



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



August 8, 2025

David Ragsdale, Planner

Broward County Planning Council

115 South Andrews Avenue, Room 307

Fort Lauderdale, FL 33301

RE: Land Use Plan Amendment (LUPA) – PC 25-6 1670 NE 38 Street (Oakland Park)

Dear David Ragsdale,

Broward County Transit (BCT) has reviewed your correspondence from August 6, 2025, regarding the LUPA of the property located at 1670 NE 38 Street (Oakland Park) 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. 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 954-357-8024 or email me at sjarrett@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Stephanie Jarrett

Stephanie Jarrett

Service Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

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



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

August 15, 2025



David Ragsdale
Planner
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

via email to: dragsdale@broward.org

FROM: Vilma Melendez
Broward County Water Management Division

SUBJECT: 1670 NE 38 Street - PC 25-6 / Land Use Plan Amendment

Dear Mr. Ragsdale:

On behalf of the Water Management Division, I have reviewed the documents related to the Land Use Plan Amendment No. PC 25-6 and have no comments or objections.

Sincerely,

Vilma Melendez, P.E.
Construction Project Management Supervisor
2555 W. Copans Rd.
Pompano Beach, FL 33069
Office (954) 831-0764
Email: vmelendez@broward.org



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

August 6, 2025



To: Deanne Von Stetina, Assistant Executive Director
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 25-6 – 1670 NE 38 Street (Wilton Manors)

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – 1670 NE 38 Street (Wilton Manors). Our comment is as follows:

PC 25-6 No objections to the Land Use Plan Amendment. Park impact fees, if permitted by state law, will be required for the additional five residential units.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

RESILIENT ENVIRONMENT DEPARTMENT (RED)
REVIEW AND COMMENTS ON
PROPOSED BROWARD COUNTY LAND USE PLAN MAP
AMENDMENT



For: Broward County Planning Council

Applicant: Andrew J. Schein, Esq., Lochrie & Chakas, P.A.

Amendment No.: PC 25-6

Jurisdiction: Oakland Park

Size: Approximately 1.1 acres

Existing Use: Religious Institution

Current Land Use Designation: Community

Proposed Land Use Designation: Low (5) Residential

Estimated Net Effect: Addition of 5 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 1.1 acres of community use

Location: In Section 23, Township 49 South, Range 42 East; generally located on the southwest corner of Northeast 17 Avenue and Northeast 38 Street.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS

ENVIRONMENTAL PERMITTING DIVISION

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

There are no known contaminated sites located within one-quarter mile of the subject LUPA site.

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

EPD has no records indicating that this is a current or former landfill, dump, or other regulated waste facility

Wetlands - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

This proposed development contains or abuts water bodies. Excavation or filling of lakes or canals, or installation of seawalls, docks, headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

Comments to follow

Upland Resources (including Tree Preservation and Greenways) - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Oakland

Park. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Hazardous Material Facilities - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from EPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are zero (0) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. *(PD 08/27/2025)*

Wellfield Protection - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. *(PD 08/27/2025)*

SARA TITLE III (Community Right to Know) - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are zero (0) known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. *(PD 08/27/2025)*

NATURAL RESOURCES DIVISION

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis provided by the Broward County Planning Council indicates that the proposed amendment would result in a **decrease of 29 peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and proposed designation, an amendment to the current land use designation can be assumed to have a **minimal impact** based on all current information provided at this stage in the process. Regardless of designation, there is expected to be **significant long-term level of service degradation** concerning nearby major roadways.

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Program recommends that the plan for development includes air quality measures or provisions that will

support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian-friendly designs which will include native tree-shaded areas.

There **are no (0)** air permitted facilities located within half a mile of the proposed amendment site, and no air quality-related complaints in the last 10 years. Therefore, there are no facilities in the area with existing or potential odor or noise problems. (AR 9/4/2025)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, are not present within the boundaries of the proposed amendment site.

[Check map at:

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>]

Protected Natural Lands –

Project site is adjacent to the Mandolin Woods Mangrove Area which is a wetland managed by the City of Oakland Park. The Mandolin Woods Mangrove Area is a protected natural land based on a review of the Protected Natural Lands Inventory map. Please review comments provided by Wetlands Section for potential requirements under Chapter 27, Article XI of the Natural Resource Protection Code.

