

1670 NE 38TH STREET

Application for Amendment to the City of Oakland Park and Broward County Land Use Plans

August 5, 2025

Prepared By:

Andrew J. Schein, Esq.



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1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

The letter from Oakland Park is included herein as Exhibit I.

- B. Name, title, address, telephone number and e-mail address of the local government contact person.

**City of Oakland Park
Planning & Zoning
5399 N. Dixie Highway, Suite #2
Oakland Park, FL 33334
Contact: Craig Southern, Planning Supervisor
Ph: 954-630-4423
Email: Craig.Southern@oaklandparkfl.gov**

- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment.

The summary is included on Oakland Park's letter, attached as Exhibit I.

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

Notice for the City's public hearings was provided pursuant to Chapter 163 of the Florida Statutes and the City's notice requirements. The City's notice requirements are found in Section 24-233(D)(6)(e) and Section 24-233(D)(6)(f) of the City's land development code, quoted below:

Sec. 24-233(D)(6) Notification

“(e) For all other applications for which a public hearing is required, the owners of all lands included in the application and the owners of all lands within seven hundred fifty (750) feet of such lands shall be notified by mail of the proposal contained in the application and of the meeting at which such proposal will be scheduled for public review and discussion. When the subject property is developed or proposed to be developed with a single-family home or duplex structure the advertisement radius shall be three hundred (300) feet according to the methods described in this section.

(f) For the purpose of giving notice by mail, the owners shall be deemed to be the persons shown upon the tax records maintained by the Broward County Property Appraiser for the City of Oakland Park as having interest in or relation to the particular property involved.”

In addition to the ordinary notice provisions, the Section 24-163(E) of the City’s land development code requires a neighborhood participation meeting for land use plan amendments. The requirements for this meeting, found in Section 24-163(E)(5), are quoted below:

“The applicant shall schedule one (1) meeting with the target area homeowners associations or individuals prior to the submission of the development permit application. The meeting(s) shall include a presentation and a discussion about the proposed project or request subject to review by the City of Oakland Park. Additional meetings may be scheduled by the applicant. The meeting shall be held at a reasonable time and at a reasonable location. Applications which require city commission action, shall schedule an additional meeting prior to placement on the city commission agenda, if the neighborhood meeting was held more than six (6) months prior to city commission meeting.”

Applicant held the public meeting on August 21, 2024 in accordance with this requirement.

E. Whether the amendment is one of the following:

- *Development of Regional Impact
- *Small scale development activity (per Florida Statutes)
- *Emergency (please describe on separate page)

This is a small-scale development activity

2. APPLICANT INFORMATION

- A. Name, title, address, telephone, facsimile number and email of the applicant.

**Andrew J. Schein, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
Tel: (954) 617-8919
Fax: (954) 779-1117**

- B. Name, title, address, telephone, facsimile number and email of the agent.

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Tel: (954) 617-8919
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- C. Name, title, address, telephone, facsimile number and email of the property owner.

**Folio: 494223340070
Name: Le Rocher Christian Worship Center, Inc.
1670 NE 38th Street
Oakland Park, FL 33334**

- D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The Property is the location of the Word of Life Ministries Church, which is looking to move locations. The Property was originally developed in 1968, prior to significant development activity occurring in the surrounding neighborhood. The surrounding neighborhood is

predominantly a single-family residential neighborhood.

As the church is leaving and the Community Facility land use designation does not provide many reasonable uses for the Property (other than a house of worship, which no longer needs the Property), amending the land use designation to match the surrounding area will allow the Property to be redeveloped (rather than remaining vacant) and to fit into the character of the neighborhood.

3. AMENDMENT SITE DESCRIPTION

- A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

Approximately 0.937 net acres/1.1 gross acres of land generally located at 1670 NE 38th Street at the southwest corner of NE 38th Street and NE 17th Avenue.

- B. Sealed survey, including legal description of the area proposed to be amended.

Please see Exhibit A: Survey.

- C. Map at a clearly indicating the amendment's location, boundaries and proposed land uses.

Please see Exhibit B: Location Map.

4. EXISTING AND PROPOSED USES

- A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

The subject site is currently designated Community Facility on the City and Community on the County Land Use Plan. The proposed designation is Low Density Residential (L5) on the City Land Use Plan and Low (5) Residential on the County Land Use Plan.

The current land use designations for the properties surrounding the amendment site are provided below:

TABLE 1 ADJACENT LAND USES		
	City	County
North	Low Density Residential (L5)	Low (5) Residential
South	Low Density Residential (L5)	Low (5) Residential
East	Low Density Residential (L5)	Low (5) Residential
West	Low Density Residential (L5)	Low (5) Residential

- B. Indicate if flexibility provisions of the BCLUP have been used for adjacent areas.

Flexibility provisions have not been utilized to rezone adjacent areas.

- C. Existing use of amendment site and adjacent areas.

TABLE 2 EXISTING USES	
Subject Site	Church
North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential

- D. Proposed use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count. For Activity Center amendments, please provide each existing non-residential use square footage and existing dwelling units for amendment area.

