

City of Oakland Park Development Activity Report

DRC Applications requiring a P&Z Board and/or a Board of Adjustment (BOA) Public Hearing followed by a City Commission Public Hearing

Case Number	Development	Summary	Milestones
CD24-32Z, CD24-33CU, CD24-30CP, CD24-31RZ 000173-2025-APP	Le Rocher Christian Worship Center, Inc. 1670 NE 38 Street 494223340070 <u>Replat, LUPA, Zoning Map Amendment and Site Plan</u> Andrew J. Schein	A proposed replat, small scale Land Use Plan Amendment (LUPA) to the Future Land Use Map (FLUM) from CF to L-5, a Zoning Map Amendment from CF to R-1 and a Site Plan.	Neighborhood Participation Meeting (NPM): August 21, 2024 Planning & Zoning Board: June 9, 2025 Local Planning Agency: June 10, 2025 City Commission First Reading: July 16, 2025 Broward County Planning Council: Approved on April 14, 2026 City Commission Second Reading: Pending Current Status as of 4/27/26: Pending final approval by the City Commission on May 20, 2026
CD26-01A, 000198-2026-APP	Easement Vacation Powerline Apartments CD25-05ZP Live Local 3701 N Powerline Rd 494221380040 and 494221380050 <u>Easement Vacation</u> Michael Amodio	An application to vacate a 12-foot-wide Utility Easement Lying within Parcels C2 and D of the Googe Plat No. 1, Plat Book 136, Page 15	Neighborhood Participation Meeting (NPM): N/A as it was a live local condition of approval by the DRC Application Submitted: 01/21/26 Incomplete Application Resubmitted: 01/26/26 Complete Planning & Zoning Board: 04/20 Meeting, recommended approval with a vote of 5-0 City Commission 5/06 Meeting Current Status as of 04/27/26: Pending final approval by the City Commission on 05/06
CD25-28OP3D 000195-2025-APP	Aspire 830-340 E Oakland Park Blvd 494226380070 & 494226380010 <u>Site Plan, Bonus Provision Program, Right-of Way Vacation</u> Nectaria Chakas, Lochrie & Chakas, P.A.	An application for a Site Development Plan in the Middle River (MR) subarea of the Oakland Park Downtown Development District (OP3D). The proposed project will include two 5-story buildings connected with a pedestrian bridge over NE 8th Terrace and is to include 334 multifamily units and 9,652 sf of commercial use. An application to vacate the existing right-of-way for NE 8th Terrace is included, with access to be provided through the site via a new access easement.	Neighborhood Participation Meeting (NPM): October 6, 2025 Application Submittal: November 6, 2025 (Incomplete), November 25, 2025 (Complete) DRC Meeting: 1st DRC meeting Waived Second Submittal: February 20, 2026 (Incomplete), February 26, 2026 (Complete) DRC Meeting: March 26, 2026 Third Submittal: April 17, 2026 Second Neighborhood Participation Meeting (NPM): Scheduled for May 7, 2026 Current Status as of 4/27/26: In review. DRC meeting scheduled for May 14, 2026.
CD25-11A 000183-2025-APP	J.R. Metayer Vacation Orange Grove Manors Block 4 Lots 4 and 5 2981 NW 29 Ter 494229060450 <u>Vacate Right-of-Way</u> JR Metayer	Request for the City to abandon the unimproved NW 30th Street right-of-way adjacent to the site on the north side.	Neighborhood Participation Meeting (NPM): February 20, 2025 Application Submitted: May 16, 2025 Incomplete Application Neighborhood Participation Meeting (NPM): November 18, 2025 Application Submitted: November 20, 2025 Current Status as of 4/27/26: Pending resubmittal
CD25-15OP3D 000189-2025-APP	JellyBean's Fun House Record Store 3444-3446 NE 12 Ave 494223040050 <u>Site Plan, Awning in R/o/W</u> Mark Budd	Request for a Development Review Committee (DRC) review and approval for a new Covered Pergola within the right of way, which includes with planters and 5-foot high lattice along the perimeter to be used for exterior lounge seating.	Neighborhood Participation Meeting (NPM): April 17, 2025 Application Submitted: June 27, 2025 Incomplete Application Resubmitted: July 22, 2025 Incomplete Application Resubmitted: November 4, 2025 Complete First DRC Meeting: December 11, 2025 Current Status as of 4/27/26: Pending resubmittal

