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: September 2, 2026

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

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

DARBY DELSALLE
Digitally signed by DARBY DELSALLE
Date: 2026.09.03 08:09:46 -04'00'

SUBJECT: PC 26-10 Lighthouse Point (4711 NE 22 Avenue)

The Broward County Housing and Urban Planning Division (HUPD) staff reviewed proposed amendment PC 26-10. The subject site is in the City of Lighthouse Point involving approximately 0.3 acres. The amendment proposes:

Current Designation: Low (5) Residential

Proposed Designation: Recreation and Open Space Use

Estimated Net Effect: Reduction of One (1) Dwelling Unit
Addition of 0.3 acres of Recreation and Open Space Use

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 (BCLUP) and the Florida Master Site File (FMSF), the County's Historic Preservation Officer determined the proposed project will not have an adverse effect on any known archaeological or paleontological resources or areas of sensitivity.

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

1. The property includes a single-family residence dating to 1970-71 (per County Property Appraiser information). Historic Preservation staff advises that structures 50 years of age or older that retain original characteristics are considered potential resources and recommends that the residential structure be recorded with the Florida Master Site File, prior to removal. Staff further notes that recording the site is for future study and research purposes; it does not subject the site to regulatory protections or controls. For information about recording with the Florida Master Site File: https://dos.fl.gov/historical/about/division-faqs/master-site-file/.

2. The subject is within the jurisdictional boundaries of Broward County's historic

preservation ordinance (BC. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "in the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued," and the property owner shall notify the County Historic Preservation Officer of the discovery and undertake certain additional actions.

Contact: Rick Ferrer, Historic Preservation Officer
Broward County Public Works and Environmental Services Department
Housing and Urban Planning Division
Historic Preservation Program
1 North University Drive, Box 102
Plantation, Florida 33324
Email: rferrer@broward.org

3. 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 HUPD staff reviewed the application and determined it is not subject to 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.

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

Intergovernmental Coordination
The site is located entirely within the City of Lighthouse Point and is not located adjacent to another municipality; however, the City of Pompano Beach is located less than one-quarter mile to the west.

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 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential developments 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.
- **Policy 3.6.8** states that local government design guidelines should promote use of light only where needed for the purpose of creating appropriate outdoor lighting standards reducing energy use, increasing public safety and protecting human health and wildlife.

The applicant states that the amendment area is served by the City of Lighthouse Point Community Shuttle, providing local circulator service throughout the City and connecting riders with nearby Broward County Transit (BCT) service Routes 10, 11, 34, 83, and U.S. 1 Breeze.

Broward County Staff suggest the following Complete Streets comments be considered in the site design:

- Transit amenities for the existing Community Shuttle such as benches, trash receptacles, and shading louvers.
- A safe, continuous sidewalk or similar direct connection between proposed buildings;
- 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.

From: West, Dan
To: Blake Boy, Barbara
Cc: Briggs, Linda
Subject: RE: Proposed Broward County Land Use Plan Amendment Application: PC 26-10 - Lighthouse Point
Date: Wednesday, September 2, 2026 3:10:48 PM

Linda and I support it. As we understand. they are taking a small home adjacent to a park and removing the home to add the land to the park.

Sincerely,

Dan West, Director
Parks and Recreation Division
950 N.W. 38th Street, Oakland Park, FL 33309
954-357-8106 • Fax 954-357-5991
Broward.org/Parks
How Are We Doing?

Member, American Academy for Park and Recreation Administration
Leadership of and for public parks and recreation www.aapra.org

PUBLIC WORKS AND ENVIROMENTAL SERVICES (PWES) REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For:	Broward Planning Council
Applicant:	City of Lighthouse Point
Amendment No.:	PC 26-10
Jurisdiction:	City of Lighthouse Point
Size:	Approximately 0.3 acres
Existing Use:	Single-Family Home
Current Land Use Designation:	Low (5) Residential
Proposed Land Use Designation:	Recreation and Open Space
Estimated Net Effect:	Reduction of one (1) dwelling unit Addition of 0.3 acres of park use
Location:	In Section 18, Township 48 South, Range 43 East; generally located between Federal Highway and Northeast 22 Avenue, between Northeast 46 and 48 Streets.

