

**CITY OF PARKLAND
FUTURE LAND USE ATLAS AMENDMENT**

APPLICATION

Year 2009

**City Of Parkland
Planning and Zoning Department**

**6600 University Drive
Parkland, Florida 33067
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1. LARGE SCALE VS. SMALL SCALE AMENDMENTS

A.

ROUND 2 PROPOSED SCHEDULE - LARGE SCALE:

- Application Window Closes April 3, 2009
- Local Planning Agency (LPA)
Public Hearing July 9, 2009
- City of Parkland Adoption 1st Reading
Transmit to DCA September 2, 2009*
- City of Parkland Adoption 2nd Reading January 6, 2010*

*These dates are subject to change dependent upon when the ORC report is received from DCA.

ROUND 1 PROPOSED SCHEDULE - LARGE SCALE:

- Application Window Closes October 2, 2009
- Local Planning Agency (LPA)
Public Hearing January 14, 2010
- City of Parkland Adoption 1st Reading
Transmit to DCA February 3, 2010*
- City of Parkland Adoption 2nd Reading June 2010*

*These dates are subject to change dependent upon when the ORC report is received from DCA.

B. CRITERIA FOR SMALL SCALE AMENDMENTS:

- Encompasses the use of 10 or fewer acres of any land use category;
- Does not involve the same property more than once per year;
- Does not involve the same owner's property within 200 feet of property granted a land use change within the past 12 months;
- Does not include any text change to the plan, goals, objectives, and policies;

- Is not located within an area of critical state concern; and
- The local government can approve the amendment without exceeding its yearly maximum of 80 acres of small scale amendments.

2. APPLICATION PURPOSE

The Land Use Element of the City of Parkland Comprehensive Plan incorporates a map, which identifies the Future Land Use designation of every parcel in the City of Parkland. By state and local law, the City is prohibited from issuing a development order or permit unless such is consistent with the Comprehensive Plan (the text and atlas). Consequently, if an owner proposes a development that is inconsistent with the Comprehensive Plan, the owner must either change the proposed development or change the Land Use Atlas Inventory and map designation of the owner's property through the small scale or regular amendment process.

3. INSTRUCTIONS

Each applicant is responsible for preparing his or her own application in conformance with these instructions and should schedule a pre-application conference with Planning and Zoning Staff.

- a. **Who may submit an application:** Any property owner, or an authorized agent of the property owner, may submit an application to the City of Parkland Planning and Zoning Department for an amendment to the City of Parkland Comprehensive Plan Future Land Use Atlas. In addition, fifty-one percent (51%) of the owners of an area who constitute not less than fifty-one percent (51%) of the total area proposed for a Future Land Use Atlas amendment may submit an application.
- b. **The FLUA Amendment Application:** This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by the application. Copies of this application on computer disk are available from the Planning and Zoning Department, (954) 753-5040.
- c. **Deadline for submittal of application:** Future Land Use Atlas amendment applications must be filed with the City of Parkland Planning and Zoning Department, 6600 University Drive, Parkland, Florida 33067, before 4:00 p.m. **No applications will be accepted by the Planning and Zoning Department for processing if received after the 4:00 p.m. closing date.**
 - The deadline for applications for Amendment Round 05-1 is ***Friday October 2, 2009***, the closing date of the application window.
 - The deadline for Small-Scale amendments is the ***first Friday of every month***.

- The deadline for applications for Amendment Round 05-2 is **Friday, April 3, 2009**, the closing date of the application window.

- d. **Number of applications required:** For each requested future land use atlas (FLUA) amendment, one signed original application *in a notebook binder*, along with the required application fee, must be filed with the City of Parkland Planning and Zoning Department before the closing date of the application window. **In addition to the signed original application, the applicant must provide a computer disk of the application and four (4) additional paper copies of the application within one week of receiving notice that the application is sufficient to process.** Failure to provide the 4 additional copies within the prescribed time period will result in the return of the original application and the application fee to the applicant.