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CD25-14OP3D CD25-29P 000185-2025-APP	SoFlow 1048 E Oakland Park Blvd 494226110023 <u>Site Plan, Bonus Provision Program & Replat</u> Emir Gonzalez	A proposed Site Plan, Bonus Provision Program and plat application for a proposed four-story, 40,300 sq ft of modern health and fitness facility—featuring indoor pickleball courts and a climbing wall—alongside 1,700 sq ft of ground-floor retail. Located within the Middle River Sub-area of the OP3D.	Neighborhood Participation Meeting (NPM): December 17, 2024 Application Submitted: June 17, 2025 Complete Application DRC Meeting: July 24, 2025 Second Submittal: September 22, 2025 Second DRC Meeting: October 23, 2025; Withdrawn. Third Submittal: November 25, 2025 Third DRC Meeting: January 8, 2026 Fourth Submittal: February 11, 2026 Fourth DRC Meeting: March 12, 2026 Fifth Submittal: March 31, 2026 Fifth DRC Meeting: May 14, 2026 Current status as of 4/27/26: 5th correction report sent on April 15, 2026. March 12, 2026 motion void.
DRC Projects that Only require DRC Approval - No Public Hearing Required			
Case Number	Development	Summary	Chronology
CD25-26Z 000194-2025-APP	Andrews Business District 3291 North Andrews Avenue 494222530010 <u>Site Plan</u> David Ramirez	A mayor Development Review Committee (DRC) Site Plan application to allow the construction of a 4,135 sq. ft. retail and office use building.	Neighborhood Participation Meeting (NPM): September 25, 2025 Application Submitted: October 10, 2025 Complete Application DRC Meeting: November 13, 2025 Current Status as of 4/27/26: Pending applicant to resubmit working on engineering comments.
CD25-19OP3D 000190-2025-APP	Villas del Sol 1001 NE 33 ST Oakland Park 494223051320 <u>Site Plan</u> Kyle Mailloux	A new two-story townhouse project with four units. Each unit is 1,782 square foot under air and has a two-car garage.	Neighborhood Participation Meeting (NPM): July 15, 2025 Application Submitted: August 5, 2025 Incomplete Application Application Resubmitted: October 5, 2025 Complete Application DRC: Applicant waived meeting of November 13, 2025 Application Submitted: April 10, 2026 Current Status as of 4/27/26: In review. DRC meeting scheduled for May 14, 2026.
CD25-27Z 000196-2025-APP	Oakland Park Medical Building 1677 & 1691 E Oakland Park Blvd 494223060940 & 494223060930 <u>Site Plan</u> Carol Facey	A Site Development Plan for a 3-story medical office building.	Neighborhood Participation Meeting (NPM): Oct 05, 2023 Neighborhood Participation Meeting (NPM): Dec 05, 2024 Neighborhood Participation Meeting (NPM): Sept 25, 2025 Application Received: August 5, 2025 Incomplete Application Application Received: December 03, 2025 Incomplete Application Current Status as of 4/27/26: Pending resubmittal
CD23-34Z 000136-2023-APP	Munoz Autobody Shop Expansion 1048 NE 43 Court 494223220450 <u>Site Plan</u> Dr. S.E. Belai, P.E.	A major amendment to an existing Site Plan submitted to expand an existing body shop by adding a paint spray facility.	Neighborhood Participation Meeting (NPM): October 11, 2023 Application Submitted: December 27, 2023 Incomplete Application Inactive Application Letter Sent to Applicant: February 20, 2025 DRC Meetings: February 27, 2025 Applicant attended and requested to not have his application withdrawn. First Submittal: March 19, 2025 Second Neighborhood Participation Meeting (NPM): April 8, 2025 First DRC meeting: April 10, 2025 Second Submittal: July 22, 2025 Second DRC Meeting: August 28, 2025 Third Submittal: February 3, 2026 Third DRC Meeting: March 12, 2026 Current status as of 4/27/26: 3rd correction report sent to applicant on 2/25/26, follow up email sent 4/15/26, pending resubmittal.

