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ARCHITECTURE, LLC

Owner: **Welcome Baptist Church**
Project: **BIG Children's Foundation**
Development Permit Application

PROJECT NARRATIVE

August 25, 2020

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Proposed Use

Welcome Baptist Church is sole owner of two properties zoned as Single-family Residential District (R-1), at the northwest intersection of NE 3 Avenue and NE 34 Court, in Oakland Park, Florida. Each parcel has a specific use: place of worship with on-grade parking, and a single-family residence. The proposed uses are: place of worship and vocational institution, respectively. The place of worship and its related on-grade parking are to remain without any modifications. The single family residence is to be modified into a learning center.

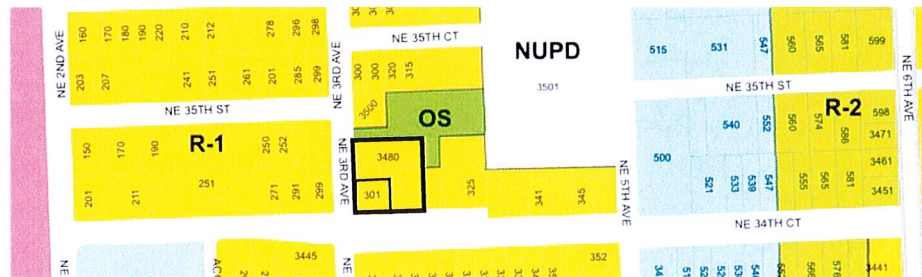
These uses lend themselves best to a Community Facilities District (CF) zoning, in which a house of worship is a permitted use, and a vocational institution is an accessory use. The change of use from a residence to a learning center is pending approval of a Site Development Plan Review. Table 1 summarizes the existing and proposed uses and zones encompassing this request.

Table 1: Existing and Proposed Zones and Uses

Property	Existing			Proposed				Property ID ¹
	Zone	FLU ²	Use	Zone	FLU ²	Use	Sec. 24-44(C) ³	
3480 NE 3 Avenue	R-1	L5	Place of Worship	CF	CF	Place of Worship	permitted	494222060100
301 NE 34 court	R-1	L5	Single-Family Residence	CF	CF	Vocational Institution	accessory	

Figure 1: City of Oakland Park Zoning Map, 2014⁴

Subject properties are outlined in bold.



OS: Open Space/Recreation, R-1: Single Family Residential, NUPD: New Urban Planned District

¹ Broward County Property Appraiser

² Future Land Use Map, <https://www.oaklandparkfl.gov/DocumentCenter/View/199/2019-Oakland-Park-Future-Land-Use-Map-PDF>

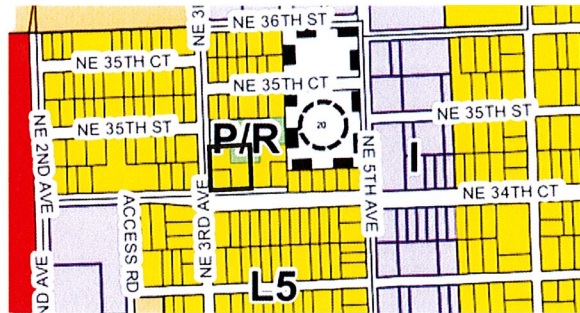
³ City of Oakland Park Code of Ordinances; Chapter 24, Land Development Code

⁴ <https://www.oaklandparkfl.gov/DocumentCenter/View/341/2014-Oakland-Park-Zoning-Map-PDF>

Figure 1: City of Oakland Park Future Land Use Map, 2019⁵

Subject properties are outlined in bold.

L5 Low Density Residential
P/R Parks/Recreation
I Industrial
■ Irregular Density



Justification for Request

RE-ZONING

Welcome Baptist Church would like to rezone its two properties from Single-Family Residential District (R-1) to Community Facilities District (CF). The existing church facility, built in 1980⁶, is a pre-existing use. The existing single family residence was built in 1984. WBC would like to dedicate the existing single-family residence to uses related to its ministry's vision of serving the community via a learning center, which it cannot do within the R-1 zoning. Rezoning to CF, will render the existing church facility, its existing on-grade parking, and the proposed learning center in keeping with the district's permitted and accessory uses, per the City of Oakland Park's Code of Ordinances, Sec. 24-44(B), CF: Community Facilities District.

