

**Application for Small-Scale Broward County Land Use
Plan Amendment
4711 NE 22 Avenue, Lighthouse Point, Florida**

Prepared by



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

July 2026

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

Exhibit A- Letter from the City of Light House Point

- B. Name, title, address, telephone number and email address of the local government contact person**

Contact Person: Ross Licata
Title: City Administrator
Address: City of Lighthouse Point
2200 NE 38th Street
Lighthouse Point, FL 33064
Phone: 954-784-3434
Email: rlicata@lighthousepoint.com

- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment.**

Exhibit B - City of Lighthouse Point Planning and Zoning Minutes 5-5-26

Exhibit C - City of Lighthouse Point City Commission Packet 5.26.26 Dalessandro Rezone LUPA

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

The City of Lighthouse Point will provide public notification of the proposed amendment consistent with the City Code of Ordinances and Florida Statutes.

- E. Whether the amendment is one of the following: *Development of Regional Impact *Small-scale development (Per Chapter 163.3187 Florida Statutes) *Emergency (Please describe on separate page)**

Small-scale development (Per Chapter 163.3187 Florida Statutes)

- F. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Legal Advertisement as well as property notifications will be completed by the requirements set forth in Section

2. APPLICANT INFORMATION

A. Name, title, address, telephone, facsimile number and e-mail of the applicant.

Contact Person: Ross Licata
Title: City Administrator
Address: City of Lighthouse Point
2200 NE 38th Street
Lighthouse Point, FL 33064
Phone: 954-784-3434
Email: rlicata@lighthousepoint.com

B. Name, title, address, telephone, facsimile number and e-mail of the agent.

Name: David Dixon, AICP
Title: Planning Administrator
Firm: Calvin, Giordano & Associates, Inc.
Address: 1800 Eller Drive, Suite 600 Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807
Email: ddixon@cgasolutions.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

There are numerous property owners in the subject area. The city is initiating the Amendment. Property notifications will be sent to affected property owners as well as all of those within the notification boundary requirements.

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The Property is approximately 8,605 square feet (0.198 acres) and contains an existing single-family residence and swimming pool. The parcel is contiguous to Dan Witt Park, making it well suited for incorporation into the existing park. The City intends to demolish the existing structures and integrate the Property into Dan Witt Park to support future park-related uses and improvements.

The Property has a Future Land Use designation of Low Residential (up to five dwelling units per acre). To facilitate the assemblage of the Property with Dan Witt Park, the Future Land Use Map must be amended to Parks and Recreation for the parcel and the adjacent right-of-way to the centerline, totaling approximately 0.299 acres.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The proposed amendment affects approximately 0.198 acres (8,605 square feet) located at 4711 NE 22 Avenue in the City of Lighthouse Point. The property is generally bounded by Dan Witt Park to the north and west, NE 22 Avenue to the east, and residential properties to the south.

