

**Regular Amendment Application**

**Future Unincorporated Area Land Use  
Map Series**



**Environmental Protection and Growth Management Department  
Planning and Redevelopment Division  
115 South Andrews Avenue Room 329K  
Fort Lauderdale, Florida 33301  
(954) 357-6634**

**APPLICATION FOR AMENDMENT TO THE  
FUTURE UNINCORPORATED AREA LAND USE ELEMENT MAP SERIES**

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**INSTRUCTIONS FOR FILING AN APPLICATION FOR AMENDMENT TO THE  
FUTURE UNINCORPORATED AREA LAND USE ELEMENT MAP SERIES**

1. Prior to completing an application for future land use plan amendment, applicants are requested to review the proposed future land use plan amendment with the following agencies:
  - a. BROWARD COUNTY PLANNING AND REDEVELOPMENT DIVISION: (954) 357-6634.
  - b. BROWARD COUNTY PLANNING COUNCIL: (954) 357-6695.
2. Complete the white form included in the application package immediately following these instructions and submit it to the Planning and Redevelopment Division, together with the following :
  - a. A written response to the “Growth Management considerations” identified in Exhibit A of the applicant form.
  - b. A fee in accordance with the fee schedule in Exhibit B of the application form.
  - c. A list of affected property owners in accordance with the requirements contained within Exhibit C.
3. Upon acceptance of the application, the application will be reviewed by several county agencies in accordance with an established public hearing schedule.
4. Principals involved in an application for a Future Unincorporated Area land Use Element Map Series amendment are notified of each public hearing at least ten (10) days prior to each hearing. Applicants and/or their agents are requested to be present at the public hearings.
5. All information and case files concerning application for a Future Unincorporated Area Land Use Element Map Series Amendment are of public record and available for inspection at the Broward County Planning and Redevelopment Division.

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Submitted date: \_\_\_\_\_

**I. Applicant Information**

**A. OWNER**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_

E-MAIL \_\_\_\_\_

**B. APPLICANT OR AUTHORIZED AGENT**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_

E-MAIL \_\_\_\_\_

**II. Site Description**

A. GENERAL PROPERTY LOCATION AND GROSS ACREAGE (specify location in relation to the major road network)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. PROPERTY LEGAL DESCRIPTION AND FOLIO NUMBER(S)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**III. Existing and Proposed Uses**

A. CURRENT LAND USE DESIGNATION(S) AND ACREAGE (describe gross acreage within each designation)

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B. PROPOSED FUTURE LAND USE DESIGNATION(S) AND ACREAGE (describe gross acreage within each designation)

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C. CURRENT LAND USE DESIGNATIONS FOR ADJACENT PROPERTIES

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D. CURRENT USE OF ADMENDMENT SITE AND ADJACENT AREAS.

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E. ZONING DISTRICT(S) AND ACREAGE

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F. PROPOSED ZONING DISTRICT(S) AND ACREAGE

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G. HAS THE SUBJECT PROPERTY BEEN PLATTED? Yes \_\_\_\_\_ NO \_\_\_\_\_

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IF YES, SPECIFY NAME, PLAT BOOK, AND PAGE

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IS THE SUBJECT PROPERTY IN THE PROCESS OF BEING PLATTED? Yes \_\_\_\_\_ No \_\_\_\_\_

IF YES, SPECIFY PLAT APPLICATION FILE NUMBER \_\_\_\_\_

H. LOCATION AND ACREAGE OF ANY OTHER PROPERTY CONTIGOUS TO THE SUBJECT PROPERTY WHICH IS IN THE SAME OWNERSHIP, IN WHOLE OR IN PART.

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SIGNATURE OF APPLICANT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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**ATTACHMENT A  
GROWTH MANAGEMENT CONSIDERATIONS**

The Broward County Comprehensive Plan and growth management policies are intended to encourage land development patterns which ensure appropriate densities, housing, employment patterns, land uses and transportation modes and services which meet the needs of existing and future populations within the unincorporated area. The land use patterns are also intended to promote “Smart Growth”, energy conservation and the reduction of greenhouse gases through discouraging urban sprawl, promoting mixed uses, compact development, an intermodal transportation system and conservation of natural resources.