TABLE 3 PROPOSED USES	
SINGLE FAMILY RESIDENTIAL	
Use	Proposed
Residential	5 single-family residential units

- E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

The maximum allowable development will be five (5) residential units. The residential units are proposed as detached single-family homes.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.

The City's 10-Year Water Supply Plan ("WSP") was adopted by the City Commission on December 16, 2020. The WSP identifies a goal of 95 gallons of potable water per day per resident. However, Oakland Park does not own or operate any water supply plant or potable water treatment facility; Oakland Park utilizes Fort Lauderdale's Fiveash Water Treatment Plant and Peele-Dixie Water Treatment Plant. The relevant WSP is the City of Fort Lauderdale WSP, adopted by the City of Fort Lauderdale on April 7, 2015. Fort Lauderdale LOS standards are shown below.

**Table 2
City of Fort Lauderdale
Water System Level of Service Standards**

Component	Level Of Service Standard / Goal
Raw Water Supply	Maximum Day Demand with 20 percent of wells out of service for maintenance
Treatment Capacity	Maximum Day with all units in service
Minimum system pressure during peak hour demand with largest pump out of service during non-fire flow conditions	Maintain a minimum of 45 psi in the distribution system
Minimum system pressure during peak hour demand with largest pump out of service during fire flow conditions	Maintain a minimum of 20 psi in the distribution system
Finished Water Pumped Per Capita – 2008 Comprehensive Plan Volume 1, Infrastructure Element	Policies 1.2.2 and 2.3.1 of the Comprehensive Plan Volume 1, Infrastructure Element indicates that the level of service for finished water pumped shall be 197 gallons per capita per day
Finished Water Pumped Per Capita – City Goal	It is the City's goal to reduce the finished water pumped level of service to 170 gallons per capita per day through conservation by the year 2028

Component	Level Of Service Standard / Goal
Finished Water Storage	Comply with FAC 62-555.320(19): minimum requirement of 25 percent of maximum day demand plus maximum fire flow volume with all tanks in service. Maximum fire flow storage based upon a 5,000 gallons per minute (gpm) fire over a four hour period.
Maximum Distribution System Water Loss	10 Percent of Finished Water Pumped

- 1.
2. Identify the facilities serving the service area in which the amendment is located including current plant capacity, current and committed demand on the plant and SFWMD permitted withdrawal, including expiration date of SFWMD permit. Identify the wellfield serving the service area in which the amendment is located including permitted withdrawal and expiration date the permit.

Oakland Park relies on the City of Fort Lauderdale's two (2) potable water treatment plans: Fiveash WTP and Peele-Dixie WTP. Fiveash WTP treats water from the Prospect Wellfield and Peele-Dixie WTP treats water from the Dixie Wellfield. The table below lists the plant capacities and permitted withdrawals.

TABLE 4 PLANT CAPACITY & PERMITTED WITHDRAWAL	
Current Plant Capacity – Peele-Dixie	12.0 MGD
SFWMD Permitted Withdrawal – Peele-Dixie	15 MGD
Current Plant Capacity – Fiveash	70 MGD*
SFWMD Permitted Withdrawal - Fiveash	43.43 MGD

***Note that Fiveash design capacity is permitted at 70 MGD, but plant staff indicates that capacity may be limited to 60 MGD. Total combined plant capacity is therefore either 72 MGD or 82 MGD.**

Both the Prospect and Dixie Wellfields pull from the Biscayne Aquifer. The City of Fort Lauderdale has a 20-year Consumptive

Use Permit from the SFWMD, Permit No. CUP #06-00123-W (“CUP”). The CUP permits Fort Lauderdale to draw 52.55 MGD per day on an annual average day basis from the Biscayne Aquifer. The maximum withdrawals from the Dixie Wellfield are 15 MGD and the maximum withdrawals from the Prospect Wellfield are 43.43 MGD. The CUP was issued on September 11, 2008 and is set to expire on September 11, 2028.

Under the City of Fort Lauderdale’s Waster Supply Plan, the projected demand, including the demand from Oakland Park, is a total of 47 MGD in 2035. Therefore, with a total allowance of 52.55 MGD under the CUP and total plant capacities of either 72 or 82 MGD, the potable water needs will be met for current and future populations through at least 2035.

3. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per s.f.* or d.u.

The City of Oakland Park does not have separate calculations for water or wastewater demand by use; pursuant to discussions with Chris Lips, Assistant Public Works Director for the City of Oakland Park, Applicant utilized the City of Fort Lauderdale’s ERC formulas and Broward County’s conversion factors.

TABLE 5 POTABLE WATER IMPACT		
<i>Use</i>	<i>Calculation</i>	<i>Total</i>
CURRENT		
Church	2,719 SF x 47 GPD per 1,000 SF	= 128 GPD
PROPOSED		
Single-Family Residential	5 units x 1 ERC = 5 ERCs x 199 GPD	= 995 GPD
Change		+ 867 GPD

4. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain

name, position and contact information of party providing verification.

