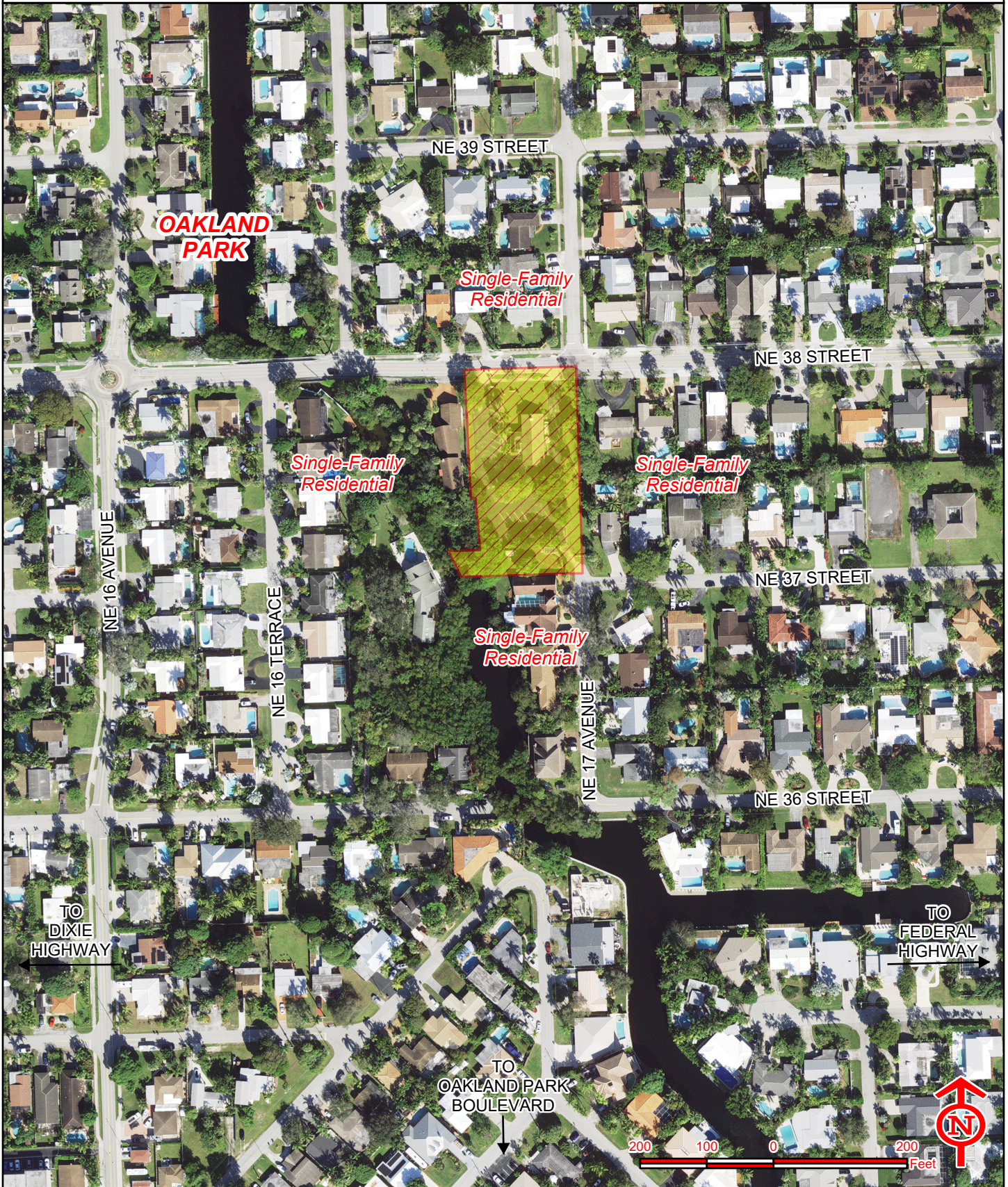


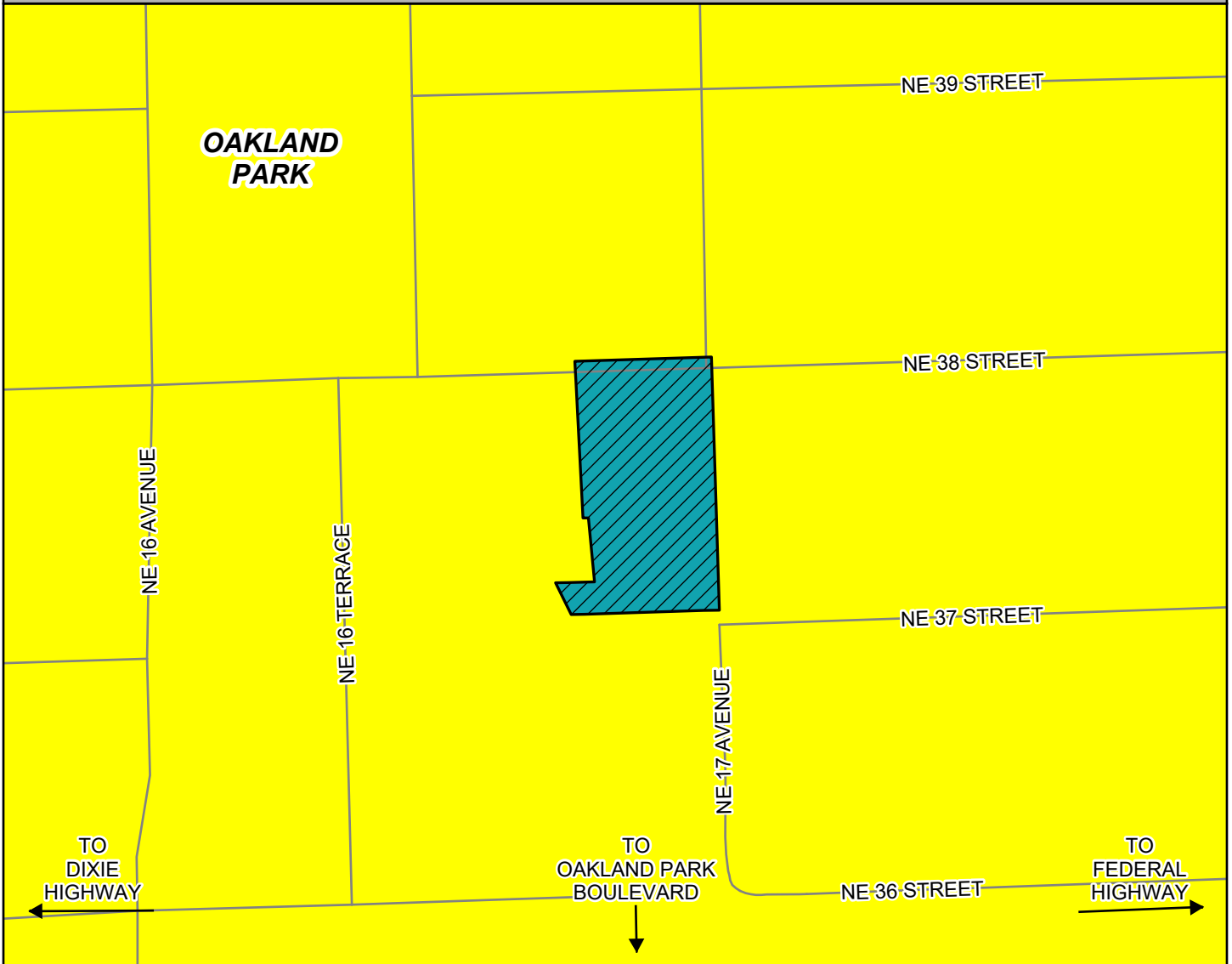
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 25-6