The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

Comments to follow.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

Please see attached.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

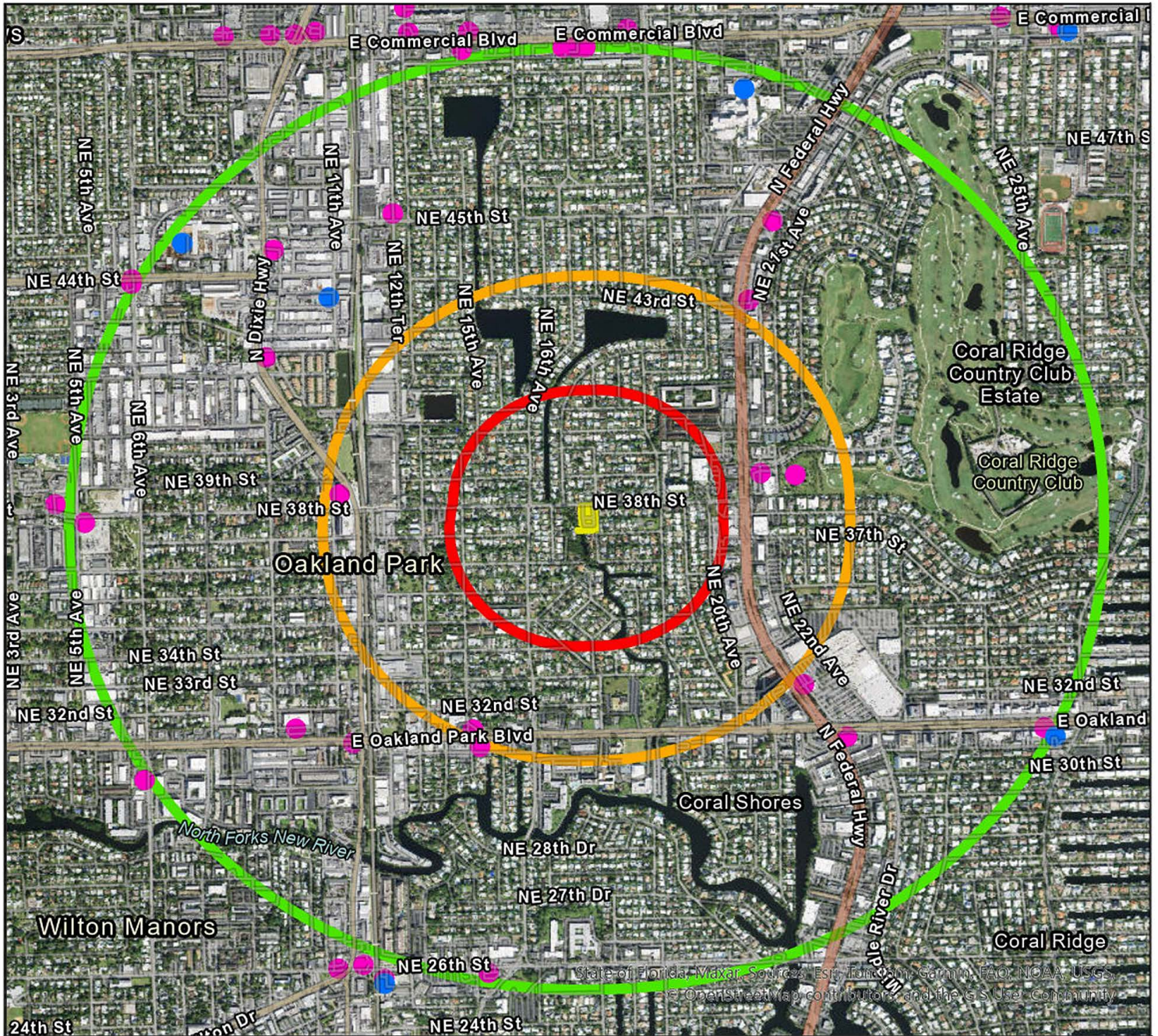
Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 60 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 25 percent of impervious surface on the property and gain of recharge. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Broward County Land Use Plan Proposed Amendment 25-6