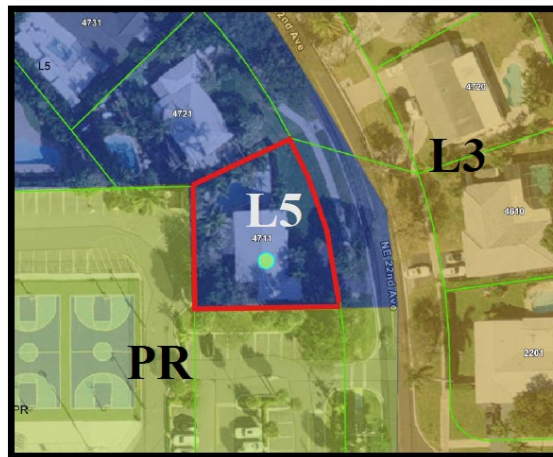


Figure 1 Existing Land Use Map – 4711 NE 22 AVE

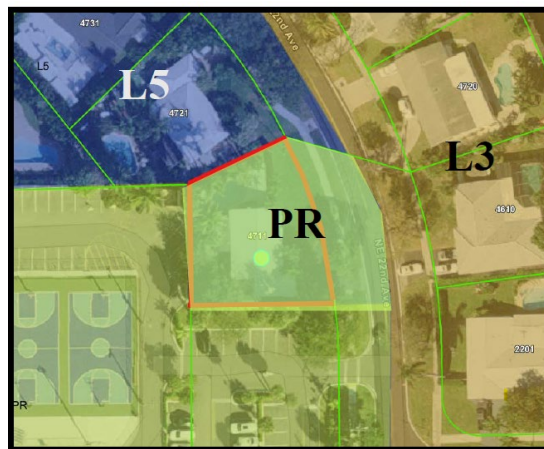


Figure 2 Proposed Land Use Amendment – 4711 NE 22 AVE

B. Sealed survey, including legal description of the area proposed to be amended.

N/A

C. Map at a scale clearly indicating the amendment’s location, boundaries and proposed land uses

See Figure 1 and 2

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.

The amendment site consists of approximately 0.198 gross acres. The current City Future Land Use Map designation is Residential, and the current Broward County Land Use Plan designation is Low (5) Residential. The proposed designation for both the City Future Land Use Map and Broward County Land Use Plan is Parks and Recreation/Recreation and Open Space.

Designation	Current	Proposed	Gross Acreage
City FLUM	Residential	Parks and Recreation	0.198 acres
Broward County Land Use Plan	Low (5) Residential	Recreation and Open Space	0.198 acres

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

The City has not allocated flexibility provisions in adjacent properties.

C. Existing use of amendment site and adjacent properties.

The amendment site is currently developed with a single-family residence and swimming pool. Adjacent properties include Dan Witt Park to the north and west and single-family residential development to the south and east.

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The proposed amendment will facilitate the incorporation of the subject property into Dan Witt Park for recreational purposes. The City intends to demolish the existing single-family residence and associated improvements to allow the property to be integrated into the park. No dwelling units are proposed. No non-residential building square footage is proposed as part of this amendment.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/ or dwelling count.

The amendment site is designated Low Residential (up to 5 dwelling units per acre) on the Future Land Use Map. Based on the site's gross acreage of approximately 0.198 acres, the maximum allowable development potential is one dwelling unit. No non-residential development is permitted under the existing land use designation.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan.

Potable Water Level of Service: The City of Lighthouse Point is served by the City of Pompano Beach and Broward County for potable water. The adopted potable water level of service standards are 161 gpcd for the City of Pompano Beach service area and 112 gpcd for the Broward County District service area.

2. Provide the adoption date of the local government's 10 Year Water Supply Facilities Plan.

January 24, 2023

3. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the well field serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.

The proposed amendment changes the Future Land Use designation of an existing single-family residential parcel to Parks and Recreation to facilitate its incorporation into Dan Witt Park. The amendment is not anticipated to increase potable water demand and may reduce potable water demand compared to the

existing residential use. Therefore, existing Broward County potable water facilities are adequate to serve the amendment area.

4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The proposed amendment will not increase potable water demand. The amendment site is currently designated Low Residential, which allows one dwelling unit. The proposed amendment will change the Future Land Use designation to Parks and Recreation to facilitate the incorporation of the property into Dan Witt Park. No dwelling units or non-residential building square footage are proposed as part of this amendment. Based on the adopted BCWWS potable water level of service (LOS) of 112 gallons per capita per day, the proposed amendment results in a net decrease in potable water demand.

Calculations:

Existing Demand: 1 dwelling unit $\times$ 2.39 persons per household $\times$ 96 gpcd = 229.44 gallons per day

Proposed Demand: 0 dwelling units $\times$ 96 gpcd = 0 gallons per day

Net Impact: 0 - 229.44 = -229.44 gallons per day

5. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The proposed amendment changes the Future Land Use designation from Low Residential to Parks and Recreation and does not propose any additional dwelling units or non-residential building square footage. As a result, the amendment is anticipated to reduce potable water demand compared to the existing residential use and will not adversely affect the adopted level of service. Correspondence from the potable water provider will be provided upon request or if determined necessary by the reviewing agency.

