Carolina Perez, have never been convicted of a crime.

If you have any further questions or concerns don't hesitate to contact me at 954-540-7833 and/or
perezcarolinae91@gmail.com.


Carolina Perez
Owner



Chr PB 05/23/2024

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 23 day of May, 2024 by

Chr PB
Signature of Notary Public-State of Florida

Christina Paola Bravo
Name of Notary Typed, Printed, or Stamped

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced Florida driver license



Play Learn and Grow Academy
7346 West Commercial
Lauderhill FL 33319

Information about the business/use:

We are a daycare/preschool provider licensed by Broward County. We have many preschool in close by cities (Coral Springs, Margate and Davie) . We offer childcare for children ages 1-5 years old, and accept all subsidized program (VPK, ELC School Readiness , Child Net, and Broward County Community Action Agency (CAA).

We are also part of the Child Care Food Program and we provide free meals for all children enrolled, no matter their income status (Breakfast, Lunch and Snack)

We are open from 7am-6 pm Monday through Friday.

We currently employ 10 staff (1 director) .

We have Lead Teachers (\$16.50-\$17 hourly) Assistant Teachers (\$15.00 hourly), Director (\$21 hourly) . We have an estimate of 10 employees daily .

The size of the building is approximately 3500 sqft, not including the playground of ~1890 sqft (45 sqft per child (half of license capacity) required by Broward Childcare licensing)

Our business helps surrounding families have quality childcare available close to their homes and/or work locations. All our teachers are DCF certified, background checked, doctor cleared to be employed and allow to be working with children 1-5 years old. We accept many government programs to help with the cost of childcare, which is a huge relief for many of our working families. We are also part of the Childcare Food Programs which helps families drop off and not worry about sending meals, this is a huge relief for families financially.

Our business will bring more business to the surrounding businesses in the area, as we have parents drop off in the AM and PM , businesses benefit from constant daily exposure when parents visit our center.

This center is in a perfect location, we are only 5 minutes away from the Turnpike, and the Sawgrass Expressway. This location allows us to have adequate outdoor space to successfully operate with Broward Childcare Licensing, finding a location that has the required playground area for the children's physical activity is hard, and this building allows for the proper space. Some of our family work in our same plaza (Kimco Ft Lauderdale Plaza) which helps parents lessen their commute back and from work.

Our business accepts government subsidized programs (VPK ,ELC School Readiness, Child Net, and Broward County Community Action Agency (CAA), which some schools do not accept, and its hard for parents to find a quality childcare business that accepts these programs. Accepting this program helps our surrounding families not worry about the high cost of childcare. Also, we bring employment to the city. We have competitive salaries and offer free childcare to all our employees.

We do not have any fire hazards, as we do not cook on site, and cater meals from an Approved Catering Company by the Childcare Food Program.

We do not conduct any fire hazard related activities on site.

For the security of our students, our main door always remains locked, and whoever visits must be let in by one of our staff members.

Children are only allowed to be picked up by authorized names on their Registration papers, and if someone else comes we confirm with parents by giving them an call, and asking for a picture ID before releasing any children.

We are required by Broward Childcare Licensing to have Clorox mixture (1 oz Clorox and 12 oz of water) per classroom to constantly disinfect toys, tables, and/or changing tables), which is on a stand away from children's reach and the large Clorox bottles are all stored in a closet, aways from children reach.

Children must wash their hands thoroughly throughout the day to avoid sickness, and to keep clean hands for breakfast/lunch and snack. Children that are potty training might use the bathroom more than usual , and all children are allowed to use the bathroom as needed.

We do not utilize city park facilities

We would not generate noise, light of vibrations.

Parents drop off around 7-9 am and pick up 2:30pm -6 pm, not all parents pick up all at the same time which allows turn taking when using parking spots, and picking up.

We do not engage in any alcohol, music or live entertainment.



Broward County Board of County Commissioners
Resilient Environment Department
CONSUMER PROTECTION
Child Care Licensing and Enforcement Section
1 North University Drive ~ Plantation, FL 33324
954-357-4800



LICENSE NO. 50299

CHILD CARE FACILITY LICENSE

NAME OF FACILITY: Play, Learn, and Grow Academy
ADDRESS OF FACILITY: 7356 W. Commercial Boulevard
Lauderhill FL 33319
OWNER: Play, Learn, and Grow of Tamarac LLC

THIS LICENSE IS VALID ON 04/01/2024 AND EXPIRES ON 03/31/2025

THIS LICENSE MAY BE REVOKED OR SUSPENDED FOR CAUSE

Food: Service: Yes
Night Care: No

Transportation: No

Infant: Care: No
School Age Care: Yes

License Capacity: 84

A handwritten signature in cursive script, appearing to read "Julie Winkler".

CHILD CARE LICENSING & ENFORCEMENT MANAGER

03/13/2024

EXHIBIT A

This site plan is intended to be an approximate depiction of the Shopping Center. No representation or warranty is made with respect to the actual location, number or configuration of Buildings, Curb Cuts, Abutting Thoroughfares, Parking Areas, Traffic Patterns, or of the Tenants intended to be within the Shopping Center. The Landlord specifically reserves the right to change the content and configuration of the Shopping Center from time to time and at any time the Landlord desires in its sole and absolute discretion, or as is required to conform to Local Governing Agencies.

The leased premises shall be the area identified below.