Name: Chris Lips
Position Assistant Public Works Director
Agency: City of Oakland Park, Public Works
Ph: 954-630-4441 Email: ChrisL@Oaklandparkfl.gov
Address: 3801 NE 5th Avenue, Oakland Park, FL 33334

See also Exhibit C

B. Sanitary Sewer Analysis

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.

The site is not proposed to be served by septic tanks.

2. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The City's adopted level of service standards for sanitary sewer is 150 gallons per day per resident.

3. Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

It is our understanding that the City of Fort Lauderdale George T. Lohmeyer Wastewater Treatment Plan will provide sanitary sewer service. The following table identifies current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

TABLE 4 SANITARY SEWER DEMAND AND CAPACITY George T. Lohmeyer WWTP	
Plant Capacity	56.6 MGD
Current + Committed Plant Demand	43.59 MGD + 1.47 MGD = 45.06 MGD
Planned Plant Capacity	None planned; Peak Operational Capacity = 93.5 MGD
Source: George T. Lohmeyer Wastewater Treatment Plant Capacity Update, Fort Lauderdale City Commission, June 6, 2023	

4. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

The below table identifies the net impact on sanitary sewer demands resulting from the proposed amendment.

TABLE 5 SANITARY SEWER IMPACT		
<i>Use</i>	<i>Calculation</i>	<i>Total</i>
CURRENT		
Church	2,719 SF X 38 GPD per 1,000 SF gross building area	= 103.322 GPD
PROPOSED		
Single-Family Residential	5 units x 142 GPD per unit	= 710 GPD
Change		+ 607 GPD

5. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

See table 10 below.

TABLE 6 PROJECTED PLANT CAPACITY & DEMAND SANITARY SEWER George T. Lohmeyer WWTP		
	2025	2035
Projected Plant Capacity	56.6 MGD	56.6 MGD
Projected Plant Demand	43.1 MGD AADF ¹	45.6 MGD AADF ¹
Planned Plant Expansions	TBD	
Funding Sources	N/A	
Source: ¹ Fort Lauderdale Comprehensive Utility Strategic Master Plan Table WW8-1		

There are ongoing discussions at the City of Fort Lauderdale regarding future plans expansions, but nothing official.

6. Correspondence from sewer provider verifying information submitted as part of the application on items 1-4.

Correspondence must contain name, position and contact information of party providing verification.

Name: Chris Lips
Position Assistant Public Works Director
Agency: City of Oakland Park, Public Works
Ph: 954-630-4441 Email: ChrisL@Oaklandparkfl.gov
Address: 3801 NE 5th Avenue, Oakland Park, FL 33334

See also Exhibit C

C. Solid Waste

1. Provide the adopted level of service standard for the municipality in which the amendment is located.

The adopted level of service standard in the City of Oakland Park is 8 pounds per capita per day with bi-weekly pickup.

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current plus committed demand on landfill/plant capacity, and planned landfill/plant capacity.

The City of Oakland Park disposes solid waste at Waste Connections, 1751 SW 43rd Terrace, Deerfield Beach, 33442.

TABLE 7 SOLID WASTE FACILITIES	
Capacity	382 acres
Current + Committed Demand	6,000 tons per day
Planned Capacity	Additional 24 acres
Source: Monach Hill Landfill LUPA Presentation, January 23, 2024	

3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.
- 4.

TABLE 8 SOLID WASTE IMPACT		
<i>Use</i>	<i>Calculation</i>	<i>Total</i>
CURRENT		
Church	2,719 SF x 1 lb per 100 SF ²	= 27.9 lbs/day

PROPOSED		
Single Family	5 units x 8.9 lbs per unit	= 44.5 lbs/day
2 The City does not produce solid waste generation rates for churches; 1 lb per 100 SF is the rate for office uses		
	Change	+ 16.6 lbs/day

5. Correspondence from the solid waste provider verifying that capacity is available to serve the amendment area the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit "D".

Name: Jason Pepitone
Agency: Deerfield Beach Recycling and Transfer Station
Address: 150 NE 2nd Avenue, Deerfield Beach, FL 33441
Ph: 954-574-1311

D. Drainage Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located.

**For drainage (roadway crown) – 10-year 3-day storm;
For drainage (finished Floor) – floor elevation above 100 yr. 3-day storm. finished floor shall be no lower than the highest of:**

- 1. One (1) foot above the FEMA Flood Insurance Rate Base Flood Elevation; or**
- 2. The 100-year flood elevation as determined by the Broward County 100-year Flood Criteria Map; or**
- 3. Twelve (12) inches above the adjacent road crown for residential development and six (6) inches above the adjacent road crown for nonresidential development.**

2. Identify the drainage district and drainage systems serving the amendment area.

The property is not located in a special drainage district.

3. Identify any planned drainage improvements, including year,

funding sources and other relevant information.

None

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

If required, the project will receive a SFWMD permit prior to obtaining permits from the City.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The amendment site will meet the adopted level of service for development within the site.