B. Sanitary Sewer Analysis

1. Provide the wastewater level of service per the adopted and certified local land use plan.

The adopted sanitary sewer level of service (LOS) standard for the City of Lighthouse Point is 150 gallons per capita per day (gpcd), as established in the City's adopted Comprehensive Plan, Capital Improvements Element.

2. Identify the wastewater facilities serving the area in which the amendment is located including the current plant capacity, current plus committed demand on plant and planned plant capacity expansions, including year and funding source.

The amendment area is served by the Broward County Water and Wastewater Services (BCWWS) District 2 sanitary sewer system. Wastewater generated within the service area is conveyed to the Broward County North Regional Wastewater Treatment Plant.

According to Broward County utility information, the North Regional Wastewater Treatment Plant has a permitted treatment capacity of 95.0 million gallons per day (MGD) and currently treats an average daily flow of approximately 71.8 MGD, leaving available treatment capacity to accommodate existing and committed demand. Broward County continues to maintain and improve its wastewater infrastructure through its Capital Improvement Program (CIP), as funded through utility revenues and other available funding sources.

- 3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

The amendment site is currently designated Low Residential and developed with one single-family dwelling unit. The proposed amendment changes the Future Land Use designation to Parks and Recreation and does not propose any dwelling units.

Based on the adopted sanitary sewer level of service standard of 150 gallons per capita per day, the estimated sanitary sewer demand is as follows:

- Existing: 1 dwelling unit $\times$ 1.97 persons per household $\times$ 150 gpcd = 295.5 gallons per day
- Proposed: 0 dwelling units = 0 gallons per day
- Net Change: -295.5 gallons per day

Accordingly, the proposed amendment results in a net decrease in sanitary sewer demand and will not adversely affect the capacity of the existing wastewater facilities.

- 4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.**

The proposed amendment does not increase sanitary sewer demand and instead results in a reduction compared to the existing residential use. Because no additional dwelling units or non-residential building square footage are proposed, no adverse impacts to the sanitary sewer system are anticipated. Correspondence from the sanitary sewer provider will be provided upon request or if determined necessary by the reviewing agency.

C. Solid Waste Analysis

- 1. Provide the adopted solid waste level of service standard per the adopted and certified local land use plan.**

The adopted level of service (LOS) standard for solid waste is 5.0 pounds per capita per day (lpcpd) with bi-weekly pickup, as established in the City of Lighthouse Point Comprehensive Plan.

- 2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

Solid waste generated within the City of Lighthouse Point is collected by the City's contracted solid waste provider and disposed of through Broward County's regional solid waste management system. Existing solid waste facilities have adequate capacity to serve the amendment area. The proposed amendment is not anticipated to adversely affect the capacity of the regional solid waste management system.

- 3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.**

The subject property is currently developed with one single-family residence. The proposed amendment changes the Future Land Use designation from Low Residential to Parks and Recreation and does not propose any dwelling units or non-residential building square footage.

Based on the adopted solid waste level of service standard of 5.0 pounds per capita per day, the estimated solid waste demand is as follows:

- Existing: 1 dwelling unit $\times$ 1.97 persons per household $\times$ 5.0 pounds per capita per day = 9.85 pounds per day
- Proposed: 0 pounds per day
- Net Change: -9.85 pounds per day

Accordingly, the proposed amendment results in a reduction in solid waste demand compared to the existing residential use and will not adversely affect the adopted level of service.

- 4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

The proposed amendment does not increase solid waste demand and instead results in a reduction compared to the existing residential use. Because no additional dwelling units or non-residential building square footage are proposed, no adverse impacts to the solid waste management system are anticipated. Correspondence from the solid

waste provider will be provided upon request or if determined necessary by the reviewing agency.

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

The adopted level of service (LOS) standard for site drainage is that post-development runoff rates shall not exceed pre-development runoff rates for the design storm, and stormwater management facilities shall be designed in accordance with applicable federal, state, regional, county, and local regulations, including the requirements of the South Florida Water Management District (SFWMD) and the City of Lighthouse Point Comprehensive Plan.