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CD-26-02Z 000200-2026-APP	Pedowitz Industrial Building 4201 Northeast 6 Avenue Folio No. 494222190570 Site Plan 'Damian Brink' <dbrink@miskelbackman.com>	Development Review Committee site plan approval to allow a 6,180 sq. ft. Warehouse industrial building,	Neighborhood Participation Meeting (NPM): January 5, 2026 Application Submitted: February 16, 2026 Complete application Application Distributed: February 17, 2026 First DRC Meeting: March 26, 2026 Current Status as of 04/27/26: Applicant resubmitted on 04/27/26, DRC review comments due on 05/18/2026.
CD26-03Z 000201-2026-APP	Laundromat 55 119 W Oakland Park Blvd & 7 NW 31 St 494222000490 & 494222450010 <u>Site Plan, Unity of Title</u> Stephen Tulloch	A site development plan for the existing restaurant at the property located at 119 W Oakland Park Blvd to be combined with the adjacent vacant lot for a new 5,764 sf laundromat building.	Application submittal: March 10, 2026 DRC Meeting: 1st DRC meeting Waived Current Status as of 4/27/26: Pending resubmittal
CD25-08Z 000181-2025-APP	Luccalino's Restaurant 4211-4215 N Federal Hwy 494224060120 <u>Site Plan</u> Norberto Loianno	A proposed major amendment to the existing Site Plan for the renovation and expansion of 2,196 square feet to the current 4,124 square foot structure, resulting in a total floor area of 6,320 square feet for an Italian Cucine restaurant located within the B-1 zoning district.	Neighborhood Participation Meeting (NPM): July 3, 2025 Application Submitted: September 11, 2025 Complete Application DRC Meeting: October 9, 2025 Second Submittal: December 16, 2025 Second DRC Meeting: January 22, 2026 Third Submittal: March 2, 2026 Third DRC Meeting: April 9, 2026 Current status as of 4/27/26: preliminary motion to approve contingent upon resolution of outstanding Planning and CPTED on 4/09/26. The applicant shall provide a valet parking plan demonstrating safe on-site stacking and circulation for CPTED review. The preliminary approval also included the following: Landscape Waivers (W1, W2, W3) and Parking Adjustment.
CD24-09Z 000144-2024-APP	Kids in Action Creative Minds Preschool 171-231 E. Commercial Boulevard 494215040170 <u>Site Plan</u> Alejandro Torrealba	Site Development Plan review and a unity of title for a major renovation and expansion of an early childhood education and learning center serving infants through 5 years of age. The proposal includes a total enrollment of 248 students at the center, located within the B-1 Zoning District	Neighborhood Participation Meeting (NPM): October 11, 2023 Application Submitted: April 29, 2024 Incomplete Application Application Resubmitted: July 8, 2024 Incomplete Application First Submittal: July 12, 2024 Complete Application First DRC Meeting: August 8, 2024 Second Submittal: February 6, 2025 Second DRC Meeting: March 13, 2025 Third Submittal: July 17, 2025 Third DRC Meeting: August 14, 2025 Fourth Submittal: February 2, 2026 Fourth DRC Meeting: February 26, 2026 Fifth Submittal: March 26, 2026 Fifth DRC Meeting: April 23, 2026 Current status as of 4/27/26: 5th correction report sent on April 15, 2026 via email. March 26 motion void. Status update letter sent to applicant via certified mail on April 24, 2026.
CD25-24Z 000192-2025-APP	Self Fix Garage 4468 NE 6 Terrace 494214090620 <u>Site Plan</u> Cheves Darville, Westland Auto Transport Inc.	Site Plan submitted for a 1,984 square foot one-story self-service auto repair facility to be known as Self Fix Garage.	Neighborhood Participation Meeting (NPM): July 17, 2025 Application Submitted: September 24, 2025 Incomplete Application Application Resubmitted: October 9, 2025 Complete Application 1st DRC meeting: November 13, 2025 Application Submitted: December 29, 2025 2nd DRC Meeting: January 22, 2026 Application Resubmitted: March 12, 2026 Incomplete Application Application Resubmitted: March 29, 2026 Complete Application 3rd DRC meeting: April 23, 2026 Current Status as of 4/27/26: Pending resubmittal