6. Correspondence from local drainage district verifying information submitted as part of the application (1-5 above). Correspondence must contain name, position and contact information of party providing verification.

See Exhibit E.

Name: Chris Lips
Position: Assistant Public Works Director
Agency: City of Oakland Park, Public Works

Ph: 954-630-4441
Address: 3801 NE 5th Avenue, Oakland Park, FL 33334

E. Recreation and Open Space Analysis

1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.

3 acres per 1,000 population

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

The increase of a maximum of five (5) houses is not expected to trip thresholds for additional parks. According to the 2020 Decennial Census, the City’s population is 44,229 people, which would require a total of ~132.6 acres of parks. Pursuant to Table 7-1 of the City’s Comprehensive Plan, Volume II, the City had 182.37 acres of parks, far exceeding the requirement.

3. Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

TABLE 9 PARKS IMPACT		
<i>Use</i>	<i>Calculation</i>	<i>Total</i>
CURRENT		
Church	N/A	= 0 acres
PROPOSED		
Single-Family Residential	5 units x 3.38 people per unit ³ = ~17 people x .003 acres per person	= 0.051 acres
Change		+ 0.051 acres

³ Pursuant to the 2020 Decennial Census, the average family and household size in Oakland Park is 3.38 people

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

See Table 7-3 from the City's Comprehensive Plan, Volume II below.

Table 7-3 - 2006, 2015, and 2030 Local Park Acreage Need/Demand and Deficiencies/(Surplus) Based on Local Park Acreage Standards in the Broward County Land Use Plan

Total Acreage of Parks in Oakland Park in 2005		182.37 acres	
Total Acreage of Parks in Oakland Park in 2015		183.74 acres	
Broward County Standard		3.0 acres/1,000 residents	
Year	Population	Need/Demand (in acres)	Deficiency/(Surplus) (in acres)
2006	43,739	131.22	(51.15)
2015	49,752	149.26	(34.48)
2030	60,121	180.36	(2.01)

Source: Carter & Burgess, Inc., 2007

Note: Based on population estimates and projections as shown in the Future Land Use Element.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

POLICY 2.5.4 *Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.*

Response: N/A, this LUPA will not result in the loss of open space.

POLICY 2.5.5 *Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address 2.5.5 a. through e.*

Response: N/A

F. Traffic Circulation Analysis

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted

level of service and current level of service for each roadway.

The Property abuts NE 38th Street and NE 17th Avenue. Both NE 17th Avenue and NE 38th Street are two-lane, bi-directional local streets. There are no adopted level of service standard for NE 17th Street. The current level of service standard for NE 38th Street at this location is C-Stable Flow.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Utilize average daily and p.m. peak hour traffic volumes per Broward County MPO plans and projections.

For NE 38th Street, the p.m. peak hour traffic volume count is 450 vehicle trips and the average daily is 5,700 vehicle trips.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment - calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

The following calculations are based on the 11th Edition of the ITE Trip Generation Manual.

Average daily existing: 2,719 SF church use x 7.6 daily trips per 1,000 SF = 20.66 daily trips

Average p.m. peak existing: 2,719 SF x 0.49 trips per 1,000 SF = 1.33 trips

Average daily proposed: 5 units x 9.43 trips per unit = 47.15 daily trips

Average p.m. peak proposed: 5 units x 0.94 per unit = 4.7 trips

4. Provide any transportation studies relating to this amendment, as desired.

None provided at this time as this is a minor amendment.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

BCT Route 10 runs on Federal Highway approximately 1,600 feet from the property. BCT Route 50 runs on Federal Highway approximately 2,200 feet from the property.

2. Describe how the proposed amendment furthers or supports mass transit use.

This amendment is for single-family homes and is not expected to have any impact, positive or negative, on mass transit use.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

See Exhibit F

Name:	Barney McCoy
Agency:	Broward County Transit Division
Position:	Assistant General Manager – Service and Strategic Planning
Email	BAMccoy@broward.org
Address:	1 N. University Dr, Plantation FL 33324
Ph:	954-357-8369

H. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for

the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application

The SCAD is attached hereto as Exhibit J.

2. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.

See SCAD.

3. The associated fee in the form of a check made payable to the SBBC.

See SCAD.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

N/A

- B. Archaeological sites listed on the Florida Master Site File.

N/A

- C. Wetlands

N/A

- D. Local Areas of Particular Concern as Identified within the Broward County Land Use Plan.

N/A

- E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

N/A

- F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

None that applicant is aware of.

- G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

None that applicant is aware of.

- H. Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the protected zone and any provisions, which will be made to protect the wellfield

The property is not within a wellfield protection zone of influence.

- I. Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to mitigate the area’s natural features

No soil alteration is expected.

- J. Beach Access – Indicate if the amendment is ocean-front. If so, describe how public beach access will be addressed.

N/A

7. **AFFORDABLE HOUSING**

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this document.