2. Identify the drainage district and drainage systems serving the amendment area.

The amendment area is located within the jurisdiction of the **South Florida Water Management District (SFWMD)** and is served by the City's local stormwater drainage system. Stormwater runoff from the site is conveyed through the City's drainage infrastructure in accordance with applicable drainage and stormwater management regulations.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

No planned drainage improvements specific to the amendment area have been identified. Any future site improvements will be subject to applicable stormwater management requirements and will be reviewed for compliance with all applicable federal, state, regional, county, and local regulations at the time of development.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

No Surface Water Management Plan has been approved or submitted for the amendment site in conjunction with this Future Land Use Map amendment. Any future development or site improvements requiring approval from the South Florida Water Management District or other applicable drainage authority will obtain the necessary permits at the time of development, if required.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The proposed amendment does not include a site development plan and is not anticipated to adversely affect existing drainage conditions. The amendment changes the Future Land Use designation from Low Residential to Parks and Recreation and does not propose additional development intensity. Any future site improvements will be designed in accordance with applicable drainage and stormwater management regulations and will be reviewed through the applicable development permitting process.

6. **Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

The proposed amendment does not increase development intensity or adversely affect existing drainage conditions. Because no additional dwelling units or non-residential building square footage are proposed, no adverse impacts to the existing drainage system are anticipated. Correspondence from the applicable drainage authority will be provided upon request or if determined necessary by the reviewing agency.

E. Recreation and Open Space Analysis

1. **Provide the recreation and open space level of service per the adopted and certified local land use plan.**

The adopted level of service (LOS) standard for recreation and open space is 3.0 acres of community parks per 1,000 permanent residents, as established by the Broward County Land Use Plan and implemented through the City of Lighthouse Point Comprehensive Plan.

2. **For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.**

The proposed amendment does not increase residential density or population and, therefore, does not result in an increased demand for community park acreage. As such, an updated municipal community parks inventory is not required for this amendment

3. **Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

The proposed amendment changes the Future Land Use designation from Low Residential to Parks and Recreation. The amendment does not increase residential density, create additional dwelling units, or generate additional population. Accordingly, the amendment results in no net increase in demand for community park acreage. Rather, it facilitates the incorporation of the subject property into Dan Witt Park, thereby supporting the City's existing recreational resources.

4. **Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.**

The proposed amendment does not increase the City's projected build-out population and, therefore, does not increase the projected need for community park acreage. The amendment is consistent with the City's adopted recreation and open space planning objectives by facilitating the incorporation of the subject property into an existing public park.

5. **As applicable, describe how the local government and / or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

The proposed amendment is consistent with Broward County Land Use Plan Policies 2.5.4 and 2.5.5. The amendment does not increase residential density or population and, therefore, does not create additional demand for recreation or open space facilities. By changing the Future Land Use designation from Low Residential to Parks and Recreation and facilitating the incorporation of the property into Dan Witt Park, the amendment supports the preservation and enhancement of publicly accessible recreational land and is consistent with the goals of providing adequate recreation and open space opportunities for the community.

F. TRAFFIC CIRCULATION ANALYSIS

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service, and current level of service for each roadway.**

The proposed amendment changes the Future Land Use designation of an existing single-family residential parcel to Parks and Recreation to support future park-related uses. The amendment is not anticipated to generate a significant increase in traffic volumes or adversely impact the level of service of surrounding roadways. Therefore, no roadway capacity deficiencies or level of service impacts are anticipated as a result of the proposed amendment.

- 2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.**

The proposed amendment is not anticipated to materially affect future average daily traffic or PM peak hour traffic volumes projected by the Broward Metropolitan Planning Organization. Given the limited scale of the amendment and the conversion of an existing single-family residential parcel to a park parcel, the amendment is not expected to adversely impact the projected long-range level of service of surrounding roadways.

- 3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.**

The amendment site is currently developed with a single-family residence. The proposed amendment will facilitate the conversion of the property to a park parcel adjacent to a city park, an existing public recreational facility. The amendment is not anticipated to result in a significant net increase in average daily or PM peak hour traffic generation. The amendment does not increase residential density, commercial floor area, or development intensity and therefore is not expected to create significant additional traffic demand. Accordingly, no significant impacts to the surrounding roadway network are anticipated, and a detailed traffic distribution analysis is not warranted.