The following areas are required to be addressed for a land use amendment within the Unincorporated Area of Broward County:

**I. POPULATION**

1. Population projections resulting from proposed land use amendment. (indicate year).

**II. LAND USE COMPATIBILITY**

1. Identify the maximum development potential of the site under the proposed future land use designation and describe the methodology used to determine the maximum development potential.
2. Provide a table and map(s) showing the existing land uses, zoning districts, and future land use designations of the site and properties adjacent to the proposed amendment site. The following table provides an example of how this table should be constructed.

<b>Location</b>	<b>Existing Land Use(s)</b>	<b>Zoning District(s)</b>	<b>Future Land Use Designation(s)</b>
<b>Site</b>			
<b>North</b>			
<b>East</b>			
<b>South</b>			
<b>West</b>			

3. Describe how the amendment is consistent with the existing land uses and proposed future land use designations adjacent to the site and what provisions have or will be made to ensure land use compatibility.

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4. Provide the existing land uses, future land use designations, and zoning districts of the proposed amendment site and adjacent areas. Describe how any potential incompatibility will be mitigated.

**III. ANALYSIS OF PUBLIC FACILITIES AND SERVICES**

The items below must be addressed to determine the impact of the 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. SANITARY SEWER ANALYSIS**

1. Identify whether the amendment site or a portion is currently and/or proposed to be serviced by septic tanks.
2. Identify the sanitary sewer facilities serving the amendment site including the plant capacity, current demand on plant capacity, committed plant capacity.
3. Identify the additional demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.
4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding resources, and other relevant information.
5. Identify the existing and planned service to site – provide information regarding the existing and proposed trunk lines and lateral hookups to the amendment site.
6. Correspondence from sanitary sewer provider verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.

**B. POTABLE WATER ANALYSIS**

1. Provide data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.

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2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on plant capacity and South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.
3. Identified the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity, and expiration date of the permit.
4. Identify the net impact on potable water demand, based on adopted level of service (LOS) standard resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.
5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan-provide demand projections and information regarding planned wellfield and planned plant capacity expansions including year, funding sources and other relevant information. If additional wellfield are planned, provide status including the status of any permit applications.
6. Correspondence from potable water provider verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.

**C. DRAINAGE ANALYSIS**

1. Provide the adopted LOS standard for the service area in which the amendment is located and the current level of service.
2. Identify the drainage district in which the amendment is located, including secondary drainage canals, primary drainage canals, and other water control structures. Describe how water flows through the drainage facilities, including the direction of flow.
3. Identify any planned drainage improvement, including year, funding sources, and any other relevant information.
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.

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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.

5. If the area in which the amendment is located does not meet the adopted LOS standard and there are no improvements planned 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.

6. Correspondence from drainage district verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.

**D. NATURAL GROUNDWATER AQUIFER RECHARGE ANALYSIS**

1. Describe the impacts to the ability of the property to provide aquifer recharge, including the impact on the percentage of previous area.
2. If potential negative impacts are identified, describe how these impacts will be mitigated.
3. Letter from Broward County Natural Resources Planning and Management Division verifying the above information.

**E. SOLID WASTE ANALYSIS**

1. Provide the adopted LOS standard.
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.
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.

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4. Correspondence from service provider verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.

**F. RECREATION AND OPEN SPACE ANALYSIS**

1. Provide the adopted LOS standard for the service area in which the amendment is located and the current level of service.
2. Identify the parks serving the service area in which the amendment is located, including acreage and facility type, e.g. neighborhood, community or regional park.
3. Identify the net impact on demand for park acreage, as resulting from this amendment.
4. Identify the projected needs for short and long range planning horizons as identified within the adopted comprehensive plan. Provide need projections and information regarding planned expansions including year, funding sources, and other relevant information.