4. THE APPLICATION FEE

The City of Parkland City Commission is responsible for setting the application fees charged for the filing and processing of Future Land Use Atlas amendments. The Future Land Use Atlas Amendment Application fees are as follows:

Application Fee	Advertising Escrow Deposit	Engineering & Professional Escrow Deposit	Change in Urban Service Area Boundary
\$4,500.00	\$1,900.00	Engineering - \$1,000.00; Professional - \$1,000.00	\$1,000 (if change is requested as part of the application)

Additional payments for the advertising, engineering and professional services may be required upon final reconciliation of charges for services from consultants providing the service.

5. PUBLIC NOTICE

The State Statute requires specific notification and posting procedures (outlined below). Since state statute is amended from time to time, it is the responsibility of the applicant to verify that these requirements are still current at the time the application is submitted.

1. **Written Notice.** Written notice be provided to all property owners of record within 500 feet of the property that is the subject of a Future Land Use Atlas amendment application. If the area within 500 feet is owned by the applicant or partner in interest, the 500 foot notification boundary shall be extended from these parcels. In order to satisfy the notice provisions, please provide the following:
 - a. **a list of property owners** within 500 feet of the subject property. If the area within 500 feet is owned by the applicant or partner in interest, provide a list

of property owners within 500 feet of the **entire** property. This information is available from the Broward County Property Appraiser's Office;

- b. **a notarized affidavit** (sample provided) stating that the said list is complete and accurate, and is based on the latest official tax rolls;
- c. **legal-size white envelopes, addressed** to property owners within 500 feet of the subject property and stamped with first class postage with return address on the upper left-hand corner to: City of Parkland, Planning and Zoning Department, 6600 University Drive, Parkland, Florida 33067.

- 2. **Posted Notice.** State Statute requires that land subject to a Future Land Use Atlas amendment must also be posted with a notice of public hearing on a sign provided by the County at least fifteen (15) calendar days in advance of any public hearing. One notice must be posted for each five hundred (500) feet of frontage along a public street. Notice must be setback no more than twenty-five (25) feet from the street. All signs must be erected in full view of the public on each street side of the land subject to the application. Where the land does not have frontage on a public street, signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land subject to the application. The notice shall contain a map indicating the boundaries of the subject property. The signs shall be removed by the applicant after the City Commission transmittal hearing date (adoption hearing date for small scale development amendments).

6. PROCEDURES FOR REQUESTING A POSTPONEMENT

- A. **SMALL SCALE AMENDMENT** - Within 2 weeks of submitting a small scale amendment application, an agent/applicant will receive a letter from the Planning and Zoning Department that provides the schedule, including deadlines and the public hearing dates, for the proposed amendment. Agents/applicants are encouraged to review the dates provided to identify any potential conflicts, and notify the Planning and Zoning Department as soon as possible regarding such conflicts. Occasionally an agent/applicant may decide that he/she would like to postpone the scheduled LPA and/or City Commission Public Hearing for the proposed amendment. The following provides the framework for requesting postponement.

- 1. **Administrative Postponements:** The Planning and Zoning Department will administratively honor a request for postponement of the Public Hearing for a small scale amendment, if the agent/applicant provides the request, in writing, to the Planning and Zoning Director, and provides an adequate justification for the deferral. The written request must be received by the Planning and Zoning Department ***prior to the mailout of the legal notice.*** The mailout is sent between 15 to 30 days prior to the LPA Public Hearing. Please contact staff to determine the exact date of the mailout.

2. **Public Hearing Postponements:** If the Planning and Zoning Department receives a request for postponement *after the mailout of the legal notice*, the item will remain on the agenda as an advertised public hearing. The agent/applicant should appear at the hearing, and should be prepared to present the proposed amendment. At the hearing, the agent/applicant may request a postponement from the hearing. Any postponement is at the discretion of the LPA.
 3. **Public Hearing Postponements:** Following the LPA hearing, any request for postponement of the City Commission Public Hearing will be at the discretion of the City Commission. The agent **must appear** at the public hearing to request that the Board postpone the item. An agent should not assume that the request will be honored, and be prepared to present the proposed amendment.
 4. **Additional Requirements for Concurrent Rezoning:** If an agent/applicant is pursuing concurrent rezoning, and the rezoning process is held up due to non-certification, the Planning process remains on the track, or time frame, established as part of the sufficiency review letter. Inability of an agent to meeting certification does not mean an automatic delay in the Land Use Amendment Process (unless at the direction of the City Commission).
- B. LARGE SCALE AMENDMENT** - An agent/applicant **must appear** at the Public Hearing to request postponement to a *subsequent amendment round*. An agent should not assume that the request will be honored, and be prepared to present the proposed amendment.