0 0.26 0.53 1.05 Miles

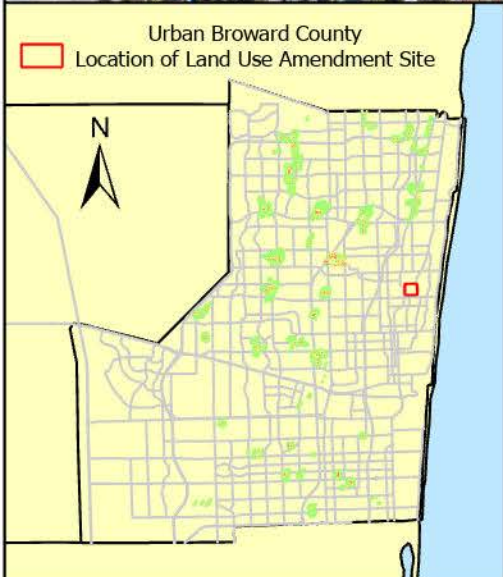
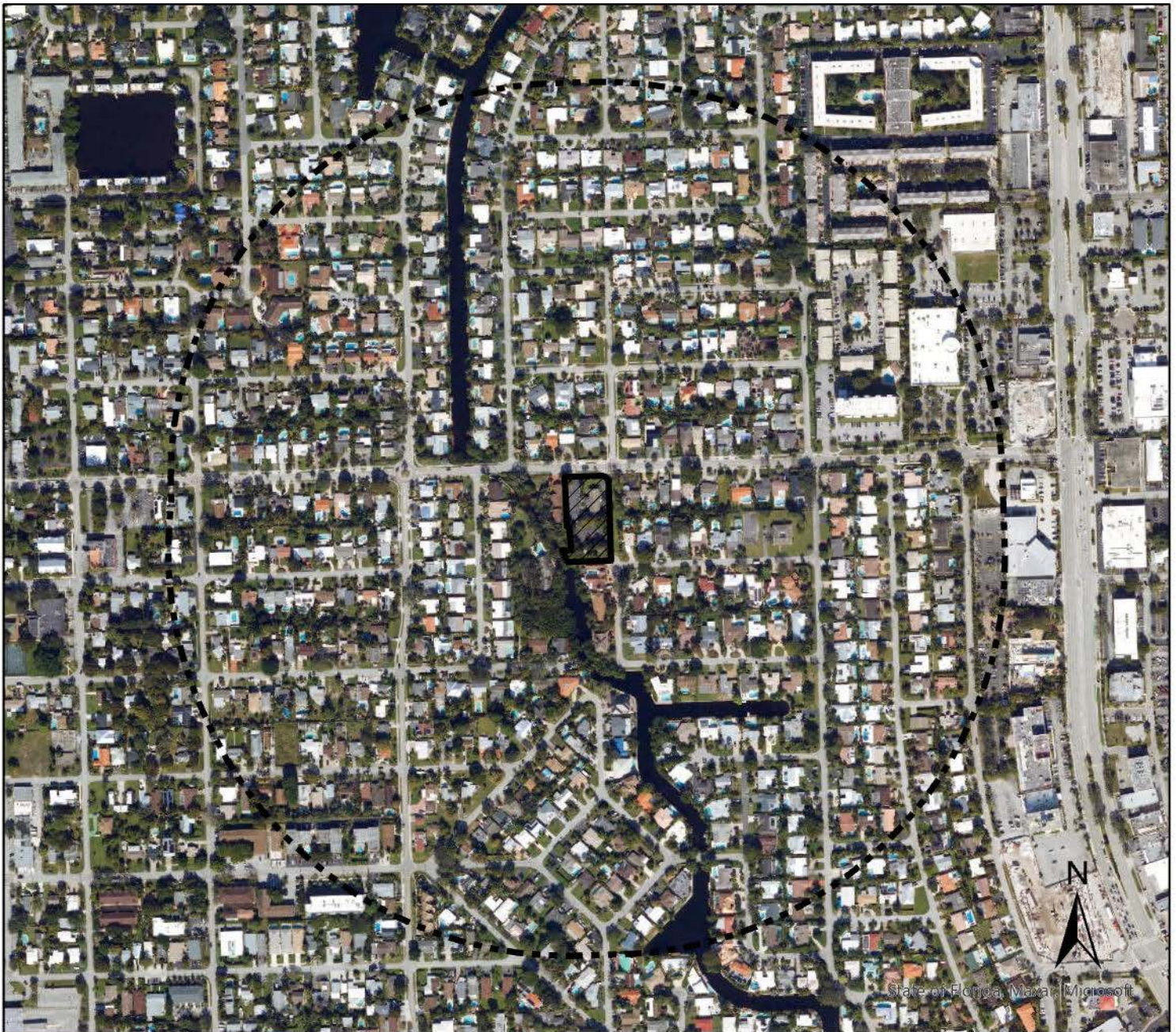