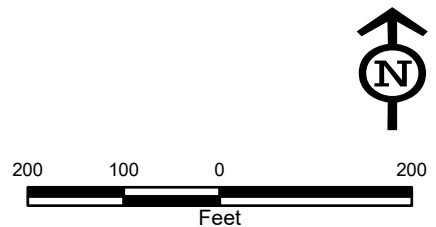
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-6

Current Land Use: Community

Gross Acres: Approximately 1.1 acres



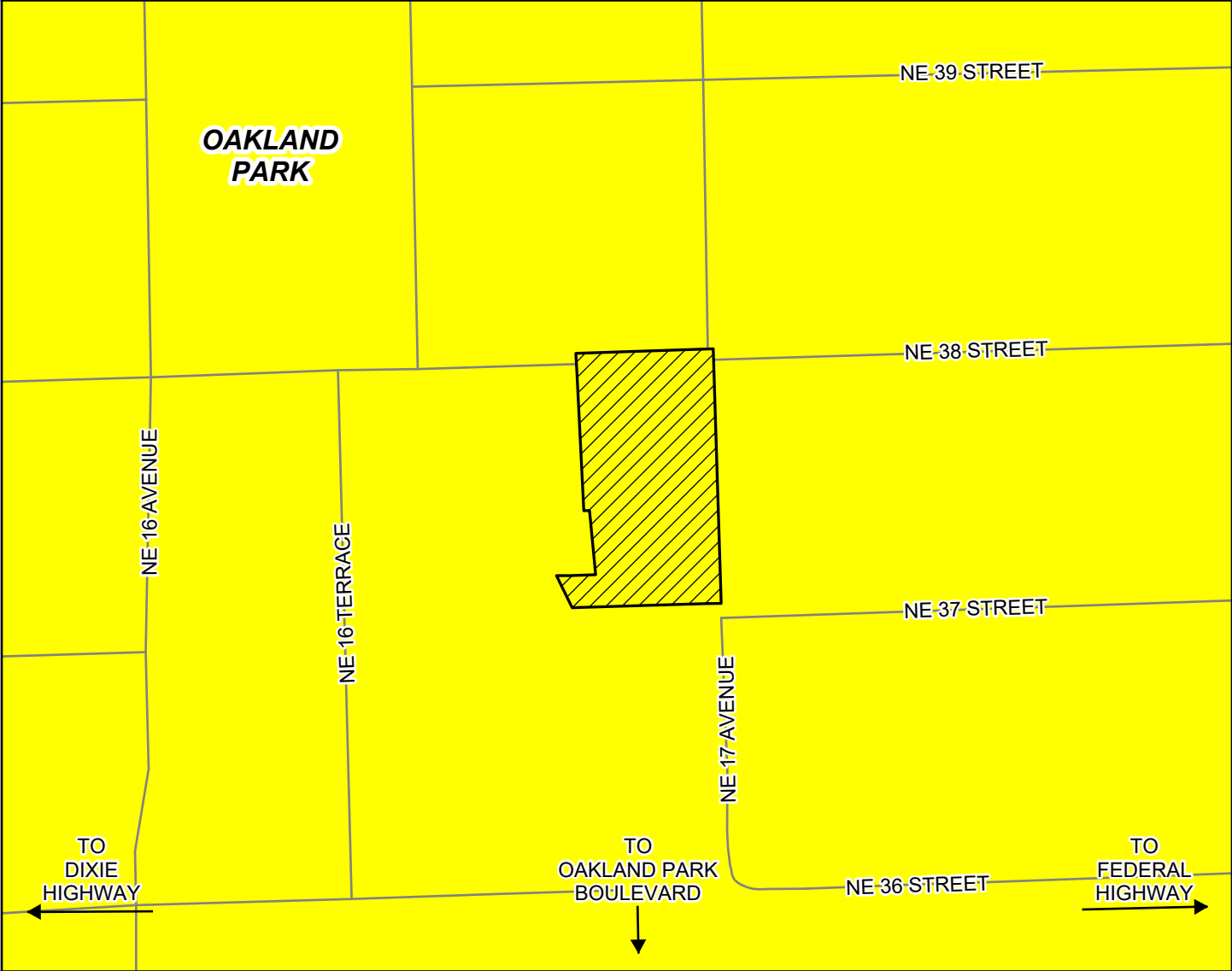
-  Site
-  Low (5) Residential
-  Community





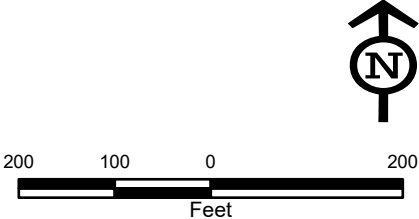
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-6

Proposed Land Use: Low (5) Residential

Gross Acres: Approximately 1.1 acres



 Site
 Low (5) Residential



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-6
(OAKLAND PARK)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation February 17, 2026

Planning Council staff finds the proposed amendment to be generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends approval.

Further, the applicant’s confirmation to implement resilience strategies regarding sea level rise, flood protection mitigation and climate change in redevelopment of the property is recognized. See Attachments 7 and 9.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan (BCLUP) amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

February 17, 2026

The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

February 26, 2026

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 15-0: Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Railey, Rosenof, Ryan, Zeman and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-6

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Oakland Park
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 1.1 acres
- B. Location: In Section 23, Township 49 South, Range 42 East; generally located on the southwest corner of Northeast 17 Avenue and Northeast 38 Street.
- C. Existing Use: Religious institution
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Community
- B. Proposed Designation: Low (5) Residential
- C. 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
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Single-family residential
East: Single-family residential
South: Single-family residential
West: Single-family residential
- B. Planned Uses: *North:* Low (5) Residential
East: Low (5) Residential
South: Low (5) Residential
West: Low (5) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Andrew J. Schein, Esquire, Bilzin Sumberg
- B. *Agent:* Andrew J. Schein, Esquire, Bilzin Sumberg
- C. *Property Owner:* Le Rocher Christian Worship Center, Inc.