PETITION SUMMARY

Following the completion of the application, please complete the following table, which summarizes the Future Land Use Atlas amendment request.

Property Owner	
Applicant (If different from above)	
Agent	
Parcel Size	
Parcel Location	
Parcel Frontage	
Parcel Access	
Existing Land Use	
FLUA Page Number	
Present FLUA Designation	
Present Zoning District	
Present Development Potential	
Proposed FLUA Designation	
Proposed Zoning District	
Proposed Development Potential	
Water Service Provider	
Sewer Service Provider	
Municipalities within 1 mile	
Overlay/Neighborhood Plan	

I. GENERAL INFORMATION

A. APPLICANT INFORMATION

1. **Applicant(s) Name and Address.** Please identify the name and address of each person having an ownership interest in the property. Applicants include the owner(s), or the duly authorized agent(s) of the owner(s) with an interest in the property.

- a. Applicant A: _____
- b. Applicant B: _____
- c. Applicant C: _____
- d. Applicant D: _____

2. **Nature of Applicant(s)' Interest.** For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in section I.B.4. and 5. below:

Applicant Name	Owner	Lessee	Contract Purchaser	Other
A.				
B.				
C.				
D.				

3. **Applicant's Authorized Representative.** Provide complete the below described items, if appropriate, and provide an executed original of the Agent Consent Form.

- a. Agent name: _____
- b. Street address: _____
- c. City, State & Zip Code: _____
- d. Telephone number (day/evenings): _____
- e. Best time of day to reach agent: _____

B. PROPERTY INFORMATION

1. **General location:** Please indicate the location of the property in relationship to the nearest north-south and east-west roadways.

2. **Site factors:** Please indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property.
3. **Street Address:** Please indicate the street address of the property, if applicable.
4. **Property description:** Please identify the property control number(s) (PCN) or tax folio number(s) for each parcel that is the subject of this FLUA amendment application, and indicate the size of each parcel in hundredths of an acre.

APPLICANT	TAX FOLIO OR PROPERTY CONTROL NUMBER	SIZE IN ACRES

5. **Legal description:** Please provide a legal description of the entire property and a certified survey (prepared within 6 months of submittal of the application) that is the subject of this FLUA amendment application as Attachment A.
6. **Size of property:** Identify the size of the subject property, in hundredths of an acre.
7. **Location and acreage of any property contiguous to the subject property which is in the same ownership, in whole or in part:** Please identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part.
8. **History of the property:**
 - a. **Purchase date and prior ownership:** Please indicate the month, day and year the property was acquired, from whom the property was acquired.
 - b. **Purchase information:** Please describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).
 - c. **Size of purchased property:** Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the

extent of any property contiguous to the subject property that was in the same ownership as the subject property.

- d. **Use by previous owner:** Please indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.
 - e. **Previous FLUA Amendment:** Identify whether the property was previously subject to a Future Land Use Atlas (FLUA) amendment. If so, please provide the date which the FLUA amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Department, the City Commission; and the ultimate disposition of the FLUA amendment application (whether adopted as requested, adopted as modified, rejected, or withdrawn).
9. **Development history of the property:** The purpose of the inquiry is to determine whether there are any other circumstances that argue for or against the applicant's proposed application. Please identify the following, if known:
- a. **Whether the City has ever denied a development order for the property?**
If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available. **NOTE:** Previous development order approvals are covered in section II.B.1.b.1) of this application.
 - b. **Whether the property has received development approvals from an entity other than the City of Parkland?** If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.