Legend

- | | |
|--|--|
| ● State Air Sites | Proposed Site |
| ● County Air Sites | Quarter Mile Buffer |
| ● Contaminated Sites | Half Mile Buffer |
| ● Solid Waste Facilities | One Mile Buffer |

Generated for location purposes only.
Marker size is a visual aid, and neither
represents exact location nor area of
designated facility.
Prepared by: Ashley Robins on 8/27/25
Natural Resources Division

PC 25-6 1670 NE 38th Street



0 0.1 0.2 Miles

Prepared on: 8/27/2025 7:53 AM

Prepared by: Pdurius

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- SARA Title III Facility
- Proposed Amend Site Intersect

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.



RESILIENT ENVIRONMENT DEPARTMENT

115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6613 • FAX 954-357-8655

To: Ms. Barbara Blake-Boy, Executive Director, Broward County Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, 
Resilient Environment Department

Date: 08/26/2025

Re: Initial Resilience Review of PC 25-6, Oakland Park - NE 38th Street

Initial Review of Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities. The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

The proposed amendment site falls within an area (0.115 acres or approximately 12% of the total amendment area), for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, 2.21.6, 2.21.7 and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14 apply to the review of this project. Accordingly, the County shall:

- 1) Consider sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels (2.21.1).
- 2) Prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding (2.21.5).
- 3) Support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Action Plan

(RCAP), as approved by the Broward County Climate Change Task Force and adopted by the Broward County Board of County Commissioners (2.21.6). Accordingly, CCAP Actions and RCAP Recommendations and Strategies shall also be considered in the resilience review.

The Resilience Unit notes the Applicant's response in Section 6-E to PPA considerations is provided as "N/A". The Applicant should note that the PPA map indicates a total of 12% of the project area, approximately 0.115 acres is within the PPA. The applicant is directed to reevaluate their submission to Section 6-E, see attached map. The Applicant should also note that an updated future conditions groundwater map was adopted on 7/1/2024 (Broward County Plate WM 2.3 2070 Future Conditions Average Wet Season Groundwater Elevation). In addition, the FEMA FIRM for this area has also been updated as of 7/31/2024 and most of the project site falls within Zone AE. As the land is generally at a lower elevation, Applicant will need to consider the impacts of groundwater levels and 100-year flood elevations will have on the FFE of the proposed single-family homes and the impact that will have on the surrounding areas.

In addition the Resilience Unit of the Resilient Environment Department asks that the Applicant strongly consider CCAP - Healthy Community Actions concerning heat such as #33 (Reduce the urban heat island effect), and Water Resources concerning stormwater such as #133 (Promote green infrastructure), #134 (Increase pervious areas) and RCAP Recommendations and Strategies pertaining to Public Health such as those pertaining to heat: PH-3.1 (Use of green infrastructure to reduce heat), PH-3.3 (Use of cool building materials), through the application, design, permitting and construction process.