VII. Recommendation of Local Governing Body:

The City of Oakland Park recommends approval of the proposed amendment.

VIII. Applicant's Rationale

The applicant states: "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."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-6

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

II. Transportation & Mobility

The proposed amendment from the Community land use category to the Low (5) Residential land use category is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 29 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **Northeast 38 Street**, between Dixie Highway and Federal Highway/US 1, is currently operating at level of service (LOS) “C” and projected to operate at LOS “F,” with or without the subject amendment.
- **Oakland Park Boulevard**, between Andrews Avenue and Federal Highway/US 1, is currently operating at LOS “D” and projected to operate at LOS “F,” with or without the subject amendment.
- **Northeast 16 Avenue**, north of Oakland Park Boulevard, is currently operating at LOS “C” and projected to operate at LOS “D,” with or without the subject amendment.
- **Federal Highway/US 1**, between Oakland Park Boulevard and Commercial Boulevard, is currently operating at LOS “C” and projected to operate at LOS “F,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that no county transit service is provided to the proposed amendment site at this time. However, the County’s Transportation Surtax Program identifies several fixed route bus improvements to county routes such as shorter headways and increased span of service, as well as new service types such as demand-response service. The BCT is also currently in the process of conducting a comprehensive operational analysis and transit service market analysis, of which the subject property will be noted as a key area of development for possible service expansion and/or new service. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Urban Planning Division (BCUPD) report recommends that redevelopment of the amendment site incorporate Complete Streets enhancements to improve mobility and connectivity. The BCUPD report recommends connected sidewalks, shade elements, including landscaping and strategic cover from the elements, pedestrian-scale lighting, ADA-friendly elements and safe circulation routes for bicycle and pedestrians. See Attachment 4.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 3 additional students into Broward County Public Schools, consisting of 1 elementary school student, 1 middle school student and 1 high school student. The report further states that Oakland Park Elementary, James S. Rickards Middle, and Northeast High schools are all under-enrolled in the 2023-2024 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2025-2026 school year. In addition, the School Board report indicates that there are two (2) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "3," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-6

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. The BCRED report notes that the Mandolin Woods Mangrove Area, which is a Protected Natural Land, is adjacent to the proposed amendment site. See Attachment 6. The applicant has acknowledged these comments and will comply with all applicable regulations prior to the construction of any building. See Attachment 7.

II. Wetlands

The BCRED report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed amendment is not expected to have a negative impact on wetland resources. The BCRED report also identifies that the proposed amendment site contains or abuts water bodies and any surface disturbing activities may require an Environmental Resource License. See Attachment 6. The applicant will obtain all required licenses and permits and comply with all applicable regulations prior to the construction of any building. See Attachment 7.

III. Climate Resiliency & Sea Level Rise

The BCRED report indicates that a portion of the proposed amendment site contains areas designated on the Priority Planning Areas (PPA) for Sea Level Rise Map and thus is subject to several Broward County Land Use Plan policies regarding climate change, sea level rise and flood protection. The BCRED report also identifies the applicability of the future conditions map series in the redevelopment of the site and requested additional information regarding future conditions flood elevations and groundwater elevations specific to the amendment site, as well as its ability to meet these future conditions and how site development might be altered to meet the requirements of the updated future conditions groundwater table map. See Attachment 6.

The applicant acknowledges the PPA policies and will design the project to meet all City, County, State and Federal flood requirements and will obtain all required permits, including a surface water management license. Proper drainage infrastructure will be installed to ensure that all stormwater is retained on-site, and that future homes remain resilient to sea level rise and will not negatively impact neighboring properties. See Attachment 7.

REVIEW OF NATURAL RESOURCES (continued)

III. Climate Resiliency & Sea Level Rise (continued)

In response to the applicant's acknowledgement, the Broward County Public Works and Environmental Services Department (BCPWESD F/K/A BCRED) requested additional information detailing adaptive measures that will be incorporated in the project to reduce tidal flood risk and comply with Oakland Park's tidal flood barrier standards. See Attachment 8.

The applicant provided information stating that the project will be designed to address tidal influence and rising ground water through solutions such as raising the grade of the property, riprap, berms, dry retention areas and/or injection wells, as well as reiterating that the project would meet all City, County, State and Federal flood requirements and obtain all required permits. See Attachment 9. The BCPWESD has reviewed the additional information submitted by the applicant and has indicated that it is satisfied with same and encourages the applicant to continue coordinating with applicable County and City agencies in the redevelopment of the site. See Attachment 10.

Further, the BCRED staff requests that the applicant strongly considers the Broward County and Regional Climate Action Plans throughout the application, design, permitting and construction process, specifically the strategies and recommended actions regarding Healthy Community, Water Resources and Public Health. See Attachment 6. The applicant has indicated that the proposed redevelopment will mitigate the urban heat island effect through the removal of a non-residential asphalt parking lot to be replaced with single-family homes. The City of Oakland Park requires a minimum of 30% landscaped/pervious area for the proposed single-family development. See Attachment 7.

IV. Other Natural Resources

Tree Canopy: The BCRED report states 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 designation is not expected to have a negative impact on upland resources. See Attachment 6. The applicant has indicated that most of the trees are within a platted conservation easement and will not be disturbed. The applicant will obtain all applicable approvals and permits prior to removal of any trees outside of the conservation easement. See Attachment 7.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

Vegetation: The BCRED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6. The applicant has acknowledged these comments and will comply with all applicable regulations prior to the construction of any building. See Attachment 7.

Water Recharge: The BCRED report indicates that the proposed amendment would involve a decrease of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCRED staff recommends that the residential design maximizes open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas. See Attachment 6. The applicant has acknowledged these comments and will comply with all applicable regulations prior to the construction of any building. See Attachment 7.

Air Quality: The BCRED report states that the proposed amendment will have a minimal impact on air quality and recommends that the development include measures to support alternative methods of transportation, such as transit, ridesharing, alternative fuel vehicles and bicycle and pedestrian amenities. See Attachment 6. The applicant has acknowledged these comments. See Attachment 7.