C. APPLICANT'S OWNERSHIP AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF BROWARD**

-----/

BEFORE ME THIS DAY PERSONALLY APPEARED _____, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. He/she understands the Future Land Use Atlas amendment application fee is non-refundable and in no way guarantees approval of the proposed amendment;
3. The statements within the Future Land Use Atlas amendment application are true, complete and accurate;
4. He/she understands that all information within the Future Land Use Atlas amendment application is subject to verification by City staff;
5. He/she understands that false statements may result in denial of the application;
and
6. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____ (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

(Signature of Person Taking Acknowledgment)

Applicant's Signature

(Name of Acknowledger Typed, Printed or Stamped)

Applicant's Name (Print)

(Title or Rank)

Street Address

(Serial Number, if any)

City, State, Zip Code

(Notary' Seal)

Telephone ()

D. APPLICANT'S NOTICE AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF BROWARD**

-----/

BEFORE ME THIS DAY PERSONALLY APPEARED _____, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within five hundred (500) feet of the real property described in Attachment A , or all property within 500 feet of all contiguous property owned whole or in part by the owner of the real property described in Attachment A, if applicable; and

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____ (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

(Signature of Person Taking Acknowledgment)

Applicant's Signature

(Name of Acknowledger Typed, Printed or Stamped)

Applicant's Name (Print)

(Title or Rank)

Street Address

(Serial Number, if any)

City, State, Zip Code

(Notary' Seal)

Telephone ()

E. AGENT CONSENT FORM

**STATE OF FLORIDA
COUNTY OF BROWARD**

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BEFORE ME THIS DAY PERSONALLY APPEARED _____, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally described in Attachment A;
2. He/she duly authorizes and designates _____ to act in his/her behalf for the purposes of seeking a change to the Future Land Use Atlas designation of the real property legally described in Attachment A;
3. He/she has examined the foregoing Future Land Use Atlas amendment application and he/she understands how the proposed change may affect the real property legally described in Attachment A.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____ (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

(Signature of Person Taking Acknowledgment)

Owner's Signature

(Name of Acknowledger Typed, Printed or Stamped)

Owner's Name (Print)

(Title or Rank)

Street Address

(Serial Number, if any)

City, State, Zip Code

(Notary' Seal)

Telephone ()

II. DATA AND ANALYSIS

APPLICANT PLEASE NOTE: Please insert a page break between each of the sections under this heading (i.e. A. Background, B. Land Use Element, etc.)

A. CODE JUSTIFICATION REQUIREMENTS

1. JUSTIFICATION STATEMENT

- a. **Future Land Use Atlas Amendment Factors.** Chapter 13 of the Land Development Code provides that a FLUA amendment must be based on one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUA amendment and describe how the amendment is consistent with the factor or factors.
- 1) **Changed projections:** Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;
 - 2) **Changed assumptions:** Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;
 - 3) **Data errors:** Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;
 - 4) **New issues:** New issues that have arisen since adoption of the Comprehensive Plan;
 - 5) **Additional detail or comprehensiveness:** Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or
 - 6) **Data updates:** Data updates.

2. DEMONSTRATED NEED

Chapter 13 of the Land Development Code also provides that a FLUA amendment must be based on a demonstrated need to amend the Future Land Use Atlas. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUA amendment is based must be included.

- a. **Residential Application:** If the applicant is proposing an increase in residential density, the applicant should state here why other density enhancement programs, such as the *Voluntary Density Bonus Program* and the *Transfer of Development Rights Program*, are not feasible for use on the subject property. The applicant MUST demonstrate why the current FLUA designation is no longer appropriate for this site.
- b. **Commercial Application:** If the request is for a commercial FLUA designation, the applicant MUST demonstrate why additional commercial acreage is needed in this area, why *this site* is most appropriate to meet this need, and why the current FLUA designation for this site is no longer appropriate.

3. COMMERCIAL APPLICATION DATA REQUIREMENTS

- a. **Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.**
 - 1) **At maximum floor area ratio:** This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Land Development Code.
 - 2) **At typical floor area ratio:** This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio.
- b. **Identify, map, and justify the trade or market area for the subject property:** The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken.
 - 1) **Commercial FLUA.** If a commercial small scale FLUA amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.
 - 2) **Industrial FLUA.** If an industrial small scale FLUA amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half (1½) miles. If the property is more than two acres, draw a boundary around the property that has a radius of three (3) miles.