Provide any transportation studies relating to this amendment, as desired.

N/A

G. MASS TRANSIT ANALYSIS

- 1. Identify the mass transit modes, existing and planned mass transit routes and schedule service (headway) serving the amendment area within one quarter of a mile.**

Mass Transit Facilities

The amendment area is served by the City of Lighthouse Point Community Shuttle and Broward County Transit (BCT) services located within one-quarter mile of the subject property.

The Lighthouse Point Community Shuttle provides local circulator service throughout the City and is designed to connect riders with Broward County Transit Routes 10, 11, 34, 83, and the U.S. 1 Breeze service. Riders transferring to BCT routes are required to pay the applicable transit fares.

Broward County Transit provides fixed-route bus service connecting the area to employment centers, commercial destinations, and regional transportation facilities throughout Broward County. Service frequencies (headways) vary by route and time of day.

No planned transit improvements or route modifications affecting the amendment area have been identified. The proposed amendment changes the Future Land Use designation of the subject property from Low Residential to Parks and Recreation to facilitate its incorporation into Dan Witt Park. The amendment is not anticipated to generate additional transit demand.

The following headways are currently in place:

Broward County Transit – Route 10

Bus Route	Days of Service	Service Span A.M.–P.M.	Service Frequency
BCT Route 10	Monday–Friday	5:05 AM – 12:18 AM	25–30 minutes
BCT Route 10	Saturday	5:09 AM – 12:10 AM	30–35 minutes
BCT Route 10	Sunday	8:00 AM – 10:20 PM	45 minutes



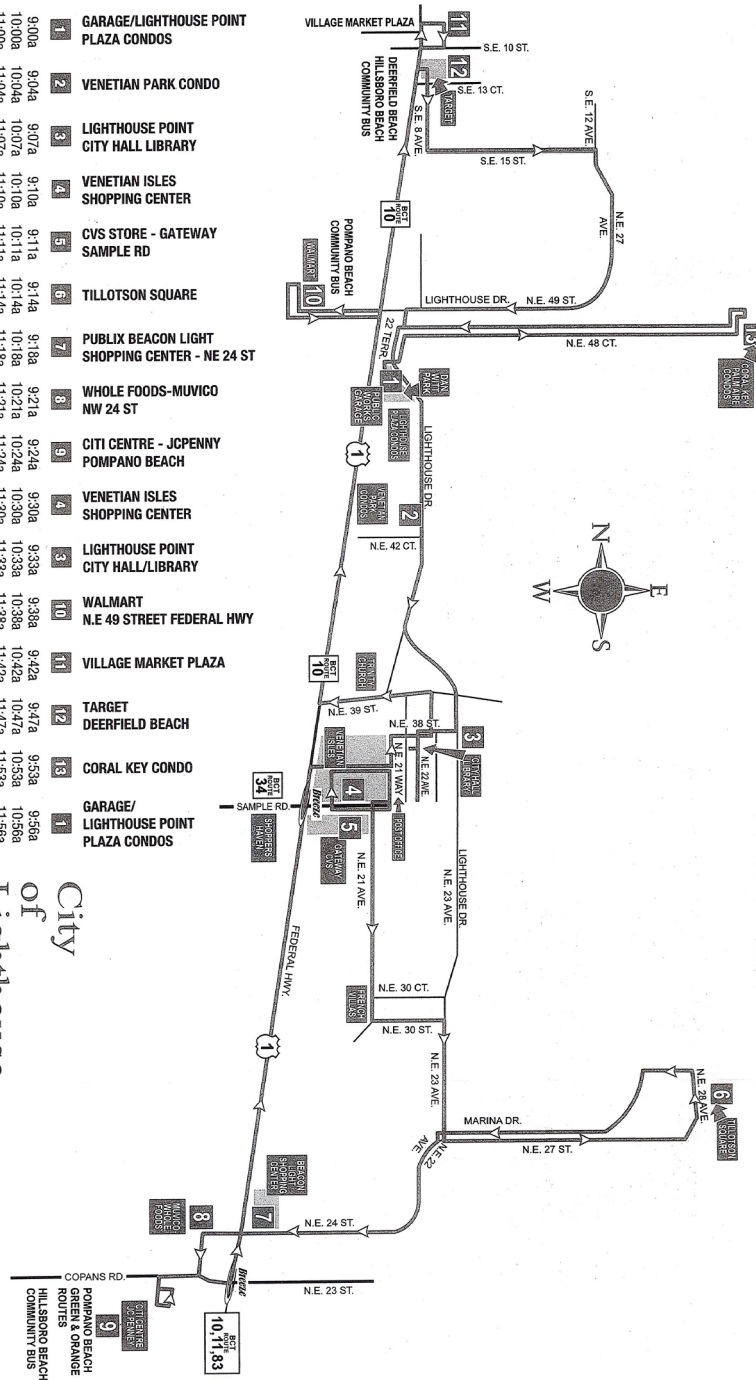
Bus Route	Days of Service	Service Span A.M.–P.M.	Service Frequency
City of Lighthouse Point Community Shuttle	Monday–Friday	9:00 AM – 3:30 PM	Approximately every 60 minutes