Lighting: Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-6

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The subject land use plan amendment proposes an additional five (5) residential units to be permitted by the Broward County Land Use Plan (BCLUP), and as such is not subject to BCLUP Policy 2.16.2. See Attachment 4.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan.

III. Other Pertinent Information

This is a small-scale amendment pursuant to Chapter 163.3187, Florida Statutes. Therefore, the amendment review process includes up to two (2) Planning Council public hearings and only one (1) subsequent County Commission adoption hearing. The small-scale amendment is not subject to Florida Department of Commerce (FDOC) review; therefore, no report will be issued by FDOC, or other State review agencies.

The applicant conducted one (1) community outreach meeting to present the proposed development plan to neighboring residents and interested parties.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 66 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-6

PLANNING ANALYSIS

The proposed BrowardNext – Broward County Land Use Plan (BCLUP) amendment from Community to Low (5) Residential would result in the addition of five (5) dwelling units, which is consistent with adjacent single-family neighborhoods designated Low (5) Residential.

Planning Council staff’s analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1. Further, no adverse impacts to the **regional transportation network** or to **historical or cultural resources** were identified. See Attachments 2 and 4.

Regarding impacts to **public schools**, the School Board of Broward County staff report states that the proposed amendment site is located within School District Planning Area “3,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

Recognizing that a portion of the proposed amendment site is designated on the **Priority Planning Areas for Sea Level Rise Map** and subject to several BCLUP policies regarding climate change, sea level rise and flood protection (see Attachment 6), the applicant has indicated that the project will meet all City, County, State and Federal flood requirements and that all permits will be obtained, including a surface water management license. Proper drainage infrastructure will be installed to ensure that all stormwater is retained on-site, and that future homes remain resilient to sea level rise and will not negatively impact neighboring properties. Further, the project will be designed to address tidal influence and rising ground water through solutions such as raising the grade of the property, riprap, berms, dry retention areas and/or injection wells. See Attachments 7 and 9. The Broward County Public Works and Environmental Services Department has reviewed the information submitted by the applicant and has indicated that it is satisfied with same and encourages the applicant to continue coordinating with applicable County and City agencies in the redevelopment of the site. See Attachment 10.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, and recommends approval. Further, the applicant’s confirmation to implement resilience strategies regarding sea level rise, flood protection mitigation and climate change in redevelopment of the property is recognized. See Attachments 7 and 9.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-6

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of December 2025
2. Broward County Planning Council Traffic Analysis of September 3, 2025
3. Broward County Transit Division Report of August 8, 2025
4. Broward County Urban Planning Division Report of September 23, 2025
5. School Board of Broward County Consistency Review Report of October 31, 2024, Received September 5, 2025
6. Broward County Resilient Environment Department Report of September 4, 2025
7. Applicant Response to Review Agency Comments Received December 18, 2025
8. Broward County Public Works and Environmental Services Department Report Regarding Priority Planning Areas of December 23, 2025
9. Applicant Response to Broward County Public Works and Environmental Services Department Received January 29, 2026
10. Broward County Public Works and Environmental Services Department Report Regarding Priority Planning Areas of February 6, 2026
11. Broward County Parks and Recreation Division Report of August 6, 2025
12. Broward County Water Management Division Report of August 15, 2025

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 25-6

Prepared: December 2025

POTABLE WATER

The proposed amendment site will be served by the Fort Lauderdale Fiveash and Peele-Dixie Water Treatment Plants, which have a combined current capacity of 82 million gallons per day (mgd). The current and committed demand is 43.23 mgd, with 38.77 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 66.82 mgd, with 23.59 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized level of service of 95 gallons per day (gpd) per capita (2.52 persons per household (pph)) for residential uses and 0.2 gpd per square foot for community uses. The amendment will result in a net decrease of 0.001 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Regarding the long-range planning horizon for potable water supply, it is noted that the City of Oakland Park adopted its 10-year Water Supply Facilities Work Plan on December 16, 2020.

SANITARY SEWER

The proposed amendment site will be served by the Fort Lauderdale George T. Lohmeyer Wastewater Treatment Plant, which has a current capacity of 56.6 mgd. The current and committed demand is 43.39 mgd, with 13.21 mgd available. Planning Council staff utilized a level of service of 86 gpd per capita (2.52 pph) for residential uses and 0.2 gpd per square foot for community uses. The amendment will result in a net decrease of 0.001 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Connections for solid waste disposal service. Waste Connections transports the City's solid waste from its Deerfield Beach Recycling and Transfer Station to the John E. Drury (JED) landfill, which has a current capacity of 81.5 million cubic yards (mcy) per year and a current demand of 25.4 mcy per year, with 56.1 mcy available. Planning Council staff utilized a level of service of 8 pounds per capita (2.52 pph) per day for residential uses and 1 pound per 100 square feet per day for community uses. The amendment will result in a net decrease of 9.2 pounds per day on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Broward County Public Works and Environmental Services Department (BCPWESD). A surface water management permit from BCPWESD may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Oakland Park has 207.73 acres in its parks and open space inventory. The 2050 projected population (51,560) requires approximately 154.68 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 0.04 acres on the projected demand for local parks. The City of Oakland Park continues to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.



ATTACHMENT 3

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

ATTACHMENT 4



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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

DATE: October 17, 2025

TO: Barbara Boy, Executive Director
Broward County Planning County



FROM: Darby Delsalle, AICP, Director
Housing and Urban Planning Division

**DARBY
DELSALLE**

Digitally signed by
DARBY DELSALLE
Date: 2025.10.17
13:08:29 -04'00'

SUBJECT: PC 26-3/PCT 26-2 Fort Lauderdale South Regional Activity Center

The Broward County Urban Planning Division staff reviewed proposed amendment **PC 26-3/PCT 26-2**. The subject site is in the City of Fort Lauderdale involving approximately 289.9 acres. The amendment proposes:

Current Designation: 11.6 acres Community
5.8 acres Low (5) Residential
2.4 acres Commerce
270.1 acres Activity Center consisting of:
- 253 dwelling units
- 6,000,000 square feet of commercial uses
- 4,000,000 square feet of office uses
- 1,000,000 square feet of community facilities uses
- 11.5 acres minimum of recreation and open space uses

Proposed Designation: 289.9 acres of Activity Center consisting of:
- 253 dwelling units
- 6,000,000 square feet of commercial uses
- 4,000,000 square feet of office uses
- 3,221,560 square feet of community facilities uses
- 11.5 acres minimum of recreation and open space uses

Estimated Net Effect: Addition of 2,221,560 square feet of community uses
Maintain dwelling units, commercial, office and recreation and open space uses.