- c. **For the trade or market area identified above, please inventory and map the built commercial, commercial office, or industrial uses, as appropriate:** This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.
- d. **Market Study Parameters:** A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional commercial in the area. The study *must* include the following:
- 1) An estimate of demand using an assessment that considers per capita dollars spent in City of Parkland, dollars spent per square foot of commercial space, and square foot per capita;
 - 2) An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;
 - 3) A comparison of estimated supply to estimated demand;
 - 4) All sources of data used in the study.

B. LAND USE DATA

1. DATA REQUIREMENTS FOR THE SUBJECT PROPERTY

- a. **Existing Land Use Cover.** Please attach a copy of an aerial photograph showing the subject property in relation to the abutting properties. Aerial photographs are available from the Broward County Property Appraisers Office. The aerial photograph must have the site clearly marked.
 - 1) **Natural features:** Inventory and map any natural features located on the property. Natural features include lakes, drainage canals or ponds, wetlands, pine flatwoods etc.
 - 2) **Built features:** Inventory and map any physical or man-made features on the property covered by this application. The inventory should include such information as, for example, the number and type of housing units, square feet for buildings, number of parking spaces, number of stories, etc.

- b. **Future Land Use Atlas (FLUA) Designation.** This information is available from the City's Planning and Zoning Department at (954) 753-5040. Please attach an 8 1/2" by 11" or 11" by 17" copy of portion of the FLUA map showing the site, the surrounding properties (within 1,000 feet), and the FLUA for the site and surrounding properties. The site must be clearly marked.
 - 1) **Current FLUA Designation:** Identify the FLUA designation of the property and attach a copy of the Future Land Use Atlas.
 - 2) **Proposed FLUA Designation:** Identify the FLUA designation desired for the subject property.

- c. **Zoning District.** Zoning information is available from the City Planning and Zoning Department at (954) 753-5040. Please attach a 8-1/2" by 11" or 11" by 17" copy of the portion of the Zoning Map showing the site, surrounding properties (within 1000 feet), and the zoning districts for the site and surrounding properties. The site must be clearly marked.
 - 1) **Previous Zoning Approvals, if any:** Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).
 - 2) **Current Zoning District:** Identify the most recent petition and resolution number(s) approved for the subject property.

- 3) **Proposed Zoning District:** Please identify the zoning district that will be requested. The zoning districts are identified in the City's Land Development Code.
- d. **Other Approvals.**
- 1) **Concurrency exemption or reservation:** Please indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate. This information is available from the City's Planning and Zoning Department at (954) 753-5040.
- 2) **Plat, master plan, or subdivided:** Please indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable. This information is available from the City of Parkland's Planning and Zoning, or the City Clerk. Please include an 8-1/2" x 11" copy of the appropriate documents.
- 3) **Developers' Agreement or Utility reservation:** Please indicate whether the subject property is currently subject to a developers' agreement or a utility reservation. If subject to such, please attach a copy of the document and evidence that the agreement or reservation is still valid.
- e. **Flood zone:** Please indicate in which flood zone the property is located. In addition, please attach a flood zone map showing the location of the property. Flood zone information is available from the Building Department. **NOTE:** If the property is located in an "A" or "V" zone, requests for greater intensity of use will be viewed unfavorably.
- f. **Wellfield Protection Zone:** Please indicate whether the subject property is located in a wellfield protection zone. Attach an 8 1/2" by 11" or 11" by 17" map showing the location of the property in relation to the nearest wellfield protection zones. Wellfield protection maps and information is available from City of Parkland Utilities Department or Planning and Zoning Department. **NOTE:** If the subject property is located within a wellfield protection zone, requests for greater intensity of use will be viewed unfavorably.
- g. **Neighborhood Plan, Special Overlay, or Redevelopment area:** Please identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay. If the property is within a redevelopment area, identify the land use designation as is shown in the redevelopment map and attach a copy of that map. Information on redevelopment areas is available from the City's Planning and Zoning Department at (954) 753-5040.

2. DATA REQUIREMENTS FOR SURROUNDING PROPERTIES

a. Existing Land Use Coverage. Please provide a written inventory and a map of land uses (including natural and built features) on the properties abutting the subject property. Provide information such as subdivision names, etc. Please attach a map showing this information.