SITE DEVELOPMENT PLAN REVIEW

WBC has entered into a 5-year rental agreement with Big Children's Foundation (BCF) for the use of the proposed learning facility. WBC is requesting a Site Development Plan Review for the property to be able to operate as a *vocational institution*, a permitted use allowed per the City of Oakland Park's Code of Ordinances, Sec. 24-44(B), CF: Community Facilities District.

⁵ <https://www.oaklandparkfl.gov/DocumentCenter/View/199/2019-Oakland-Park-Future-Land-Use-Map-PDF>

⁶ Per records from Broward County Property Appraiser; <https://web.bcpa.net/BcpaClient/#/Record-Search>

Architectural Design

EXISTING CHURCH PROPERTY

Welcome Baptist Church (WBC) will maintain the place of worship and its related on-grade parking as they currently exist.

PROPOSED LEARNING CENTER FOR EXISTING RESIDENTIAL STRUCTURE: BIG CHILDREN'S FOUNDATION

Projected Improvements

WBC envisions interior and exterior upgrades to the existing single-family residence to function as a learning center.

The exterior upgrade includes:

- a new front patio with handicap ramp,
- replacement of exterior doors and windows,
- new paint,
- new landscaping,
- new privacy walls,
- new lighting, and
- upgrade of the two existing parking spaces.

The interior upgrade includes:

- the demolition of two full-height, non-load-bearing walls and one half wall;
- modification of bathroom for ADA compliance
- replacement of kitchen cabinets and appliances;
- new paint;
- replacement of interior doors and related hardware;
- new mop sink;
- replacement of light fixtures; and
- new emergency lighting.

The existing living and dining room areas will be converted to a gathering space and a hands-on learning space, respectively. The existing bedrooms will be re-purposed into office spaces.

A Welcoming Gateway to Harlem McBride

Welcome Baptist Church's properties are strategically located at the street intersection that includes the entrance sign to Harlem McBride. Occupying the northeast corner of this figurative gateway, the church's properties have the potential to be developed as a community landmark. Taking one step at a time, the proposed learning center is designed mindful of this grand vision and available funding.

An Energizing Entrance to BCF

The design concept for the exterior of the facility focusses on embracing the existing mature trees and creating an inviting entrance, sensitive to the scale of the surrounding residential community while at the same time identifying the facility as a professional place in service to the community. The front patio (consisting of a raised concrete slab), handicap ramp, privacy wall, and fencing are manipulated to embrace the existing grape and mango trees, resulting in exterior gathering spaces that range from public to semi-public to semi-private. The

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proposed exterior enhancements reflect the character of the surrounding area in scale, material, and color while also introducing a clear identity for BCF, lending a welcoming and energizing gateway to Harlem McBride.

Scale

Due to the nature of the teens that will be attending the facility, it is important to BCF that the facility maintain a residential scale and refrain from appearing institutional. It is for this reason that the proposed new front patio includes various degrees of enclosure: solid privacy wall towards the street intersection, 50% open wall towards the parking lot to the east, and 100% open towards the front entrance. We believe that by introducing varying degrees of open and enclosed exterior spaces around the front of the property, the residential scale of the existing structure will be enhanced and help blend the proposed facility to the surrounding community – as well as incorporate the CEPTED principle of *eyes on the community*. Tying to the community and maintaining a residential scale is of mutual benefit to BCF, its neighbors, and its teens.

Materials

The immediate surroundings consists of single family residences and the neighboring park. The homes are of masonry construction with concrete slabs for front porches, standard windows, and asphalt roofs. Landscape hedges and/or chain link fences enclose portions of some of the properties. The proposed design maintains continuity in the use of these materials.

The landscape design will meet or exceed Oakland Park's Landscape and Street Design Standards. The proposed solid privacy wall at the main corner of the property will enhance the existing city's sign serving as a gateway to the Harlem McBride community.

Adequate lighting is proposed throughout the exterior to clearly identify entrance points, signage, landscaping, and to convey safety through further implementation of CEPTED principles.

Color

The exterior of the building will be painted in a palette of neutral colors. The exterior privacy walls to the east and west of the entrance patio will introduce BCF's branding color: red, in a playful and energizing manner, conveying the positive and enriching activity taking place as an integral part of its programming. BCF envisions the use of canopies of varying neutral colors and red to provide shade and a sense of human scale to the open patio and main entrance to the facility.