Analysis of Natural and Historic Resources

A. Based on a review of the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), the County's archaeological consultant determined the proposed project contains numerous historical structures, at least one archaeological site, and intersects with one archaeological zone. The proposed amendment is likely to have an adverse effect on some of these resources.

B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. The subject property is located within the City of Fort Lauderdale, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Alfred Battle, Acting Director
Department of Sustainable Development
700 Northwest 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-5980

And,

Ella Parker, Urban Design & Planning Manager
(954) 828-3729
eparker@fortlauderdale.gov

2. 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 application meets the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document as the proposed development will not add residential dwelling units to the existing densities of the BCLUP. It also meets the requirements of BCLUP Policy 2.4.5 since no additional dwelling units will be added to the existing Activity Center.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021.

This amendment request is also subject to BCLUP Policy 2.4.5 as it involves expansion of an existing Activity Center (Fort Lauderdale South Activity Center). Policy 2.4.5 states that local governments shall consider community needs for affordable housing when proposing an Activity Center.

A total of 253 residential units is currently permitted within the Fort Lauderdale South Activity Center, and this request will not generate additional dwelling units to either the existing densities of the BCLUP or the Activity Center.

Redevelopment Analysis

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

Intergovernmental Coordination

The amendment site is not located adjacent to or in close proximity to any other local governments.

Complete Streets

The intent of this section is to provide some 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), MM-4 (multi-modal level of service).

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.

Accessibility to Surrounding Destinations and Multimodal Infrastructure

Bicycle lanes/Sidewalks: The site is served by sidewalks, but not bicycle lanes. A pedestrian overpass connects a parking structure located on the south side of SE 17th Street, between SE 1st Avenue and SE 3rd Avenue with buildings on the north side of NW 17th Street.

Broward County Staff Complete Streets Comments

- Connect the proposed residential uses located on the south side of SE 14th Street with the Community uses to the south.
- Improve existing, uneven and cracked sidewalks and ensure proper connection between sidewalks and streets.
- Connect parking areas to buildings with covered sidewalks/breezeways.
- Add bicycle lanes or wide shoulders, where possible.
- Add 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.
- Add electric vehicle charging stations.
- Add Bicycle “end-of-trip” facilities consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike/scooter parking and lockers.

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

ATTACHMENT 5

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	<u>Students</u> <u>Permitted</u> <u>Proposed</u> <u>NET CHANGE</u>	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

**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

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

10/31/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

ATTACHMENT 6

RED Environmental Comments
PC 25-6
Page 1

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>

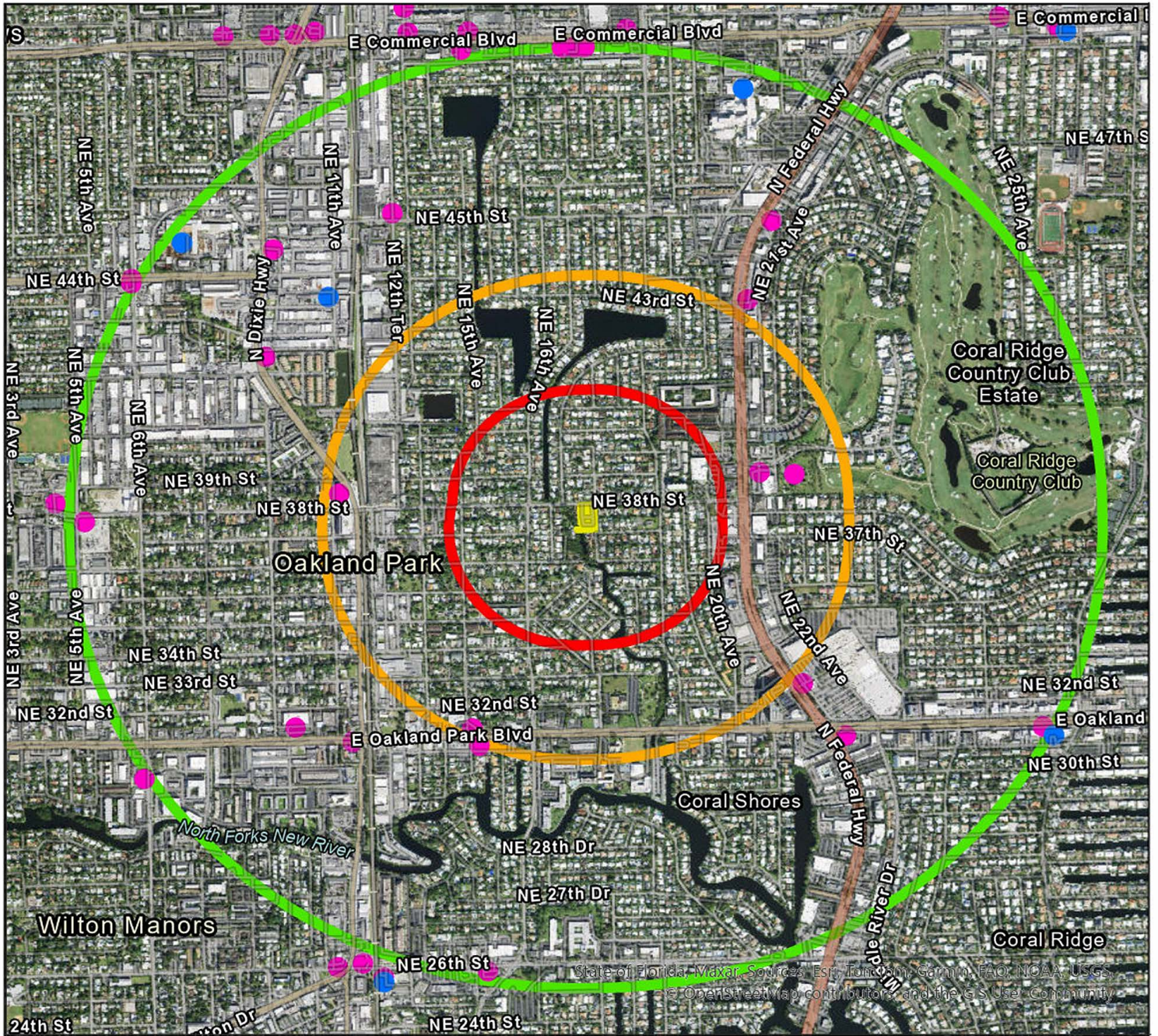
Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

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.