- 1) North: _____
- 2) South: _____
- 3) East: _____
- 4) West: _____

b. Zoning District. Please identify the zoning district category or categories for the abutting properties. In addition, where applicable, please identify the petition number(s) and resolution number(s).

- 1) North: _____
- 2) South: _____
- 3) East: _____
- 4) West: _____

c. Future Land Use Atlas (FLUA) Designation. Please identify the FLUA designation of the abutting properties.

- 1) North: _____
- 2) South: _____
- 3) East: _____
- 4) West: _____

3. ANALYSIS REQUIREMENTS

a. Land Use Compatibility. Compatibility means land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.

- 1) **Existing uses.** Please explain how the proposed change in the FLUA designation of the property is compatible with the surrounding uses listed above in section II.B.2.a.
- 2) **Future Land Use Atlas designations.** Describe how the proposed change in the FLUA designation of the property would be compatible with the surrounding future land uses as shown on the FLUA (above section II.B.2.c.)

- b. Consistency with the Land Use Element.** All proposed amendments must be reviewed for consistency with the adopted City of Parkland Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUA amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Land Use Element”.

C. TRANSPORTATION

1. DATA AND ANALYSIS REQUIREMENTS

a. Determine the trip generation for the current future land use designation.

- 1) At .25 FAR; and
- 2) At .35 FAR.

b. Determine the trip generation for the proposed future land use designation.

- 1) At .25 FAR; and
- 2) At .35 FAR.

c. Determine the net trip increase at .25 FAR and .35 FAR (a) - (b).

d. Determine the project trip distribution on all roadways based on the following table.

Net Trip Increase	Distance
51 - 1,000	directly accessed link
1,001 - 4,000	1 mile
4,001 - 8,000	2 miles
8,001 - 12,000	3 miles
12,001 - 20,000	4 miles
20,000 - up	5 miles

e. Determine LOS with existing traffic and project traffic.

- 1) Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip generation for the proposed future land use in (b). *
- 2) Compare to LOS D for existing lanes.

f. Determine LOS with projected five year traffic and project traffic.

- 1) Determine five year projected traffic volumes using the published historic growth rates and major project traffic.
- 2) Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). *
- 3) Compare to LOS D for existing and assured lanes.

g. Determine LOS for 2015 with the increase in traffic due to the proposed land use amendment.

- 1) Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c).
- 2) Compare to LOS D for the lanes in the 2015 roadway system.

h. Consistency with the Transportation Element. All proposed amendments must be reviewed for consistency with the adopted City of Parkland Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the **individual** Objective/Policy will be furthered by the proposed amendment. Since many of the Objectives and Policies are not applicable to FLUA amendments, is not sufficient to state “this proposed amendment is consistent with and furthers the Transportation Element”.

* *The trip generation for the proposed future land use can be reduced if there is an active use on the property. There will be no reduction if the property is vacant.*

D. MASS TRANSIT

1. DATA REQUIREMENTS

- a. **Mass transit provider:** Identify the mass transit provider.
- b. **Nearest mass transit facility:** Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.
- c. **Tri-County Commuter Rail Connection:** Identify whether the subject property has connections to the Tri-County Commuter Rail.

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Transportation Element.** All proposed amendments must be reviewed for consistency with the adopted City of Parkland Comprehensive Plan.

E. HOUSING/POPULATION

1. DATA REQUIREMENTS

- a. Population:** If a methodology other than that described below is used to determine population, please identify here the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.
- 1) Current FLUA Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Atlas (FLUA) designation by 2.39, the average household size in unincorporated Broward County. For example, if you have a fifty acre property in a Medium Residential 5 Future Land Use Atlas category, the population would be 598 persons ($50 * 5 * 2.39$).
 - 2) Proposed FLUA Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUA designation by 2.39, the average household size in unincorporated Broward County. For example, if you have a fifty acre property and you are requesting a High Residential 8 Future Land Use Atlas designation, the population would be 956 persons ($50 * 8 * 2.39$).
- b. Number of dwelling units.** Identify the number of dwelling units that could be constructed on the subject property based upon its:
- 1) Current FLUA designation:** The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUA designation multiplied by the size of the property.
 - 2) Proposed FLUA designation:** The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUA designation multiplied by the size of the property.
- c. Census Tract data:** Identify the Census Tract where the subject property is located. See the Planning and Zoning Department for this information.