Broward County Land Use Plan
Proposed Amendment PC 25-6
Priority Planning Area Map



0 0.01 0.02 Miles

 Proposed Amendment Site

 Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070 (PC 25-6 is located inside of a Priority Planning Area)

**BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
RESILIENT ENVIRONMENT DEPARTMENT**

I. Information about the Proposed Amendment

For: Broward County Planning Council

Applicant: Andrew J. Schein, Esq., Lochrie & Chakas, P.A.

Amendment No.: PC 25-6

Jurisdiction: Oakland Park

Size: Approximately 1.1 acres

Existing Use: Religious Institution

Current Land Use Designation: Community

Proposed Land Use Designation: Low (5) Residential

Estimated Net Effect: Addition of 5 dwelling units
[Zero (0) dwelling units currently permitted by the
Broward County Land Use Plan]
Reduction of 1.1 acres of community use

Location: In Section 23, Township 49 South, Range 42 East; generally located on the southwest corner of Northeast 17 Avenue and Northeast 38 Street.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by this type of development is approximately 85 percent or equal to 0.935 acres.

B. Impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by this type of development is potentially 60 percent or equal to 0.66 acres

C. General impacts of the proposed land use change on water recharge:

The change in land use (current to proposed) could potentially result in a decrease of 25

percent impervious surface on the property, which is the equivalent of a increase of 0.275 acres of impervious area and a gain of recharge capacity.

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 60 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 25 percent of impervious surface on the property and gain of recharge. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

IV. Comments

Staff suggest that the design of the new project seeks to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: Monica Pognon , Broward County Natural Resources Division (8/27/2025).

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
RESILIENT ENVIRONMENT DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward County Planning Council
Applicant: Andrew J. Schein, Esq., Lochrie & Chakas, P.A.
Amendment No.: PC 25-6
Jurisdiction: Oakland Park
Size: Approximately 1.1 acres
Existing Use: Religious Institution
Current Land Use Designation: Community
Proposed Land Use Designation: Low (5) Residential
Estimated Net Effect: Addition of 5 dwelling units
[Zero (0) dwelling units currently permitted by the Broward
County Land Use Plan]
Reduction of 1.1 acres of community use
Location: In Section 23, Township 49 South, Range 42 East; generally located on the southwest
corner of Northeast 17 Avenue and Northeast 38 Street.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

II. Wetland Review

- A.** *Are wetlands present on subject property?* No.
- B.** *Describe extent (i.e. percent) of wetlands present on subject property.*
- C.** *Describe the characteristics and quality of wetlands present on subject property.*
- D.** *Is the property under review for an Environmental Resource License?* No
- E.** *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* Unknown at this time.

III. Comments:

This proposed development contains or abuts water bodies. Excavation or filling of lakes or canals, or installation of seawalls, docks, headwalls, end walls, or outfalls is regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](http://FloridaExoticPestPlantCouncil.invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by:

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

RECEIVED
9/5/2025



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 0 Units Proposed 6	Existing Land Use: Community Facility
Name: 1670 NE 38th Street	NET CHANGE (UNITS): 6	Proposed Land Use: Low Residential
SBBC Project Number: SBBC-3898-2024	Students Permitted Proposed NET CHANGE	Current Zoning: Community Facility
County Project Number: N/A	Elem 0 1 1	Proposed Zoning: R-I
Municipality Project Number:	Mid 0 1 1	Section: 23
Owner/Developer: Le Rocher Christian Worship Center Inc.	High 0 1 1	Township: 49 S
Jurisdiction: Oakland Park	Total 0 3 3	Range: 42 E

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

* See comments for additional Impacted Planning Area information

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

* 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

Comments

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.

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.

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.

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.

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.