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]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There is **one (1) listed contaminated site** that was found within one-quarter mile of the proposed amendment location. The interactive map of contaminated sites in Broward County can be found on the internet at https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx. Any questions can be directed can be directed to (954) 519-1483 or EAR@broward.org.

Because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits

dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx.

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]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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 FISC List of Invasive Plant Species (Updated 06/2025) - Florida Invasive Species Partnership.

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 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]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County Epermits (AccessBROWARD - Sign In).

A few requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including:
    a. Broward County Parking Lot Protection - 5-yr, 1-day
    b. Road Protection - 10-yr, 1 day and 10-yr, 3 -day
    c. Attenuation Requirement - 25-yr, 3-day
    d. Flood Protection - 100-yr, 3-day (zero discharge)

2. Finished Floor Elevation requirements: The highest of the following:
    a. FEMA maps effective July 31, 2024
    b. Broward County 100-yr, 3-day flood map elevation
    c. Broward County Future Conditions 100 yr flood map 2060
    d. Site specific 100-yr, 3-day (zero discharge) peak stage.

3. Water table requirements: The highest of the following:
    a. Plate WM 2.1 - Average Wet Season Groundwater Elevation
    b. Plate WM 2.2 - 2060 Future Conditions Average Wet Season GW Elevation
    c. Plate WM 2.3 - 2070 Future Conditions Average Wet Season GW Elevation

4. Additional ERP requirements as of June 28, 2024:
    a. Performance criteria
    b. Operation and maintenance cost estimate and plan

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]

This site is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation on this property. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or Tree@broward.org for specific code requirements.

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 three (3) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the three (3) facilities, two (2) are hazardous material facilities, zero (0) are a

storage tank facility, and one (1) facility has both hazardous materials and storage tanks. *(TL 08/03/2026)*

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. (TL 08/03/2026)

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. (TL 08/03/2026)

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 an **increase of zero peak hour trips** per day compared to trips associated with the current designation. Based upon the small acreage, proposed designation, and level of service for analyzed road segments, 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.

The Air Quality Program recommends proactive, long-term planning methods that will result in the prevention of any deterioration or 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 along with 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. As such, there have been no air quality-related complaints in the last 10 years, and there are no facilities in the area with existing or potential odor or noise problems.

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.

Protected Natural Lands –

Project site is not included, nor does it contain or abut a protected natural land based on a review of the Protected Natural Lands Inventory map.

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]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM4 and Policies C.7.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.9, 3.3.12 do not apply to the review of this project. Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation.

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. As it relates to Broward County Land Use Plan Policy 2.24.2, please refer to Surface Water Management section of this assessment.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 39, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment site is not located along the coast.

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]

Separate attachment

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]