It is Welcome Baptist Church's desire to convey a welcoming atmosphere to the community. Embracing the use of the community's existing scale, materials, and color and interjecting gestures of new ways in using these design elements, WBC's new learning center is projected to provide an inviting, energizing, and safe atmosphere at the gateway to Harlem McBride.

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Proposed Services

EXISTING HOUSE OF WORSHIP TO REMAIN AS IS: WELCOME BAPTIST CHURCH

Services Provided

The existing church property is to remain as is and continue serving the community with its regular church services. The existing on-grade parking is to remain as is, and continue supporting the parking requirements for the existing church and proposed learning center.

Existing and Proposed Hours of Operations

Sunday

9:30am-11am Sunday School
11am-12:30pm Adult Worship
11am-12:30pm Children's Church (age 4 - teens)
3pm-4pm Marriage Ministry (every third Sunday of the Month)

Wednesday

7pm-8pm Prayer Meeting & Bible Study

EXISTING STRUCTURE TO BE MODIFIED INTO A LEARNING CENTER: BIG CHILDREN'S FOUNDATION

Welcome Baptist Church intends for the learning center to be used by Big Children's Foundation for a minimum of five years. WBC has a current 5-year rental agreement with BCF. The existing structure is not in use, pending approval of this application.

Services Provided

BCF's services include: Personal health and wellness education, physical fitness, nutrition and basic culinary development; independence preparedness, such as life skills training, household and financial management; education and career development.

Why We Serve: Meeting the Need

The Need

There are an average of 4,000 teens age 13-17 on any given day that reside in Florida's foster care system. On average, 200 foster youth age-out every year in Broward County alone with most being in poor health (up to 80%), and have insufficient life and professional skills to succeed on their own. This leaves them vulnerable to succumb to a life of crime, violence, trafficking and homelessness (50%+).

A Shared Vision

Our mission is aligned with Welcome Baptist Church's mission to reach the lost and empower the saints beyond the four walls of the church. Pastor James Dye desires that the church premises and properties be a tool to prevent

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youth from engaging in unlawful activity, and function as an important component of the community to reach the lost, educate and prevent a crime-ridden future.

Who We Serve: Foster Care Youth

We serve teens age 13+ that reside in the foster care system, including those living in private foster homes, foster care shelters, and those aging out.

Our mission is to:

1. Improve their health and wellness;
2. Teach them life skills and train them to live independent of government systems (ie. foster care, juvenile justice system, corrections, etc.); and
3. Educate and develop professional skills that will help them transition out of foster care and into a self-sufficient successful future.

It is important to note that while foster youth fall into the category of at-risk youth, there is a notable difference in functionality between the two.

At-Risk Youth in Foster Care:

- Have been officially and legally removed from their parent(s) or guardian and may or may not be a ward of the state.
- The state is responsible for their shelter, food, and care.
- They reside in a shelter, or a private foster home, are supervised and accounted for at all times.
- Most have experienced some degree of abuse and trauma, causing serious physical, emotional and spiritual erosion.
- Most become extremely vulnerable to—and repeat the cycle of—prostitution, sexual violence, physical/emotional/psychological violence, drug and alcohol abuse, crime, and homelessness due to the nature of their pre-removal environment.
- Programs that are intentional and specific in content are the most effective for healing, deterring, training, preparing, and succeeding.

A-Risk Youth in Community:

- Legally reside with a parent(s), relative, or guardian.
- May or may not be properly supervised, fed or cared for.
- May or may not have suffered abuse or trauma.
- May or may not be accounted for on a regular basis.
- May become vulnerable to sex trafficking, sexual/physical/emotional/psychological violence, drug and alcohol abuse, crime, and homelessness.
- General programs of interest can be effective in keeping them engaged and off the streets such as sports, organized activities, hot meals, etc.