N/A, this amendment proposes to add less than 100 residential units.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The land use designation of the property is currently inconsistent with the surrounding area. This amendment is to change the land use designation of the property to match the surrounding area.

9. HURRICANE EVACUATION ANALYSIS

(Required for amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Agency). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Agency.

The property is not located within a hurricane evacuation zone.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified Redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The property is not in a CRA or CDBG area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

The property is not located adjacent to other local governments.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

Applicant held a public participation meeting on August 21st, 2024 and noticed the public participation meeting to all association presidents in the vicinity.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES

- A. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

This amendment is only to change the use of the property from a church to a maximum of 5(single-family homes. Although a small change, any addition of single-family homes in single-family residential areas helps to meet the demand for such homes, helping to drive down the costs and increase affordability.

As this is a minor amendment, this amendment is not expected to have much impact on any of the policies in the comprehensive plan.

- B. CONSISTENCY WITH GOALS, OBJECTIVES, AND POLICIES OF THE CITY LAND USE PLAN

FUTURE LAND USE ELEMENT

Goal 1 of the Future land use plan is to protect and enhance the single-family residential areas of the City. By changing the use from a use that is not consistent with the surrounding single-family area, this amendment will further this goal.

Objective 1.8 is to encourage the construction of at least 50 single family homes by the year 2015. Although it's 2024, this amendment will further the City's goal and objectives of creating more single-family homes.

14. ADDITIONAL SUPPORT DOCUMENTS

- A. Other support documents or summary of support documents on which the proposed amendment is based.

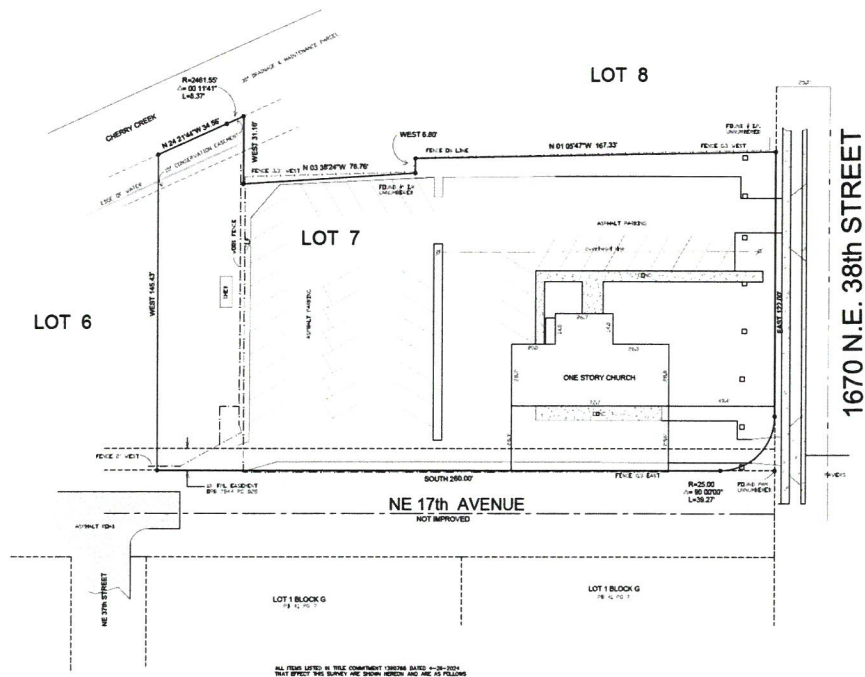
Not applicable.

- B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

Exhibit “A”

Survey



ALL FEASIBILITY STUDIES IN THIS COMPARTMENT DURING 2014-2015
THAT EFFECT THE SURVEY AND SHOWS HEREIN ARE AS FOLLOWS:
ITEM 1: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 2: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 3: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 4: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 5: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 6: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 7: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 8: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 9: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE
ITEM 10: IMPROVEMENTS ARE NOT FEASIBLE IN NATURE

Let 7, MANDOLIN WOODS, according to the plan thereof as recorded in Plat Book 103, Page 39, Public Records of
Broward County, Florida.

- 1) BOUNDARY SURVEY HEREIN ARE HEREBY
- 2) BEING THE SURVEY OF THE PROPERTY OF THE
- 3) BEING THE SURVEY OF THE PROPERTY OF THE
- 4) BEING THE SURVEY OF THE PROPERTY OF THE

NO.	DESCRIPTION	DATE	BY
1	Survey of the property of the	10/10/17	Surveyor
2	Survey of the property of the	10/10/17	Surveyor
3	Survey of the property of the	10/10/17	Surveyor
4	Survey of the property of the	10/10/17	Surveyor
5	Survey of the property of the	10/10/17	Surveyor
6	Survey of the property of the	10/10/17	Surveyor
7	Survey of the property of the	10/10/17	Surveyor
8	Survey of the property of the	10/10/17	Surveyor
9	Survey of the property of the	10/10/17	Surveyor
10	Survey of the property of the	10/10/17	Surveyor



