



## PLAN CORRECTIONS REPORT 000049-2020-APP FOR CITY OF OAKLAND PARK

**PLAN ADDRESS:** 301 NE 34 Ct  
Oakland Park, FL 33334  
**PARCEL:** 494222060100

**APPLICATION DATE:** 09/29/2020 **SQUARE FEET:** 0.00 **DESCRIPTION:** Welcome Baptist Church  
**EXPIRATION DATE:** **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Architect	Carolina Wiebe	create-dwell ARCHITECTURE LLC	3480

### DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Approved	Todd Larson Ph: 561-314-4445 email: TLarson@craigasmith.com
Fire Prevention v.1 Fire Prevention	Approved	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
Correction: 01 - General Comment - Christopher French (11/5/20) - Resolved Comments: PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESSED. CHANGES TO PLANS MUST BE CLOUDED. 1- If cooking and instruction to do so occur in the kitchen, a hood suppression system will be required for the occupancy. Please clarify.  Christopher French 954-630-4559 christopherf@oaklandparkfl.gov		
Landscaping v.1 Landscaping	Approved	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
Correction: 01 - General Comment - LORRAINIA BELLE (12/1/20) - Resolved Comments: REVIEWED BY: KEVIN WOODALL (954)630-4397 kevinw@oaklandparkfl.gov  1. PLEASE INCLUDE IN "PLANT SCHEDULE" QUANTITIES FOR ALL PLANT MATERIAL SPECIES AND WHETHER PLANT MATERIALS ARE "NATIVE" OR "NON-NATIVE" TO FLORIDA. 2. MINIMUM OF 50% OF PLANT SPECIES SELECTED SHALL BE NATIVE AND A MINIMUM OF NO LESS THAN THREE DIFFERENT SPECIES SHALL BE USED. 3. MINIMUM OF 40% OF TOTAL SHRUB AND GROUND COVER MATERIALS SHALL BE NATIVE. 4. MINIMUM OF 50% OF TOTAL TREE SHALL BE NATIVE. 5. THE CITY PREFERS THE USE OF HARDWOOD SHADE TREES OVER THE USE OF PALM TREES. PLEASE SUBSTITUTE AS MANY PALM TREES TO HARDWOOD TREES AS POSSIBLE.		
Null v.1 Null	Pending Assignment	Planning User email: Planning@oaglandparkfl.gov
Planning v.1 Planning	Approved	Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@o
Correction: 01 - General Comment - Alexander Dambach (11/29/20) - Resolved		

# PLAN CORRECTIONS REPORT (000049-2020-APP)

Comments: \*\*Project Description

Welcome Baptist Church owns 27,200 square feet of property at the northeast corner of NE 34th Court and NE 3rd Avenue that is currently zoned R-1, Single-Family Residential, which does not permit places of worship nor accessory uses. The church occupies a 21,200 square foot lot consisting of the house-of-worship building, a paved parking lot, and church yard areas including unpaved parking. At the southwest corner of its property holdings is a building on a separate 6,000 square foot lot that has been used as a one-family dwelling. The entire property abuts Dr. Carter G. Woodson Park on the same block. Single-family dwellings are across both streets.

The church proposes to rezone the entire property to CF, Community Facilities in order to permit the longstanding places of worship and accessory uses in the correct zone. It also proposes to convert the former dwelling into an learning center that would serve children aging out of foster care, as an accessory project of the church. The rezoning requires an Ordinance to be adopted by City Commission with a recommendation from the Planning and Zoning Board. The conversion of the dwelling and its lot to an accessory learning center for the church specifically requires Development Site Plan Review for a change of use as well as a waiver regarding the vision clearance triangle at the corner of NE 34 Court and NE 3rd Avenue.

The rezoning of the site is requested to address the long-standing existence of a place of worship on this site, which was established be for it was zoned R-1. As a corrective measure and to enable the church to fully utilize its property holdings it requests to be rezoned to the CF zone. No changes are proposed for the house-of-worship or its 21,200 square foot lot at this time. The rezoning is only intended to have the church in the appropriate zoning district. The rezoned site would abut property zoned OS, Open Space and property zoned R-1.

For the 6,000 square foot accessory learning center lot, the following is proposed:

1. Renovate the existing one-story 1,252 square foot dwelling for conversion into a learning center. It would contain office spaces, common areas, utility spaces, and a kitchen.
2. Construct a paved multi-level patio at the building's front entrance to be enclosed by 6' tall privacy walls and 6' tall post fencing. Tree wells would remain for existing trees in this area. A portion of the proposed privacy wall, which would have a curved footprint would encroach into the vision clearance triangle, which is measured from the lot line even though the edge of pavement is more than 14 feet from the lot line.
3. Restore two parking spaces in the public right of way swale area for public use and make one of these spaces ADA accessible.
4. Private parking would come from Welcome Baptist Church's existing parking areas on the church lot. A parking agreement would be filed for non-concurrent parking use on the two separate lots.
5. New unlit 8.5' by 3' signage is proposed for the patio's privacy wall.
6. Screening fencing is proposed for the dwelling's side and rear entrance stoops.
7. Site landscaping including special pavers, planning areas, and new trees and shrubs along the lot's perimeter.

\*\*Comprehensive Plan (CP) Consistency:

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Low-Density Residential permitting up to 5 dwelling units per acre. Community facilities are permitted as part of this land use designation. The proposed request is consistent with the underlying FLUM designation.

\*\*Zoning Bulk and Setback Regulations:

Zoning District

Proposed CF, Community Facilities District

Zoning District Regulations:

Front Setbacks

Required – 25'

Proposed – 25'

Status - Complies

Side Setback along NE 3rd Avenue

Required - 15'

Proposed – 40'

Status – Complies

Side Setback on east side

Required - 0'

Proposed – 12'

Status – Complies

Rear Setback

Required – 0'

Proposed – 6'

Status – Complies

Landscaping and Pervious Area:

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Required - 30%  
Proposed - 62%  
Status - Complies

Building Height Limit  
Required - 50'  
Proposed - 36.5'  
Status - Complies

Parking Spaces  
Required - 6 spaces (5 for gathering area and 1 for office)  
Proposed - 6 spaces provided by agreement for non-concurrent use of spaces on adjacent lot.  
Status - Complies

### Analysis:

Proposed is a change of use that is stated to support the needs of a vulnerable segment of the population by providing gathering and training areas for children aging out of foster care. The architect has designed the space to provide privacy and area for interaction for the facility's proposed users.

Police v.1	Approved	Chuck Howard Ph: 954-202-3124 email: charles_howard@sheriff.org
Solid Waste v.1 Solid Waste	Approved	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Structural v.1 Building	Approved	David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

**CONDITION(S)** General Condition - 1. The proposed improvements meet the current flood code. If permitting is done after the proposed new flood elevations and improvements exceed 50% of the preconstruction value the new code will apply and the floor elevation would not meet the new code. The improvements to the building do not appear to be substantial, but determination is made at permitting.  
2. The entire proposed driveway/parking for the proposed Vocational Center is within the right of way for NE 34th Ct. It would meet the current code for sight triangle in a residential neighborhood but not a non residential use. But since the improvements are entirely within the ROW, a waiver of the requirement would not be unreasonable since visibility is not affected. City requirements for driveway in ROW would need to be satisfied at permitting.  
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