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How We Serve: Structured and Organized Programs

BCF's History of Serving Our Local Community

The founders of BCF have had a presence in the **South Florida** community for 13 years, through the production of *BiG Cardio 5K, Fitness and Sports* - an event benefitting youth in foster care, since 2008. In March of 2015, BiG Children's Foundation incorporated as a 501(c)(3) non-profit organization and began providing services specifically to teens in foster care. Being a non-residential entity, BCF comes alongside child and family agencies in **Broward County** and offers services to the youth that improve the health of the mind, body and spirit; and teach them life skills and professional development that will help them to become self-sufficient when they are emancipated. These services are provided via BCF's proprietary program *iMfit2SUCCEED*. Furthermore, BCF has had a presence in the **City of Oakland Park** for the past 3 years, as our summer camps are hosted at a community partner facility located on Dixie Highway, in Oakland Park. Additionally, with the proposed location at 301 NE 34 Court, BCF envisions making Oakland Park home to their first public facility implementing current *iMfit2SUCCEED* program.

iMfit2SUCCEED: General Description

iMfit2SUCCEED INDEPENDENCE PREP AND READINESS PROGRAM is a long-term curriculum-based prevention program that prepares youth age 13+ to successfully transition out of foster care and into their adult life. Since a key part of their success requires a foundation of good health and solid well-being, the program will offer them a safe, therapeutic, non-residential fun environment where healing, loving and learning can take place. We aim to create a center of refuge where at-risk youth are welcome, valued and feel like they belong.

Through education, training, support and mentoring, our program will address multiple facets within key areas such as physical health and wellness, emotional health, independence preparedness and professional development. (See Index A.) Our program will run September through June, with July and August concentrating on summer fun activities including day trips and camps. (See Index B.) Students will meet a minimum of 2 times per week, either afternoon or early evening, separated by gender. Every session will begin with a physical activity and snack/meal, then proceed with either curriculum based teaching and group/individual counseling or a fun activity with inspirational and character-building messages.

Ideally, those in the program will develop healthy, strong relationships with their mentors as well as each other, and potentially learn about a God who loves them dearly and will always be there for them even when others are not. They'll experience a sense of belonging and fulfillment that lead to lifetime friendships, improve their physical and emotional health, and learn the life skills and professional protocol that will help them transition into their adult life as they leave the foster care system and venture out on their own.

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It is important to note that program development and delivery to at-risk youth not only impacts the lives of our youth, but the community as a whole, and has the potential to drive down social costs by focusing on pre-emptive rather than corrective care for at-risk youth in South Florida.

iMfit2SUCCEED: Registration and Attendance Requirements

Our programs are available by enrollment only, and are not available on an at-will or walk-up basis. Registration (See Index C), including a Student Behavior Agreement (See Index D), is required for program participation. Roll call, including the signing in/out of every youth, is mandatory with every session.

Transportation will be provided by both BiG Children's Foundation as well as the foster home/shelter.

iMfit2SUCCEED: Incentive Program and Disciplinary Action

An incentive program will be instituted to prevent attrition and increase the odds of program completion. Additionally, a "Buddy Club" will be instituted where a mentor or youth worker will participate along with the youth and keep the teens engaged, accountable, and accounted for, with no unsupervised down time. We invite the foster parent and/or caregivers to participate if they desire, as it can help build trust with their youth and strengthen their relationship.

If a youth is found to be disruptive or instigative at any time, the foster parent/mentor/youth worker and youth will be instructed to leave the premises immediately, and a meeting with their supervisor will be arranged. A general security officer may be provided during program operation, depending on the behavioral history of any particular person/group.

Proposed Hours of Operations

Monday – Friday: 9am-9pm

Saturday: 8am-1pm

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Index A



Joyce Feldman, President
joyce@bigcf.org
(954) 933-3129

STUDENT REGISTRATION ENROLLMENT FORM For Teens Age 13+

STUDENT INFORMATION

Student Name _____
Phone Number _____ Email _____
Address _____ City _____ State _____ Zip code _____
Date of Birth ____ / ____ / ____ Age ____ Entering Grade ____ ☐ Male ☐ Female

PARENT/GUARDIAN INFORMATION

Parent or Guardian _____ Relationship to student _____
Phone (cell) _____ (other) _____
Address _____ City _____ State _____ Zip code _____
Employer _____
Work Phone # _____ Email _____

EMERGENCY CONTACT INFORMATION

Name _____ Phone _____
Name _____ Phone _____

STATEMENT OF HEALTH – TO BE FILLED OUT BY PARENTS OR GUARDIAN

Insurance Company _____
Policy # _____ Group # _____
Primary Doctor _____ Phone _____
Health limitations: _____
Allergies/special medications: _____

Lists any/all medications the student will be bringing: _____

☐ Yes ☐ No - My child can be given pain reducing medication (i.e. Tylenol, aspirin etc.) as deemed necessary by the program director or program coordinator. All medications, including non-prescription drugs **must** be turned into the program coordinator.