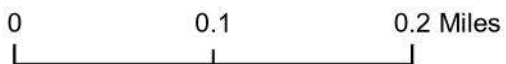
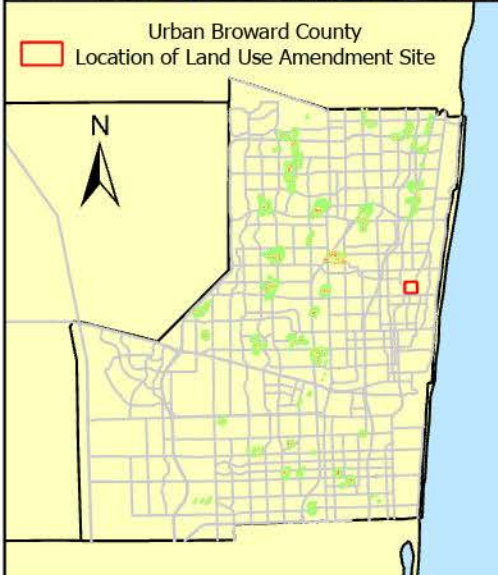
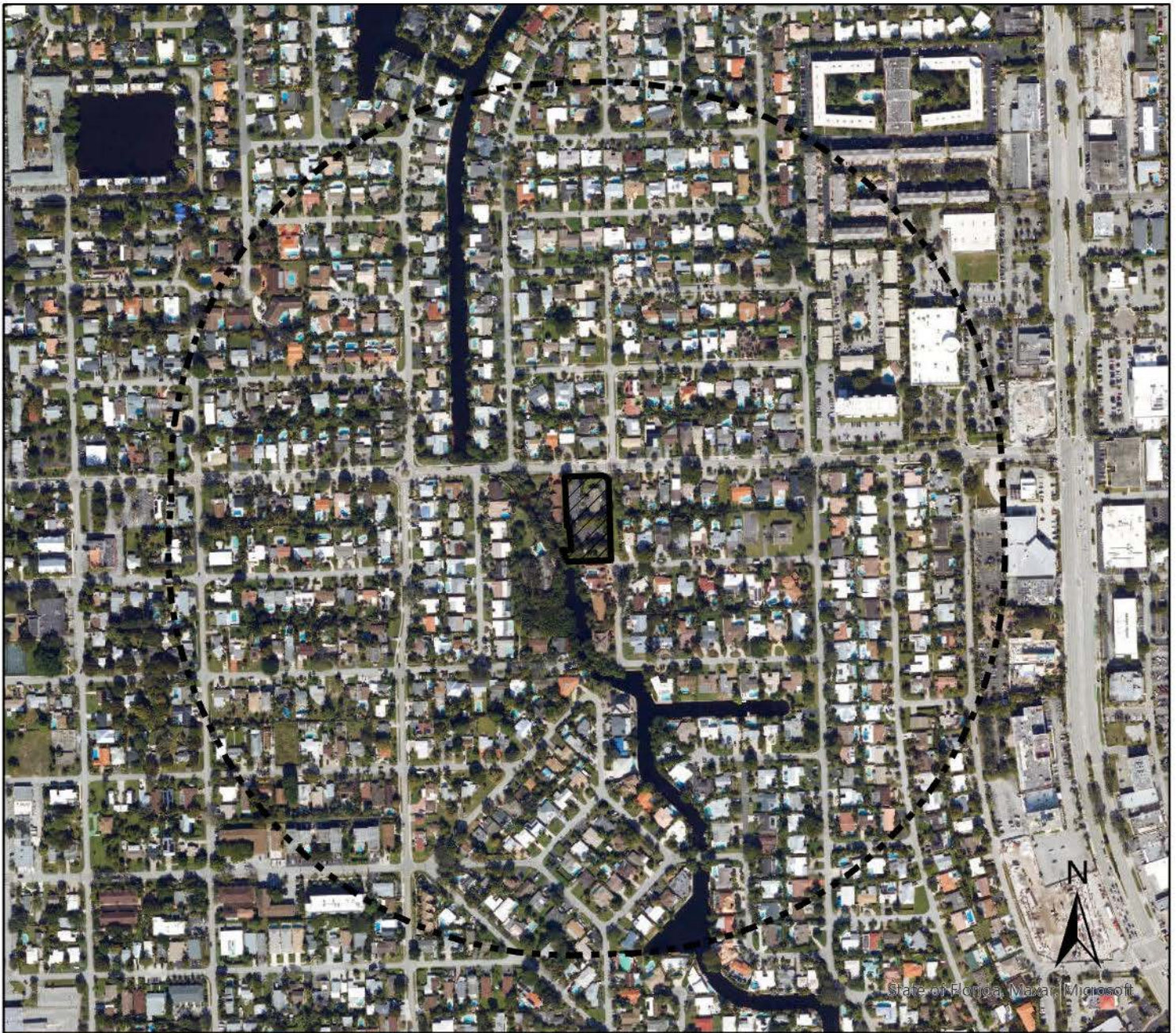
Broward County Land Use Plan Proposed Amendment 25-6



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



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, *J.J.*
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:

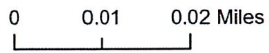
- 1) Consider sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from 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 Acton 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



-  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:

ATTACHMENT 7



Andrew J. Schein, Esq.
Tel 305-350-7383
Email: ASchein@Bilzin.com

December 12, 2025



Via Email: bblakeboy@broward.org
Barbara Blake Boy, Executive Director
Broward County Planning Council
115 S. Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

**RE: Responses to Review Agency Comments –City of Oakland Park Land Use Plan Amendment
(Broward County Land Use Plan Amendment PC 25-6)– 1670 Northeast 38 Street**

Dear Barbara:

Please find on the ensuing pages the Applicant's responses to the review agency comments for Broward County Land Use Plan amendment PC 25-6, in the City of Oakland Park, received September 23, 2025. The responses address comments from the following departments:

1. Broward County Parks and Recreation Division
2. Broward County Resilient Environment Department – Environmental Permitting Division
3. Broward County Resilient Environment Department – Natural Resources Division
4. Broward County Transit Division
5. Broward County Water Management Division
6. School Board of Broward County

Should you or any of the above-mentioned departments need any additional information regarding the responses, please do not hesitate to contact me.

Sincerely,

Andrew J. Schein, Esq.

1. Broward County Parks and Recreation Division

- a. 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.

APPLICANT RESPONSE: Acknowledged.

2. Broward County Resilient Environment Department (RED) Environmental Permitting Division

- a. Contaminated Sites

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

APPLICANT RESPONSE: Acknowledged.

- b. Solid Waste

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

APPLICANT RESPONSE: Acknowledged.

- c. Wetlands

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.

APPLICANT RESPONSE: Acknowledged. Prior to the construction of any building on the property, the owner will obtain all required licenses and permits and will comply with all applicable regulations.