**G. TRAFFIC CIRCULATION ANALYSIS**

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted LOS standard and current LOS standard for each roadway.
2. Identify the projected LOS standard for the roadways impacted by the proposed amendment for the short (five year) and long range planning horizons. Utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization plans and projections.
3. Analyze the traffic impacts from 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 short (5 year) and long range planning horizons.
4. Provide any transportation studies relating to this amendment, as desired.

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**H. TRANSIT ANALYSIS**

1. Provide the adopted LOS standard for the service area in which the amendment is located and the current LOS standard.
2. Identify the transit modes, existing and planned transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.
3. Quantify the change in transit demand resulting from this amendment.
4. Identify the projected transit capacity and demand for the short (five year) and long range planning horizons as identified within the adopted comprehensive plan. Provide need projections and information regarding planned expansions including year, funding sources, and other relevant information.
5. Describe how the proposed amendment furthers or supports transit use.
6. Correspondence from transit provider verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.
7. Provide any special transportation studies relating to this amendment.

**J. PUBLIC SCHOOL FACILITIES ANALYSIS**

1. Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.
2. Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.
3. Identify the additional student demand resulting from this amendment – calculations must be based on applicable student generation rates specified in the Broward County Land Development Code.
4. Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board's five year capital plan. Provide student demand projections and information regarding planned permanent design capacities and other relevant information.
5. Identify other public elementary and secondary sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school

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purposes etc.), not identified in Item # 4 above, to serve the area in which the amendment is located.

6. Correspondence from the School Board of Broward County verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.

**7. 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, how they will be protected or mitigated.

- A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites
- B. Archaeological sites listed on the Florida Master Site File.
- C. Wetlands.
- D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.
- E. “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.
- F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.
- G. 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.
- H. Soils - indicate 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.
- I. Beach Access – Indicate if the amendment is located on the ocean front. If so, describe how public beach access will be addressed.

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**8. 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.

**9. ENERGY CONSERVATION ANALYSIS**

1. How does the proposed amendment discourage urban sprawl, ensure the timely, cost-effective provision of public facilities and services, conserve energy and promote the reduction of greenhouse gases.
2. How does the proposed land development patterns and the current and proposed intermodal transportation system work in coordination to create housing and transportation options, compact, energy efficient development and conserve natural and man-made resources.

**10. REDEVELOPMENT ANALYSIS**

1. Indicate if the proposed amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency (CRA), Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.
2. If the proposed amendment is located in the CRA area, provide correspondence from the Community Redevelopment Agency (CRA) verifying the information submitted as part of the application. Correspondence must contain name, position, and contact information of party providing information.

**11. INTERGOVERNMENTAL COORDINATION ANALYSIS**

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.

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**12. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF BROWARD COUNTY COMPREHENSIVE PLAN**

List the objectives and policies of the Broward County Comprehensive Plan which are consistent and compatible with this proposed amendment.

**13. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN**

List the objectives and policies of the Broward County Comprehensive Plan which are consistent and compatible with this proposed amendment.

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**ATTACHMENT B  
FEE SCHEDULE**

The following fee has been adopted by the Broward County Board of County Commissioners (effective 10/01/2009)

Map Amendment \$3,500

Checks shall be made payable to the Broward County Board of County Commissioners and shall be drawn on a bank within the State of Florida.

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**ATTACHMENT C  
LIST OF PROPERTY OWNERS**

The Applicant is responsible for providing the names of owners whose properties are affected by this proposed amendment, as well as the legal description of those properties. Affected property owners shall include:

The owners of property within 300 feet of the perimeter boundary of the property on which the amendment is proposed. If the Applicant owns property which is contiguous to the property on which the amendment is proposed, then affected property owners shall include the owners of property within 300 feet of the boundaries of such contiguous property.