The City of Lighthouse Point Community Shuttle provides local circulator service throughout the City and is designed to work in conjunction with Broward County Transit (BCT) by connecting riders to BCT Routes 10, 11, 34, 83, and the U.S. 1 Breeze service. Riders transferring to BCT routes are required to pay the applicable fares.

- 1 GARAGE/LIGHTHOUSE POINT PLAZA CONDOS
- 2 VENETIAN PARK CONDO
- 3 LIGHTHOUSE POINT CITY HALL LIBRARY
- 4 VENETIAN ISLES SHOPPING CENTER
- 5 CVS STORE - GATEWAY SAMPLE RD
- 6 TILLOTSON SQUARE
- 7 PUBLIX BEACON LIGHT SHOPPING CENTER - NE 24 ST
- 8 WHOLE FOODS-MUVICO NW 24 ST
- 9 CITI CENTRE - JCPENNY POMPANO BEACH
- 10 VENETIAN ISLES SHOPPING CENTER
- 11 LIGHTHOUSE POINT CITY HALL/LIBRARY
- 12 WALMART N.E. 49 STREET FEDERAL HWY
- 13 VILLAGE MARKET PLAZA
- 14 TARGET DEERFIELD BEACH
- 15 CORAL KEY CONDO
- 16 GARAGE/LIGHTHOUSE POINT PLAZA CONDOS

City of Lighthouse Point

Effective September 2017



2. Describe how the proposed amendment furthers or supports mass transit use.

The proposed amendment supports access to Dan Witt Park, an existing public recreational facility located within an area served by Broward County Transit. The amendment does not adversely affect existing transit service or future transit opportunities and is compatible with the surrounding multimodal transportation network. Accordingly, the amendment is not anticipated to discourage transit use and supports continued access to recreational amenities by multiple modes of transportation.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

The proposed amendment does not increase residential density, population, or development intensity and is not anticipated to generate additional transit demand. Accordingly, no adverse impacts to existing transit services are anticipated. Correspondence from the transit provider will be provided upon request or if necessary by the reviewing agency.

H. PUBLIC EDUCATION

1. Public School Impact Application

The proposed amendment changes the Future Land Use designation from Low Residential to Parks and Recreation and does not propose any additional residential dwelling units. As the amendment does not increase residential density or student generation, a Public School Impact Application is not applicable.

2. Associated Fee, Check Payable to School Board of Broward County

No Public School Impact Application is required; therefore, no associated fee is applicable.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

Based on a review of available information, the amendment site is not known to contain or be adjacent to any archaeological sites listed on the Florida Master Site File. The proposed amendment changes the Future Land Use designation from Low Residential to Parks and Recreation and is not anticipated to adversely affect archaeological resources. If any archaeological resources are discovered during future site activities, all applicable federal, state, and local requirements regarding the identification, protection, and treatment of such resources shall be followed.