- d. Upland Resources (including Tree Preservation and Greenways)

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.

APPLICANT RESPONSE: Acknowledged; most of the trees on/around the site are towards the western boundary of the site within a platted conservation easement and will not be disturbed. If any trees need to be removed outside of the conservation easement, all applicable permits and approvals will be obtained.

e. Hazardous Material Facilities

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.

APPLICANT RESPONSE: Acknowledged.

f. Wellfield Protection

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations.

APPLICANT RESPONSE: Acknowledged.

g. SARA Title III (Community Right to Know)

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.

APPLICANT RESPONSE: Acknowledged.

3. Broward County Resilient Environment Department (RED) Natural Resources Division

a. Air Quality

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.

APPLICANT RESPONSE: Acknowledged.

b. Specially Designated Areas

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.

APPLICANT RESPONSE: Acknowledged.

c. 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>

APPLICANT RESPONSE: Acknowledged. See response to Wetland Section in 2(c) above.

d. Priority Planning Areas for Sea Level Rise

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.

APPLICANT RESPONSE: The application has been revised to reflect the portion of the Property that's included within the PPA.

Applicant acknowledges that approximately 12% of the Property is within the PPA. Applicant has not yet engaged a civil engineer to determine the future improvements that will be needed for the site to meet the various drainage and flood elevation requirements, however we acknowledge that this will be an important part of the design stage.

Applicant will design the properties to meet all City, County, State, and Federal flood requirements and will obtain all required permits. Applicant will obtain a new surfacewater management license prior to construction on the Property and will install the proper drainage infrastructure to ensure that all stormwater is retained on-site. Applicant will work closely with the City's flood and engineering reviewers to ensure that the future homes remain resilient to sea level rise and will not negatively impact the drainage or stormwater retention of neighboring properties or rights-of-way.

As for the urban heat island effect, the plan for the Property includes removal of the asphalt surface parking lot. Asphalt surface parking lots are major contributors to the heat island effect. The church and surface parking lot will be replaced by single family homes. The Property is being rezoned to the R-1 zoning district, which requires a minimum of 30% landscaped/pervious area. Applicant also intends to use energy-efficient materials in the construction process, however exact materials have not been determined at this time.

e. NatureScape Program

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>

APPLICANT RESPONSE: Acknowledged.

f. Water Recharge

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.

APPLICANT RESPONSE: Acknowledged.

4. Broward County Transit Division

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.

APPLICANT RESPONSE: Acknowledged.

5. Broward County Water Management Division

APPLICANT RESPONSE: Pursuant to correspondence provided by Vilma Melendez, P.E. and David Ragsdale dated August 15, 2025, there are no comments or objections from the Water Management Division.

6. School Board of Broward County

APPLICANT RESPONSE: Pursuant to The School Board of Broward County, Florida School Consistency Review Report, dated October 31, 2024, Planning Area "3" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

ATTACHMENT 8



PUBLIC WORKS AND ENVIRONMENTAL SERVICES 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 *J.J.*

Date: 12/23/2025

Re: First Response to Applicant PC 25-6, Oakland Park - NE 38th Street

In a Memorandum dated August 26th, 2025, the Resilience Unit of the then Resilient Environment Department (now known as the Public Works and Environmental Services Department), identified an error in the Applicant's original application. Staff noted that 0.115 acres (or 12%) of the subject site indeed lies within the Priority Planning Areas for Sea Level Rise Map, thereby requiring specific response, and the Applicant's reevaluation of Section 6-E as part of the Proposed Land Use Plan Amendment Application.

On December 18th, 2025, the Resilience Unit received a response from the Applicant through the Broward County Planning Council. While the Applicant acknowledged that a portion of the site lies within the County's designated Priority Planning Area and noted the intent to comply with applicable future conditions standards in the design of the surface water management system, the Applicant has not addressed the matter of coastal flood barriers and tidal flood risk. Policy 2.21.7 of the County's Land Use Plan mandates that tidally influenced municipalities adopt standards for seawalls, banks, and berms, and other appurtenant infrastructure accounting for sea level rise, consistent with Chapter 39 Article XXV of the Broward County Code of Ordinances. This Policy applies to the City of Oakland Park. The City of Oakland Park adopted an implementing ordinance on June 1, 2022 (Ordinance O-2022-15), which requires property owners to improve tidal flood barriers that are below the minimum standard to prevent the flow of tidal water onto adjacent properties or public right of way.

Given the likely responsibility of forthcoming property owners to inherit this responsibility unless otherwise addressed as part of site development, and the specific flood risk associated with tidal waterbodies, the Applicant is requested to detail adaptive measures that will be incorporated in the project to reduce tidal flood risk and proactively address requirements of applicable local ordinance (Chapter XIV, Article 1 - City of Oakland Park Code of Ordinances).

ATTACHMENT 9



Andrew J. Schein, Esq.
Tel 305-350-7383
ASchein@Bilzin.com

January 29, 2026

Via Email: BBlakeBoy@Broward.org

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



RE: Response to Resilient Environment Department Comments Dated December 23, 2025, Broward County Land Use Amendment PC 25-6 (“LUPA”)

Dear Barbara:

Below is our response to the LUPA comment from the County’s Resilient Environment Department, dated December 23, 2025. Should you need any additional information to move the LUPA forward, please do not hesitate to contact me.

Resilient Environment Department Comment:

In a Memorandum dated August 26th, 2025, the Resilience Unit of the then Resilient Environment Department (now known as the Public Works and Environmental Services Department), identified an error in the Applicant's original application. Staff noted that 0.115 acres (or 12%) of the subject site indeed lies within the Priority Planning Areas for Sea Level Rise Map, thereby requiring specific response, and the Applicant's reevaluation of Section 6-E as part of the Proposed Land Use Plan Amendment Application.

On December 18th, 2025, the Resilience Unit received a response from the Applicant through the Broward County Planning Council. While the Applicant acknowledged that a portion of the site lies within the County's designated Priority Planning Area and noted the intent to comply with applicable future conditions standards in the design of the surface water management system, the Applicant has not addressed the matter of coastal flood barriers and tidal flood risk. Policy 2.21.7 of the County's Land Use Plan mandates that tidally influenced municipalities adopt standards for seawalls, banks, and berms, and other appurtenant infrastructure accounting for sea level rise, consistent with Chapter 39 Article XXV of the Broward County Code of Ordinances. This Policy applies to the City of Oakland Park. The City of Oakland Park adopted an implementing ordinance on June 1, 2022 (Ordinance 0-2022-15), which requires property owners to improve tidal flood barriers that are below the minimum standard to prevent the flow of tidal water onto adjacent properties or public right of way.