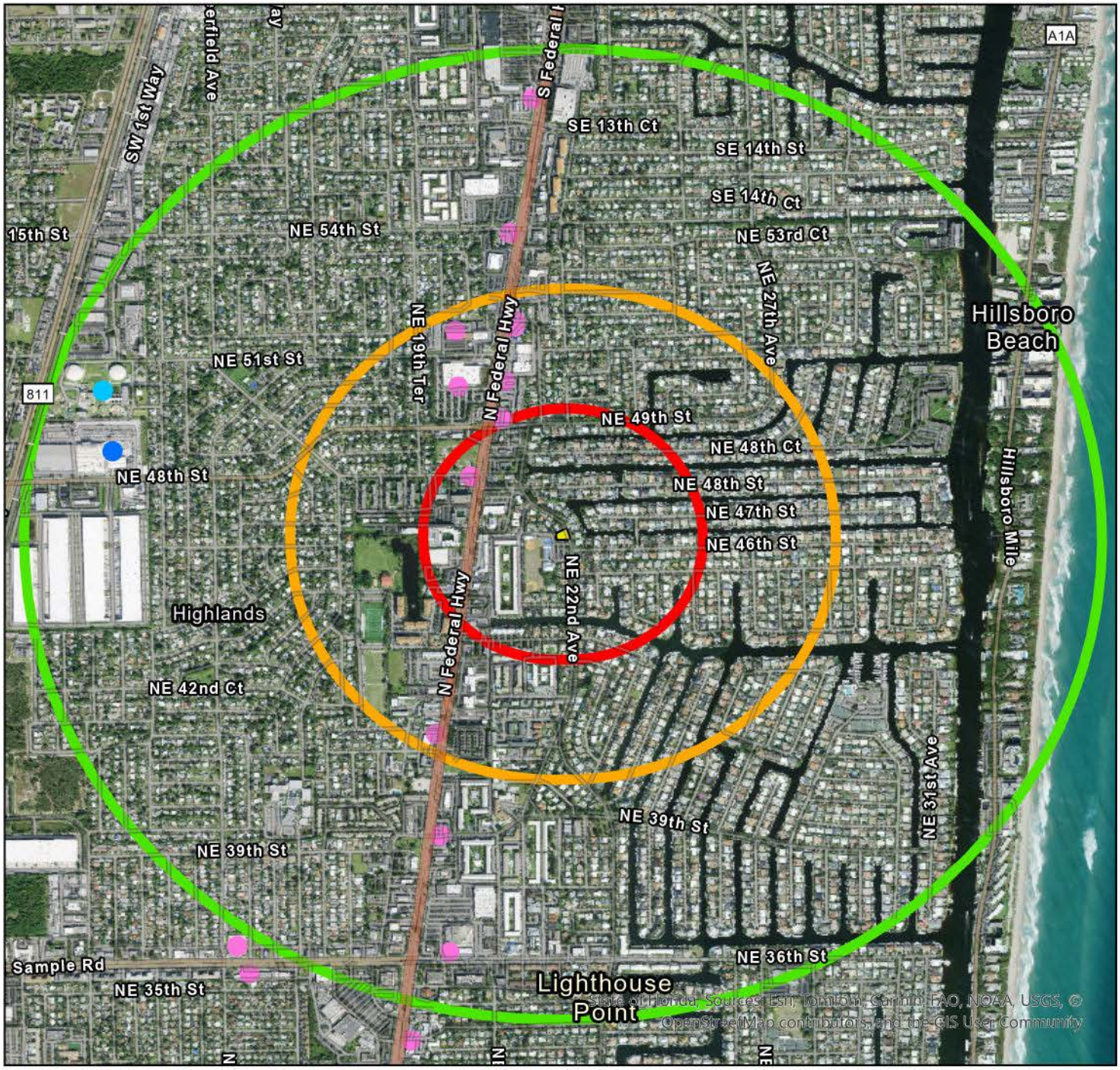
The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

The proposed land use designation allows 10 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 an decrease of 50 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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.

Staff suggests that the design of the project seek 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.

Broward County Land Use Plan
Proposed Amendment 26-10



Legend

- State Air Sites
- County Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Quarter Mile Buffer
- Half Mile Buffer
- One Mile Buffer
- Proposed Site

1 Miles

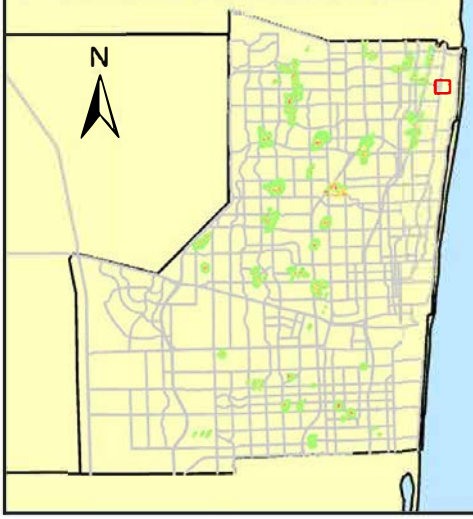
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Generated for location purposes only.
Marker size is a visual aid, and neither represents exact location nor area of designated facility.
Prepared on 7/30/2026 by the Natural Resources Division.

PC 26-10 Lighthouse Point



Urban Broward County
Location of Land Use Amendment Site



0 0.1 0.2 Miles

Land Use Amendment Legend

- Proposed Amendment Site
- 0.25 Mile Buffer
- Hazardous Material Facility
- POSSE SARA Title III Sites

ZONE

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- Boundary

Prepared on: 7/31/2026 2:50 PM
Prepared by: tloch

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.

Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	**Address**	**Type of Facility based on SIC**	**Type of License**
City of Lighthouse Point - Public Works Garage	4730 NE 21ST TER, Lighthouse Point, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material and Storage Tank License
Pinch A Penny	4758 N FEDERAL HWY, Lighthouse Point, FL 33064-6553	5999 - Miscellaneous Retail Stores, Not Elsewhere Classified	Hazardous Material License
Brascar Auto Sales	4521 N FEDERAL HWY, Pompano Beach, FL 33064	7538 - General Automotive Repair Shops	Hazardous Material License

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

I. Description of the Site and Proposed Amendment

For: Broward Planning Council

Applicant: City of Lighthouse Point

Amendment No.: PC 26-10

Jurisdiction: City of Lighthouse Point

Size: Approximately 0.3 acres

Existing Use: Single-Family Home

Current Land Use Designation: Low (5) Residential

Proposed Land Use Designation: Recreation and Open Space

Estimated Net Effect: Reduction of one (1) dwelling unit
Addition of 0.3 acres of park use

Location: In Section 18, Township 48 South, Range 43 East; generally located between Federal Highway and Northeast 22 Avenue, between Northeast 46 and 48 Streets.

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.* None.

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?* Yes. A license is not required.

III. Comments:

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time,

there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling the land area will not require an Environmental Resource License.

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 FISC List of Invasive Plant Species (Updated 06/2025) - Florida Invasive Species Partnership.

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 Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Completed by: Linda Sunderland, Environmental Permitting Supervisor

BROWARD COUNTY
WATER RECHARGE QUESTIONNAIRE
as completed by
PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

I. Information about the Proposed Amendment

For: Broward Planning Council

Applicant: City of Lighthouse Point

Amendment No.: PC 26-10

Jurisdiction: City of Lighthouse Point

Size: Approximately 0.3 acres

Existing Use: Single-Family Home

Current Land Use Designation: Low (5) Residential

Proposed Land Use Designation: Recreation and Open Space

Estimated Net Effect: Reduction of one (1) dwelling unit
Addition of 0.3 acres of park use

Location: In Section 18, Township 48 South, Range 43 East; generally located between Federal Highway and Northeast 22 Avenue, between Northeast 46 and 48 Streets.

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 60 percent or equal to 0.18 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 approximately 10 percent or equal to 0.03 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 50 percent impervious surface on the property, which is the equivalent of a decrease of .15 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 10 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 an decrease of 50 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

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 suggests that the design of the project seek 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: M.Pognon, Broward County Natural Resources Division (August 2026).

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 5.5.

Date: 08/05/2026

Re: Initial Resilience Review of PC 26-10, 4711 NE 22 Avenue

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.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an 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, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14 do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas only covered by the PPA.

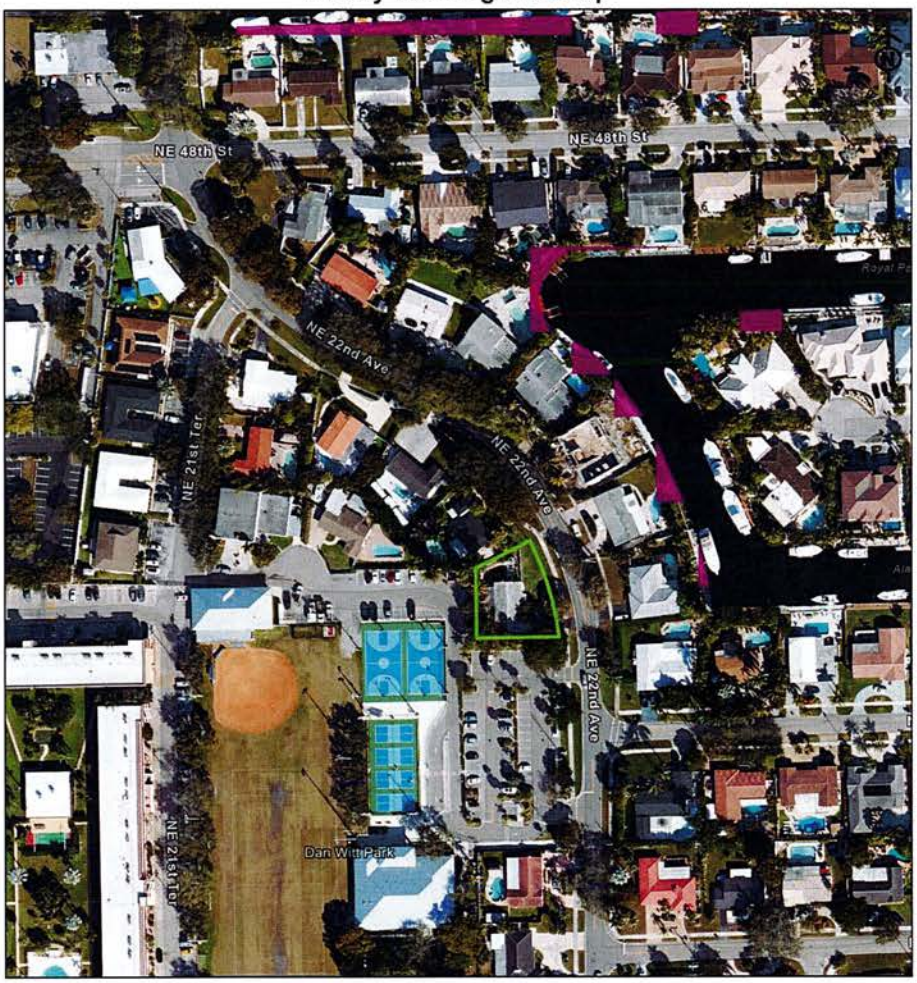
Policy 2.21.6 requires Broward County to support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan (CCAP) and the Southeast Florida Regional Climate Acton Plan (RCAP), as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The applicants requested conversion of Residential property into Recreation and Open Space may increase the open space available to the community. As such, the Resilience Unit recommends implementation of the following policies to maximize public benefit. The following CCAP Actions concerning heat such as #33 (Reduce the urban heat island effect) by maintaining,