B. Archaeological sites listed on the Florida Master Site File.

The amendment site does not contain, is not located within, and is not adjacent to any historic site or historic district listed on the National Register of Historic Places or designated as a local historic resource. The proposed amendment is therefore not anticipated to adversely impact any historic resources.

C. Wetlands

According to the Broward County Land Use Plan Natural Resource Map Series (Eastern Broward County) Wetlands Map, adopted September 5, 2025, no wetlands are located within the amendment area. Therefore, no impacts to wetland resources are anticipated.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

According to the adopted February 3, 2026 Broward County Land Use Plan: Environmentally Sensitive Lands Map, the amendment area does contain one area designated as a Local Area of Particular Concern.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

According to the 2021 Broward County Priority Planning Areas Map, Priority Planning Areas have been identified near, or hydrologically connected to, tidal water bodies at increased risk of inundation under a 3.3-foot sea level rise scenario, projected to occur as soon as 2070. The amendment site is not located within a designated Priority Planning Area. Therefore, the proposed amendment is not anticipated to adversely impact any Local Area of Particular Concern identified in the Broward County Land Use Plan.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

There are no known endangered species, species of special concern, or commercially exploited species in the amendment area.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

There are no known plants on the Regulated Plant Index within the amendment area.

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

According to the 2025 Broward County Wellfield Protection Zones & Contaminated Sites Map, the amendment area does not have several contaminated sites.

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

The amendment site is currently developed with a single-family residence and associated improvements. The proposed amendment changes the Future Land Use designation from Low Residential to Parks and Recreation to facilitate the incorporation of the property into Dan Witt Park. Any future site improvements will be subject to applicable federal, state, county, and local development regulations, including engineering and stormwater management requirements. No significant adverse impacts to soils or topography are anticipated as a result of the proposed amendment.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The amendment area does not front the ocean and will not impact access to public beaches.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2 consistent with Article 5 of this Document.

The proposed amendment changes the Future Land Use designation of an existing single-family residential property from Low Residential to Parks and Recreation. As the amendment does not increase residential density, create additional dwelling units, or

involve residential development subject to Broward County Land Use Plan Policy 2.16.2, the policy is not applicable to the proposed amendment.

9. **HURRICANE EVACUATION ANALYSIS**

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division). Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The amendment area is not within a hurricane evacuation zone as identified by the Broward County Emergency Management Division. Therefore, a hurricane evacuation analysis is not applicable.

10. **REDEVELOPMENT ANALYSIS**

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The amendment site is not located within a designated redevelopment area, including a Community Redevelopment Agency (CRA) or Community Development Block Grant (CDBG) target area. Therefore, the proposed amendment is not associated with an adopted redevelopment plan.

11. **INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The amendment site is not located to any other Local Governments.

12. **PUBLIC OUTREACH**

Describe how the applicant and /or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

City has followed notice requirements per city code and state statutes.

13. CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

The proposed amendment is consistent with the highlighted regional issues and policies of the Broward County Land Use Plan. The amendment changes the Future Land Use designation of an existing single-family residential parcel to Parks and Recreation, facilitating its incorporation into Dan Witt Park. The amendment supports the efficient use of publicly owned land and existing public infrastructure while providing for the continued use and enhancement of an existing public recreational facility.

The proposed amendment does not increase residential density, population, potable water demand, wastewater demand, or transportation impacts beyond the capacity of existing public facilities. The amendment is compatible with the surrounding land use pattern and is not anticipated to adversely impact natural resources, historic resources, or designated Local Areas of Particular Concern. Accordingly, the amendment furthers the goals of coordinated land use planning, efficient public facility utilization, and the preservation of community quality of life as reflected in the Broward County Land Use Plan.

14. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

Not applicable.

B. Any proposed voluntary mitigation or draft agreements.

Not applicable.

15. PLAN AMENDMENT COPIES

Provide 3 hard copies and 1 digital copy (4 copies total) of the amendment application.

3 hard copies and 1 digital copy will be provided to Broward County Planning Council