Given the likely responsibility of forthcoming property owners to inherit this responsibility unless otherwise addressed as part of site development, and the specific flood risk associated with tidal waterbodies, the Applicant is requested to detail adaptative measures that will be

incorporated in the project to reduce tidal flood risk and proactively address requirements of applicable local ordinance (Chapter XIV, Article 1 - City of Oakland Park Code of Ordinances).

Applicant's Response: Pursuant to Applicant's meeting with Dr. Jurado on January 26, 2026, Applicant has amended the LUPA application narrative to account for the additional information raised in this comment. The response in the LUPA application narrative included with this comment response states the following:

Applicant acknowledges that approximately 12% of the Property is within the PPA. Applicant has not yet engaged a civil engineer to determine the future improvements that will be needed for the site to meet the various drainage and flood elevation requirements, however we acknowledge that this will be an important part of the design stage.

Applicant will design the properties to meet all City, County, State, and Federal flood requirements and will obtain all required permits. Applicant will obtain a new surfacewater management license prior to construction on the Property and will install the proper drainage infrastructure to ensure that all stormwater is retained on-site. Applicant will work closely with the City's flood and engineering reviewers to ensure that the future homes remain resilient to sea level rise and will not negatively impact the drainage or stormwater retention of neighboring properties or rights-of-way.

Applicant understands that this is a sensitive area, and that planning for future sea level rise, tidal influence, and rising ground water will be a complicated effort. The exact design will need to be reviewed by the City and will include some combination of raising the grade of the property (along with berms/dry retention areas, if necessary pursuant to the calculations), riprap (since no seawall can be placed within the adjacent conservation easement), or injection wells. These analyses are conducted by the City during the building permitting process. There are many different solutions, and the specific solution will depend on various factors at the time of permitting including cost (which may be different at the time of permitting compared to now), soil testing, buyer's preferences as to lot layouts, etc.

Raising the grade of the property will ensure long-term sustainability against groundwater rise and sea level rise. The berm/dry retention area/injection well will be required to be maintained by future owners under Section 12-2.6 of the City's Code (quoted in full on the following page) and the County's stormwater management license (as to stormwater management). The tidal barriers will be required to be maintained by future owners under Section 14-1(c) of the City's Code, quoted in part below.

City of Oakland Park Code, Section 12-2.6:

Sec. 12-2.6. - Private facilities.

The property owner shall be responsible for stormwater drainage facilities located on private property where runoff will principally be collected within that property. The owner shall clean and maintain the facility or channel, as required, to ensure efficient and proper operation of the facility, and shall obtain the director's prior written approval for any proposed changes or alterations to any private stormwater drainage facilities that, in the city's sole discretion, may substantially or adversely affect stormwater drainage in the

property owner's area.

The director shall provide for inspection of private facilities to ascertain that the stormwater facilities are functioning as designed and approved. The director shall provide for remedial maintenance of facilities based upon the severity of stormwater problems and potential hazard to the public health, safety and welfare.

City of Oakland Park Code, Section 14-1(c):

All property owners must maintain a tidal flood barrier in good repair. A tidal flood barrier is presumed to be in disrepair if it allows tidal waters to flow unimpeded through or over the barrier and on to adjacent property or public rights-of-way. Failure to maintain flood mitigation infrastructure shall be a citable offense.

Although the specific type of mitigation cannot reasonably be ascertained at this point in time with any certainty, what can be ascertained with certainty is that the future development will meet all City, County, State, and Federal regulations and will be maintained in perpetuity pursuant to applicable City and County requirements that exist now or may exist in the future.

ATTACHMENT 10



PUBLIC WORKS AND ENVIRONMENTAL SERVICES 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,
Public Works and Environmental Services Department

SS

Date: 02/06/2026

Re: Second Response to Applicant PC 25-6, Oakland Park - NE 38th Street

In a Memorandum dated August 26th, 2025, the Resilience Unit of the then Resilient Environment Department (now known as the Public Works and Environmental Services Department), identified an error in the Applicant's original application. Staff noted that 0.115 acres (or 12%) of the subject site indeed lies within the Priority Planning Areas for Sea Level Rise Map, thereby requiring specific response, and the Applicant's reevaluation of Section 6-E of the Proposed Land use Plan Amendment Application.

On December 18th, 2025, the Resilience Unit received a response from the Applicant through the Broward County Planning Council. While the Applicant acknowledged that a portion of the site lies within the County's designated Priority Planning Area and noted the intent to comply with applicable future conditions standards in the design of the surface water management system, the Applicant had not addressed the matter of coastal flood barriers and tidal flood risk. Policy 2.21.7 of the County's Land Use Plan mandates that tidally influenced municipalities adopt standards for seawalls, banks, and berms, and other appurtenant infrastructure accounting for sea level rise, consistent with Chapter 39 Article XXV of the Broward County Code of Ordinances. This Policy applies to the City of Oakland Park. The City of Oakland Park adopted an implementing ordinance on June 1, 2022 (Ordinance 0-2022-15), which requires property owners to improve tidal flood barriers that are below the minimum standard to prevent the flow of tidal water onto adjacent properties or public right of way.

Given the likely responsibility of forthcoming property owners to inherit this responsibility unless otherwise addressed as part of site development, and the specific flood risk associated with tidal waterbodies, the Applicant was requested to detail adaptive measures that will be incorporated in the project to reduce tidal flood risk and proactively address requirements of applicable local ordinance (Chapter XIV, Article 1 - City of Oakland Park Code of Ordinances).

On January 26th, 2026, Applicant met virtually with the Resilience Unit staff to further discuss the adaptive measures and additional questions and concerns raised during our review.

On January 29th, 2026, the Resilience Unit received the second response from the Applicant that provided a thorough response to the questions remaining from the Applicant's response and other concerns raised during the meeting.

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
www.broward.org

Recommendation:

The Resilient Unit finds this response sufficient for addressing resilience considerations and finds no objection to the Land Use Plan Amendment Application PC 25-6 City of Oakland Park NE 38th Street.

Summary:

The Resilience Unit of the Public Works and Environmental Services Department is satisfied with the responses provided in the memorandum and encourages the Applicant to continue to work with the relevant City and County agencies to ensure the project fully addresses the resilience considerations detailed and acknowledged in this review.

ATTACHMENT 11



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 **West, Dan** Digitally signed by West, Dan
Date: 2025.08.07 09:58:40 -04'00'

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.

ATTACHMENT 12



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

Digitally signed by Vilma
Melendez
Date: 2025.08.15
16:28:30 -04'00'

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