Surveyor's Seal Surveyor's Name: Surveyor Surveyor's License Number: Surveyor Surveyor's Signature: Surveyor Surveyor's Date: Surveyor		FILED: 10/10/17 FILED: 10/10/17 FILED: 10/10/17 FILED: 10/10/17	
---	--	--	--

SS
2024.06.05
10:23:17 -04'00'

Exhibit “B”

Location Map



Exhibit "C"

Potable Water and Sanitary Sewer Correspondence



April 10, 2024

Lochrie & Chakas P.A.
Attn: Andrew J. Schein, Esq.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304

**RE: Water & Sanitary Sewer Availability
Proposed Residential Development
1670 NE 38th Street**

Dear Mr. Schein:

Please consider this letter as confirmation that the City of Oakland Park possesses adequate capacity to accommodate the aforementioned project's requirements for both potable water and sanitary sewer services. This assurance is based on the information provided by your office, indicating that the proposed development will entail a projected use of 1,194 gallons per day (gpd) for potable water and 852 gpd for wastewater. It is noted that the project involves the demolition of an existing church, which currently demands 128 gpd for water and 103 gpd for sewer services. Consequently, the net increase in flow for this project is estimated to be approximately 1,066 gpd for water and 749 gpd for wastewater.

Adjacent to the subject property, the City maintains potable water facilities, including an eight-inch (8") water main situated within NE 38th Street, as well as another eight-inch (8") water main within the unimproved right-of-way of NE 17th Avenue. Furthermore, the City possesses an eight-inch (8") sanitary sewer main running through the center of NE 38th Street.

It is important to clarify that this letter serves to verify the capacity of water and sewer infrastructure exclusively and should not be construed as authorization for accessing or traversing private property to connect to public utilities. Additionally, it should be noted that utility easements will be requisite for water and sewer mains or services constructed within private properties.

Please let me know if you need any additional information.

Sincerely,

Chris Lips
Assistant Public Works Director

Exhibit “D”

Solid Waste Correspondence



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
DIRECT DIAL: 954.617.8919
EMAIL: ASCHIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

VIA EMAIL (jason.pepitone@wasteconnections.com)

Deerfield Beach Recycling and Transfer Station
Waste Connections
150 NE 2nd Avenue
Deerfield Beach, FL 33441

RE: Service Confirmation for a Change of Land Use

Dear Mr. Pepitone:

I represent the contract purchaser of the property located at 1670 NE 38th Street, Oakland Park, FL 33334, Broward County Property Appraiser Folio No. 494223340070 (the "Property"). The Property is currently the location of a 2,719 SF church.

My client is proposing to change the use of the property from a 2,719 SF church to six (6) single-family residential homes (the "Application"). As part of the Application, we are required to obtain confirmation from your division that the Deerfield Beach Recycling and Transfer Station has adequate capacity to serve the change of use from 2,719 SF of church uses to six (6) single-family residential homes.

At your earliest convenience, please provide confirmation that there is adequate solid waste capacity to serve the six (6) single-family homes in the Application. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Schein', is written over a light blue horizontal line.

Andrew Schein

Andrew Schein

From: Jason Pepitone <jason.pepitone@wasteconnections.com>
Sent: Thursday, September 5, 2024 6:57 AM
To: Andrew Schein
Subject: Re: Service Confirmation for Change of Use

Andrew, we have the capacity.

JP
Sent from my iPhone

On Sep 4, 2024, at 7:00 PM, Andrew Schein <aschein@lochrielaw.com> wrote:

Hi Jason, I'm reaching out to you for confirmation that the Deerfield Beach Recycling and Transfer Station has adequate capacity to serve a project in Oakland Park. I've attached a letter to this regard. It's a very small project – changing the property from a 2,719 SF church to six (6) single-family homes – but the City still needs confirmation from your department. Please let me know if this is something that you can provide.

Thank you,

Andrew J. Schein, Esq.

<image001.jpg>

phone 954.779.1119 | fax 954.779.1117 | direct 954.617.8919
699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304

<Letter to J. Pepitone re Solid Waste Confirmation.pdf>

Exhibit "E"

Drainage Correspondence



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
DIRECT DIAL: 954.617.8919
EMAIL: ASCHIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

VIA EMAIL (ChrisL@oaklandparkfl.gov)

Assistant Public Works Director
City of Oakland Park
3801 NE 5th Avenue
Oakland Park, FL 33334

RE: Service Confirmation for a Land Use Plan Amendment

Dear Mr. Lips:

I represent the contract purchaser of the property located at 1670 NE 38th Street, Oakland Park, FL 33334, Broward County Property Appraiser Folio No. 494223340070 (the "Property"). The Property is currently the location of a 2,719 SF church.

My client is proposing to change the use of the property from a 2,719 SF church to six (6) single-family residential homes (the "Application"). As part of the Application, we are required to obtain confirmation from your division that there is adequate drainage capacity to serve the change of use from 2,719 SF of church uses to six (6) single-family residential homes.