protecting, and improving existing tree canopy, #134 (Increase pervious areas) if the existing structure is re-developed or parking facilities are constructed, and #133 (Promote green infrastructure) such as managing stormwater runoff onsite through constructed wetlands.

Additionally, the Applicant should strongly consider the RCAP policies NS 1.2 (create ecosystem education opportunities within urban parks) and NS-5.1 (Advance the use of green infrastructure, nature-based solutions, and hybrid infrastructure).

Broward County Land Use Plan
Proposed Amendment PC 26-10
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 26-10 is located outside of a Priority Planning Area)

0 100 200 Feet

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VIA EMAIL

September 3, 2026

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

RE: Land Use Plan Amendment (LUPA) – PC 26-10 (4711 NE 22nd Avenue) in the City of Lighthouse Point – Transit Verification Letter

Barbara Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated July 22, 2026, regarding the proposed Land Use Plan Amendment (LUPA) for 4711 NE 22nd Avenue, Lighthouse Point, FL for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to BCT Routes 10, the Hillsboro Beach community shuttle, and the Lighthouse Point community shuttle. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for the BCT Route 10 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays BCT Route 10 runs from 5:05 a.m. to 12:18 a.m. with a frequency of 29 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 10	Weekday Saturday Sunday	5:05 a.m. – 12:18 a.m. 5:09 a.m. – 12:10 a.m. 8:00 a.m. – 10:20 p.m.	29 minutes 35 minutes 45 minutes
Hillsboro Beach – BCT 721	Monday Wednesday Friday	9:00 a.m. – 5:50 p.m.	60 minutes
Lighthouse Point – BCT 745	Weekday	9:00 a.m. – 3:26 p.m.	60 minutes

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BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned community shuttle service to the amendment site.

BCT is in the process of finalizing the Transit*FORWARD* 2040 Vision Plan. This plan proposes 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 County-wide. The development of the subject property will be considered for its support in the utilization of public transit services by increasing the transit propensity along Northeast 22nd Avenue in the City of Lighthouse Point. 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. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

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 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak
PC 26-10

Prepared: August 4, 2026

INTRODUCTORY INFORMATION

Jurisdiction: City of Lighthouse Point

Size: Approximately 0.3 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation:	Low (5) Residential
Potential Development:	1 dwelling unit
Trip Generation Rate:	ITE Equation (210) Single-Family Detached Housing*
Total P.M. Peak Hour Trips:	1 peak hour trip

Potential Trips - Proposed Land Use Designation

Proposed Designation:	Recreation and Open Space
Potential Development:	Expansion of City Park
Trip Generation Rate:	ITE Equation () Shopping Center
Total P.M. Peak Hour Trips:	1 peak hour trip

Net P.M. Peak Hour Trips 0 peak hour trips

PLANNING COMMENTS

The proposed amendment is not projected to impact the regional transportation network at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation Manual – 11th Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.