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.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3898-2024

Reviewed By:

10/31/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DATE: September 23, 2025

TO: Barabra Boy, Executive Director
Broward County Planning Council

FROM: Darby Delsalle, AICP, Director

SUBJECT: PC 25-6: Oakland Park



The Broward County Urban Planning Division (UPD) staff has reviewed proposed amendment **PC 25-6**. The subject site is in the City of Oakland Park involving approximately 1.1 acres. The amendment proposes:

Current Designation: Community

Proposed Designation: Low (5) Residential

Estimated Net Effect: Addition of 5 Dwelling Units
[Zero (0) dwelling units currently permitted by the BCLUP]
Reduction of 1.1 acres of Community Use

Analysis of Natural and Historic Resources

- A. The County's archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that:
1. The proposed project will not have an adverse effect on any previously recorded archaeological or paleontological resources or areas of sensitivity.
 2. The proposed project will concern one structure determined to be at least fifty (50) years old.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. Archaeological resources located in the City of Oakland Park are under the jurisdiction of Broward County's historic preservation ordinance (2014-32). In the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County
Resilient Environment Department

Urban Planning Division
1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org

2. Historical resources located in the City of Oakland Park are outside the jurisdiction of the Broward County's historic preservation ordinance (2014-32) and under local municipal jurisdiction. The agent/applicant is recommended to seek local municipal compliance review for historic resources.

Contact: Allyson Love, Assistant City Manager
City of Oakland Park
3650 Northeast 12th Avenue
Oakland Park, Florida 33334
Email: alove@oaklandparkfl.gov

Sierra Marrero, Director
City of Oakland Park
Engineering and Community Development
3650 Northeast 12th Ave
Oakland Park, Florida 33334
Email: sierra.marrero@oaklandparkfl.gov

3. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application and has determined that it is exempt from the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will add less than 100 residential dwelling units to the existing densities of the BCLUP.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The project is located within the City of Oakland Park and not near any other municipal jurisdiction.

Complete Streets

The intent of this section is to provide suggestions to improve mobility opportunities (non-motorized, micromobility, electric, and transit access) within the project and enhance connectivity to surrounding uses. Efforts to improve mobility and accessibility help reduce potential air quality impacts, improve area connectivity, and increase opportunities for affordable and healthy living. Such efforts are consistent with BrowardNEXT Highlighted Regional Issues Strategies CCR-1 (reducing GHG emissions), TR-1 (redevelopment and multi-modal modes of transportation), MM-1 (incorporate Complete Streets principles), and MM-4 (multi-modal level of service).

1. *Applicable policies:* The following BrowardNEXT Land Use Plan complete streets policies apply to this amendment:

- **POLICY 2.29.2** Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- **POLICY 3.5.4** The "Safe Routes" programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County's local governments.
- **POLICY 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County "End of Trips Facilities Guide."
- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

2. *Accessibility to Surrounding Destinations and Multimodal Infrastructure*

- *Project Description:* The proposed development fronts NE 38 Street. The project site is located between two major roadways: US 1 is less than one mile east and North Dixie Highway is less than one mile west.
- *Schools:* Two schools are located within a one (1) mile radius:

- Oakland Park Elementary is located approximately 0.78 miles to the west of the subject site.
- Saint Mark's Episcopal School is located approximately 0.55 miles south of the subject site.
- *Transit service:* There are no Broward County Transit (BCT) Routes serving the site on NE 38 Street; however, the following routes are located within a (1) one mile radius.
 - BCT Route #72 - Oakland Park Boulevard by BCT
 - BCT Route #50 - Dixie Highway
 - BCT Routes #10 and #20 - North Federal Highway
- *Parks:* The following are located within a one (1) mile radius:
 - Cherry Creek Park: Approximately 0.45 miles from the subject site.
 - Greenleaf Park: Approximately 0.37 miles from the subject site.
 - Mangurian Park: Approximately 0.4 miles from the subject site.
 - Jaco Pastorius Park's: Approximately 0.54 miles from the subject site.
- *Bicycle lanes* – There are no bicycle lanes on NE 38 Street.

Broward County Staff Complete Streets Comments

Staff suggests the following features be considered in the site design to enhance onsite connectivity between buildings as well as from the site to surrounding uses. Enhancing safe mobility options has been found to reduce avoidable crashes while promoting active mobility choices for short distance travel (one mile or less). Providing safe circulation routes for pedestrians and bicycles.

- Consider building a safe, continuous sidewalk or similar direct connection between the proposed residential buildings and NW 38 Street.
- Include non-glare pedestrian-scale lighting, shade elements (including landscaping), and strategic cover from the elements along all sidewalks to make them more comfortable for the users; include ADA-friendly elements in the design.