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PARENTAL/GUARDIAN AUTHORIZATION: I hereby give permission for my child to attend the Programs and Events hosted by BiG Children's Foundation as indicated above. I further certify that this health history is correct as far as I know and the person herein described has permission to engage in all prescribed activities, except as noted. IN CASE OF EMERGENCY, I hereby give permission to hospitalize, secure proper treatment for, and order injections, anesthesia, or surgery for my child. I also hereby give permission to the program staff and/or program volunteer to inspect the contents of any or all of my child's personal belongings, and to withhold and/or dispose of any improper or illegal contents.

Signature of Parent or Guardian _____ Date _____

MEDICAL RELEASE: In the event my child becomes ill or is injured while under the supervision of BiG Children's Foundation and any of their entities, Welcome Baptist Church or any of their entities, or partner locations, I approve of their authorities to take the following steps in the following order: 1. Contact the parents/guardian of the child and follow his/her instructions. 2. In the event of an emergency when neither parent nor guardian can be immediately reached, contact the child's physician and follow his/her instructions. 3. If the child's physician cannot be immediately reached, a program representative will use their own discretion in contacting a properly licensed practicing physician or the nearest hospital and follow their advice. If in the opinion of a properly licensed and practicing physician my child needs medical or surgical services which require my consent before being supplied and I cannot be reached, I hereby authorize, appoint and empower the director to furnish on my behalf such written or oral authorization as may be so required. Further, I release the directors of BiG Children's Foundation, et al, and supporters from any liabilities which might arise from the giving of such authorization, it being my desire that my child be furnished with such medical or surgical services as soon as reasonably possible after the need arises.

Signature of Parent or Guardian _____ Date _____

IMAGE RELEASE AGREEMENT

☐ **YES** - I hereby acknowledge and authorize BiG Children's Foundation, et al, to utilize any imagery, photography and videography of the above mentioned for use in, but not limited to, website, social media, printed materials, etc, for educational purposes or the marketing of the organization or its programs. It is understood that images/photos/videos will be used only to benefit such entities and not for the personal gain of any individual.

Signature of Parent or Guardian _____ Date _____

TRANSPORTATION, PERMISSION & LIABILITY RELEASE: I hereby grant permission for my child to attend the programs and events of BiG Children's Foundation. I hereby grant permission for my child to be transported to/from any/all locations and activities for the duration of the Program. I understand that transportation may include, but is not limited to buses, vans, and personal vehicles driven by staff, mentors and volunteers. On behalf of myself, my heirs, executors, administrators and assigns, I hereby waive and release any and all rights and claims for damages which I may have against BiG Children's Foundation and any of its entities, Welcome Baptist Church and any of its entities, any community partners, volunteers, mentors, trainers, instructors, teachers, speakers, drivers, as well as any other person or organizations connected with the activities, their heirs, executors, administrators, successors, and assigns for any and all injuries which I and/or my child may suffer while attending and participating in the programs.

Signature of Parent or Guardian _____ Date _____

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Index B



STUDENT BEHAVIOR AGREEMENT

I _____ agree to the following expectations in order to participate in ANY program or event with BIG Children's Foundation, or any of its entities.

I agree:

_____ To arrive on time for each scheduled activity or program or call if I am unable to attend that day for a reason approved by my caregiver.

_____ To sign in on the attendance sheet, and if I forget, I will inform the camp instructor.

_____ To participate in all activities, and to try new things with an open mind.

_____ To be drug and alcohol free during participation at the program.

_____ To dress appropriately. The following policies apply.

TOP: ALL STUDENTS ON MUST WEAR THEIR PROGRAM T-SHIRT AT ALL TIMES.

BOTTOM: FIELD TRIP DAYS - Wear comfortable jeans or shorts, and comfortable shoes or sneakers.

PHYSICAL ACTIVITY DAYS: Wear gym shorts, leggings with shorts over them, or workout pants, socks and sneakers. No flip flops or sandals. Those with longer hair should tie it back.