2. ANALYSIS REQUIREMENTS

- a. The effect of the proposed amendment on population:** This is the difference between the Proposed FLUA Designation and the Current FLUA Designation.

- b. Change in number of dwelling units:** Subtract the number of dwelling units at the Current FLUA designation from the number of dwelling units at the Proposed FLUA designation (see above two paragraphs).
- c. Consistency with the Housing Element.** All proposed amendments must be reviewed for consistency with the adopted City of Parkland Comprehensive Plan. To support a *residential related* proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUA amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Housing Element”.

F. INFRASTRUCTURE: DRAINAGE

1. DATA REQUIREMENTS

- a. **Drainage provider:** Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.
- b. **Drainage basin:** Indicate in which drainage basin the subject property is located.
- c. **Nearest drainage facility:** Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.
- d. **Adopted level of service standard:** Identify the level of service standard established for the subject property.

2. ANALYSIS REQUIREMENTS

- a. **The effect of the proposed Future Land Use Atlas amendments on drainage levels of service and systems need:** Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUA designation of the property is similar to that which occurred based on the property's current FLUA designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.
- b. **Consistency with the Drainage Sub-Element.** All proposed amendments must be reviewed for consistency with the adopted City of Parkland Comprehensive Plan.

G. INFRASTRUCTURE: POTABLE WATER

1. DATA REQUIREMENTS

- a. **Water provider:** Identify the entity that would provide potable water service to the subject property.
- b. **Nearest potable water facility:** Identify how far, in feet, the subject property is located from a potable water line. This information is available from the water provider. Also, please indicate the street where the nearest line is located.
- c. **Adopted level of service standard:** Identify the potable water level of service standard established by the potable water provider.

2. ANALYSIS REQUIREMENTS

- a. **The effect on potable water levels of service and system needs.**
 - 1) **Current FLUA Designation:** The demand for potable water based on the property's current Future Land Use Atlas designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a..
 - 2) **Proposed FLUA Designation:** The demand for potable water based on the property's proposed Future Land Use Atlas designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a..
 - 3) **Change in water usage:** This is the difference between the Proposed FLUA Designation and the Current FLUA Designation.
- b. **Consistency with the Potable Water Sub-Element.** Applicant must demonstrate consistency with the Potable Water Sub-Element.

H. INFRASTRUCTURE: SANITARY SEWER

1. DATA REQUIREMENTS

- a. **Sewer provider:** Identify the entity that would provide sanitary sewer service to the subject property.
- b. **Nearest sanitary sewer facility:** Identify how far, in feet, the subject property is located from a sanitary sewer line. This information is available from the sanitary sewer provider. Also, please indicate the street where the nearest line is located.
- c. **Adopted level of service standard:** Identify the sanitary sewer level of service standard established by the potable water provider.

2. ANALYSIS REQUIREMENTS

- a. **The effect on sanitary sewer levels of service and system needs.**
 - 1) **Current FLUA Designation:** The demand for sanitary sewer based on the property's current Future Land Use Atlas designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a..
 - 2) **Proposed FLUA Designation:** The demand for sanitary sewer based on the property's proposed Future Land Use Atlas designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a..
 - 3) **Change in water usage:** This is the difference between the Proposed FLUA Designation and the Current FLUA Designation.
- b. **Consistency with the Sanitary Sewer Sub-Element.** Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element

I. INFRASTRUCTURE: AQUIFER RECHARGE

1. DATA REQUIREMENTS

- a. **Identify whether the property is located within a prime aquifer recharge area:**
If the property is located east of the conservation areas, state here that the property is located within both the surficial aquifer system and the Floridian aquifer system. Also, please identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.
- b. **Identify, generally, the percentage of the property that will be covered with an impervious surface.**

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Aquifer Recharge Sub-Element.** Applicant must demonstrate consistency with the adopted City of Parkland Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.