At your earliest convenience, please provide confirmation that there is adequate drainage to serve the six (6) single-family homes in the Application. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Schein", with a stylized flourish at the end.

Andrew Schein

Exhibit "F"

BCT Correspondence



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
DIRECT DIAL: 954.617.8919
EMAIL: ASCHIN@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

VIA EMAIL (BAMcoy@broward.org)

Barney McCoy, Assistant General Manager
Service and Strategic Planning
Broward County Transit Division
1 N. University Drive
Plantation, FL 33324

RE: Service Confirmation for a Land Use Plan Amendment

Dear Mr. McCoy:

I represent the contract purchaser of the property located at 1670 NE 38th Street, Oakland Park, FL 33334, Broward County Property Appraiser Folio No. 494223340070 (the "Property"). The Property is currently the location of a 2,719 SF church.

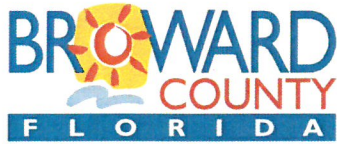
My client is proposing to change the use of the property from a 2,719 SF church to six (6) single-family residential homes (the "Application"). As part of the Application, we are required to obtain confirmation of the mass transit routes and services surrounding the site.

At your earliest convenience, please provide confirmation that mass transit routes exist in proximity to the Property. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Schein", is written over a light blue horizontal line.

Andrew Schein



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

January 23, 2025

Andrew Schein, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304

RE: Land Use Plan Amendment (LUPA) – 1670 NE 38th St, Oakland Park - Transit Verification Letter

Dear Mr. Schein,

Broward County Transit (BCT) has reviewed correspondence dated January 9, 2025, regarding the proposed LUPA for 1670 NE 38th St in Oakland Park, FL, folio #494223340070 for current and planned transit service. There is no transit service provided within a quarter mile of the amendment site and no planned expansion at this time.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the employment opportunities along US 27 in the city of Southwest Ranches. BCT is in the process of conducting a Comprehensive Operational Analysis (COA). The subject property will be noted as a key area of development for possible service expansion and/or new service once it is completed in conjunction with a transit service market analysis.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine
www.broward.org

Sincerely,

Daniel Cohen

Daniel Cohen

Service Planner

Service and Strategic Planning – Broward County Transit

Exhibit G

Authorization Letter

Renee M. Shrout, City Clerk
City of Oakland Park
3650 NE 12th Avenue
Oakland Park, FL 33334

Re: Land use, zoning and permitting for property located at 1670 NE 38th Street
identified with folio number 494223340070 ("Property") all located in Oakland
Park, Florida

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. and GOM Ventures LLC, its
representatives, affiliates and/or consultants to act as agents in connection with all land use and
zoning matters related to Property referenced above.

Sincerely,

Le Rocher Christian Worship Center Inc.

By: _____

Printed Name: Ronald P. Pielke

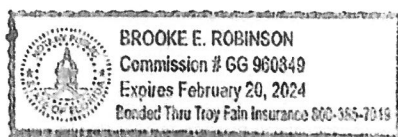
Title: Pastor

Date: 8-16-23

STATE OF Florida)
) ss
COUNTY OF Broward)

The foregoing instrument was acknowledged before me, by means of (check one): _____
physical presence or X online notarization, this 16th day of August, 2023 by
Ronald Pielke as Pastor, of Le Rocher Christian Worship
Center Inc. who is personally known to me or who has produced FL ID as
identification.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day
of August, 2023.



My Commission Expires:

Brooke Robinson
Notary Public
Brooke Robinson
Typed, printed or stamped name of Notary Public

Exhibit H

Plat Determination Letter



October 8, 2024

Andrew Schein, Esquire
Lochrie & Chakas, P.A.
699 North Federal Highway, Suite 400
Fort Lauderdale, Florida 33304

Via Email Only

Dear Mr. Schein:

Re: Platting requirements for a parcel legally described as Lot 7, "Mandolin Woods," according to the Plat thereof, as recorded in Plat Book 103, Page 39, of the Public Records of Broward County, Florida. This parcel is generally located on the southwest corner of Northeast 17 Avenue and Northeast 38 Street, in the City of Oakland Park.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on October 31, 1979. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Oakland Park's platting requirements should be investigated.

According to Article 4.5(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

Andrew Schein
October 8, 2024
Page Two

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: David Hebert, City Manager
City of Oakland Park

Sierra Marrero, Director, Engineering and Community Development
City of Oakland Park



Exhibit I

Municipal Transmittal Letter



July 29, 2025

Barbara Blake-Boy, Executive Director
Broward County Planning Council
115 S. Andrews Avenue Suite 307
Fort Lauderdale, FL 33301

Subject: Transmittal of Proposed Amendment to the Broward County Land Use Plan (BCLUP) for the Le Rocher Christian Workshop Center Inc. property I City Case #CD24-30CP, located at 1670 NE 38th Street, Oakland Park

Dear Ms. Blake-Boy,

The City of Oakland Park is pleased to transmit the above-captioned small scale Land Use Plan Amendment (LUPA) application to the Broward County Planning Council. The amendment would change the existing Future Land Use Map designation from Community Facilities (CF) to a Low Density Residential (L-5) designation for the subject property containing 1.1 gross acres, located at 1670 NE 38th Street within the Corals of Oakland Park neighborhood, currently identified as only one property with folio identification number: 4942 23 34 0070, the Mandolin Woods Plat 103-39B Lot 7.