_____ To be respectful in my words and actions toward adults and fellow students, encourage and build one another up. (ie. No cursing or foul language, negativity, sarcasm, street talk, posturing, etc.)

_____ To keep confidential any personal information that is shared by other students during the course of the program.

_____ I agree to share info with staff immediately if I learn of info that may indicate harm to others, harm to themselves, is an illegal act, or involves domestic or sexual violence in any way.

_____ To refrain from any form of physical aggression, but rather employ the following conflict principle: If someone offends you, go to them privately and kindly tell them they offended you and how it felt. Then, give them a chance to hear their side. Agree to forgive each other. If you cannot reach mutual forgiveness in that moment, both should go to a leader in the organization.

_____ To refrain from using my cell phone from the time of pick up until drop off at the end of the day unless I have the teacher and/or driver's permission.

_____ To refrain from bringing any weapon of any kind with me at any time and agree to be searched if the staff has reasonable cause to believe that there may be a weapon hidden on my person or in my belongs.

BIG CHILDREN'S FOUNDATION HAS A ZERO TOLERANCE POLICY FOR WEAPONS, ALCOHOL, OR DRUGS OF ANY KIND. POSSESSION OF EITHER WILL RESULT IN IMMEDIATE DISMISSAL FROM THE PROGRAM.

SIGNATURE _____ DATE _____

PRINTED NAME _____ PHONE _____

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ARCHITECTURE AR91864 + ID6603 INTERIOR DESIGN

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Index C

ENROLLING
NOW!

iMfit2SUCCEED

AN OUTCOME-BASED WELLNESS, INDEPENDENCE PREP, AND CAREER
DEVELOPMENT PREVENTION PROGRAM FOR FOSTER YOUTH AGE 13-23.

ReshapeTheirFuture.org



iMfit

YEARS 1-2

OUTCOME-BASED JOURNEY TO HEALTH AND WELLNESS

- Nutrition education
- Food shopping/label reading
- Food prep and cooking
- Fitness classes and sports
- Weight management and health markers ie. cholesterol
- Confidence building
- Stress management
- Anger Management
- Personal hygiene
- Purity and disease prevention
- Ethics and character development

iMfree

EMOTIONAL HEALING, EXPRESSION AND REDIRECTION

- Counseling and therapy
- Trauma-informed mentoring
- Behavior modification
- Coaching and peer connectivity
- Spiritual guidance and study
- Dance
- Drama
- Choir
- Crafts
- Videography

iMequipped

INDEPENDENCE PREP

- Household management
- Budgeting and money management
- Transportation, car ownership, insurance and responsibility
- Resume writing and interviewing
- Dressing for Success
- Professional presentations
- Managing personal and professional relationships
- Conflict resolution

YEARS 3-4

iMready!

CAREER DEVELOPMENT

- Youth hold responsible positions on committees and are required to attend meeting, leads teams, interact with volunteers and sponsors, and problem-solve
- Build confidence, self-esteem
- Learn responsibility and critical thinking skills
- Develop real-world contacts
- Leadership development
- Internships, OJT

A PROGRAM OF BIG CHILDREN'S FOUNDATION.



FOR INFO, PLEASE VISIT BIGCF.ORG OR CALL (954) 933-3129.

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STARTS JULY 8 | ENROLLING NOW!

Summer Splurge!

FOOD, FITNESS, FANATICS & FUN!

FOR YOUTH AGE 13-19
CALL NOW (954) 933-3129
(NO CHARGE - Limited number of spaces)

Fun Things To Do!

- Make and Eat Fun Food
- Learn How to Fuel Your Body
- Activities and Games
- Fitness and Fun Apparatus
- Fun Competitions and Games
- Dance and Zumba
- Acting and Drama
- Arts and Crafts

Exciting Tours!

- **Johnson & Johnson** Manufacturing Facility
- **Banyan Air** - Aircraft
- **Fire Department** - Fire Engine

DATE: July 8 - August 8, 2019
TIME: 1 - 4 PM
DAYS: MON & FRI (boys)
TUES & THURS (girls)
LOCATION: Eli's Fitness (Partner facility)
4199 N Dixie Hwy, Ft Lauderdale
COST: No charge, limited spaces
CALL: (954) 933-3129



BIG CHILDREN'S FOUNDATION
Providing opportunity and hope for at-risk youth.
ReshapeTheirFuture.org

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