- On July 16, 2025, after conducting a duly noticed public hearing, the City of Oakland Park City Commission unanimously (5-0) approved the ordinance adopting the above-captioned Land Use Plan Amendment on first reading.
- On June 10, 2025, after conducting a duly noticed public hearing, the City of Oakland Park Local Planning agency (LPA) unanimously (5-0) recommended approval of the ordinance adopting the above-captioned Land Use Plan Amendment on first reading.
- On June 9, 2025, after conducting a duly noticed public hearing, the City of Oakland Park Planning & Zoning Board (5-0) recommended approval of the ordinance adopting the above captioned Land Use Plan Amendment on first reading.

Enclosed for your review are the required documents in support of the small scale BCLUP amendment, consisting of the proposed Ordinance and small scale LUPA application case #CD24-30CP.



Should you or your staff have any questions, please feel free to contact Rick Buckeye, AICP, Planning and Zoning Supervisor, at 954-630-4345 or via E-mail at rickb@oaklandparkfl.gov

Thank you for your assistance in processing this request.

Sincerely,

Tim Loneragan
Mayor of the City of Oakland Park

Enclosure: City Commission Agenda Item Packet from July 16th, 2025, Meeting

cc: David Hebert, City Manager
Andrew Thompson, Assistant City Manager
Sierra Marrero, AICP, Director of Engineering and Community Development
Rick Buckeye, AICP, Planning Supervisor

Exhibit J

SCAD

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE

SBBC-3898-2024

County No: N/A

Folio #: 494223340070

1670 NE 38th Street

October 31, 2024



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION			IMPACT OF PROPOSED CHANGE			PROPERTY INFORMATION		
Date: October 31, 2024			Units Permitted		Units Proposed	6		
Name: 1670 NE 38th Street			NET CHANGE (UNITS):			6		
SBBC Project Number: SBBC-3898-2024			Students	Permitted	Proposed	NET CHANGE		
County Project Number: N/A			Elem	0	1	1		
Municipality Project Number:			Mid	0	1	1		
Owner/Developer: Le Rocher Christian Worship Center Inc.			High	0	1	1		
Jurisdiction: Oakland Park			Total	0	3	3		
SHORT RANGE - 5-YEAR IMPACT								
Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity		
Oakland Park Elementary	840	924	544	-380	-21	58.9%		
Rickards, James S. Middle	1,704	1,704	767	-937	-42	45.0%		
Northeast High	2,909	2,909	1,597	-1,312	-52	54.9%		
Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark		Projected Enrollment			
			24/25	25/26	26/27	27/28	28/29	
Oakland Park Elementary	546	-378	59.1%	551	538	526	515	503
Rickards, James S. Middle	778	-354	45.7%	774	781	788	794	801
Northeast High	1,642	-894	56.4%	1,566	1,560	1,550	1,541	1,531

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 3 - Elementary	12,114	9,032	-3,082	8,137	7,982	7,831	7,678	7,522
Area 3 - Middle	4,642	3,627	-1,015	3,539	3,529	3,521	3,512	3,504
Area 3 - High	7,702	5,117	-2,585	4,458	4,352	4,248	4,144	4,040

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Somerset Village Academy	750	263	-487	263	263	263
Somerset Village Academy Middle	750	162	-588	162	162	162

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

(Years 1 - 5)

School(s)	Description of Capacity Additions
Oakland Park Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Rickards, James S. Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Northeast High	24-classroom addition shown in the ADEFP is part of concurrent replacement of old building and will not increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

(Years 6 - 10)

Capacity Additions for Planning Area 3	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

<p>Information contained in the application indicates that the approximately 1.1-acre site is generally located South of NE 38th Street between NE 18th Terrace and NE 18th Avenue in the City of Oakland Park. The current land use designation for the site is Community. The applicant proposes to change the land use designation to Low (5) Residential to allow 6 single-family (all four or more bedroom) residential units, which is anticipated to generate 3 additional (3 elementary, 3 middle, and 3 high) students into Broward County Public Schools.</p> <p>This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.</p> <p>Please be advised that this application was reviewed utilizing 2023/24 school year data because the current school year (2024/25) data will not be available until updates are made to the five-year student enrollment projections. Schools serving the amendment site in the 2023/24 school year are Oakland Park Elementary, James S. Rickards Middle, and Northeast High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.</p> <p>Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "3". The elementary, middle, and high schools currently serving Planning Area "3" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.</p> <p>Therefore, Planning Area "3" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.</p> <p>Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.</p>

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-3898-2024

10/31/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title