J. CONSERVATION

1. **DATA REQUIREMENTS:** For each of the questions below, the inventory should identify: the affected natural resource(s), the distance of the natural resource from the property, and the condition of the natural resource. The map should be no larger than 8.5" x 11," if possible, and be clearly labeled. You may use one map for each affected resource or a single map to identify all the natural resources, provided such can be clearly identified.
 - a. **Inventory and map all surface waters (i.e., canals, lakes) and wetlands on the subject property and on adjacent properties:** The inventory should identify the type, quality, and location of the resource (whether on-site or off-site, and if off-site, the distance from the property).
 - b. **Inventory, map, and provide a quality assessment for vegetation located on the property:** The inventory should identify the type of vegetation or vegetated community, quality, and location of the resource (whether on-site or off-site, and if off-site, the distance from the property).
 - c. **Provide an inventory and map of listed species and habitats of significant value to listed species that utilize or are on the property:** Listed species include endangered, threatened, and species of special concern.
 - (1) If listed species are present, please provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.
 - (2) If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.
 - d. **Please indicate whether the subject property is located within or adjacent to a Wellfield Protection Zone.** Attach a map showing the location of the property in relation to the nearest Wellfield Protection Zones. **NOTE:** If the subject property is located within a Wellfield Protection Zone, requests for greater intensity of use will be viewed unfavorably.
 - e. **Identify and map locations of any petroleum storage tanks (underground and above ground) and identify any known or expected pollution sources on the subject property:** Pollution could include hazardous waste, petroleum or chemical contamination, and point/non-point sources of pollution.

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Conservation Element.** All proposed amendments must be reviewed for consistency with the adopted City of Parkland Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUA amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Conservation Element”. During the review, particular attention will be paid to wetlands protection and wellfield protection.

K. RECREATION AND OPEN SPACE

APPLICANT PLEASE NOTE: Complete this section ONLY if the proposed amendment is for a residential density change.

1. **DATA REQUIREMENTS:** Information necessary to complete this part of the Future Land Use Atlas (FLUA) application may be obtained from the City of Parkland Planning and Zoning Department.

a. **Identify the following facilities that would service the property:**

1) **Regional parks:** _____

2) **District parks:** _____

3) **Community parks:** _____

4) **Open space:** _____

2. **ANALYSIS REQUIREMENTS**

a. **The effect of the proposed FLUA amendment on regional, district and neighborhood parks.**

b. **Consistency with the Recreation and Open Space Element.** Applicant must demonstrate consistency with the adopted City of Parkland Comprehensive Plan Recreation and Open Space Element. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUA amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Recreation and Open Space Element”.

L. FIRE-RESCUE

1. **DATA REQUIREMENTS:** Fire-Rescue data can be obtained from the City of Coral Springs Fire-Rescue Department.
 - a. **Identify the fire-rescue facility that would service the subject property:** Please identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.
 - b. **Identify the response times from the fire-rescue station to the subject property:** The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.

2. **ANALYSIS REQUIREMENTS**
 - a. **The effect of the proposed FLUA amendment on the average emergency response time:** If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time. **NOTE:** Where the response times is greater than five minutes, the Fire-Rescue Department may have an unfavorable recommendation.

M. HISTORIC PRESERVATION

1. **DATA REQUIREMENTS:** Information to complete this section of the application form may be obtained from the County's Planning Department.
 - a. **Identify any historic or architecturally significant resources within 500 feet of the subject property:** Historic or architecturally significant resources include buildings, structures and other objects.
 - b. **Identify any archaeological resources located within 500 feet of the subject property:** Archaeological resources include aboriginal mounds, forts, earthworks, city locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.

N. PUBLIC EDUCATION

1. **DATA REQUIREMENTS:** The data for completing this section of the application is available from the Broward County School Board.

a. **Public Schools:** Please identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:

- 1) **Elementary Schools**
- 2) **Middle Schools**
- 3) **Senior High Schools**

2. **ANALYSIS REQUIREMENTS**

a. **Consistency with the Education Element.** All proposed amendments must be reviewed for consistency with the adopted City of Parkland Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *furtheres*. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the **individual** Objective/Policy will be furthered by the proposed amendment. It is not sufficient to state that “this proposed amendment is consistent with and furthers the Education Element”.

O. INTERGOVERNMENTAL COORDINATION

1. **DATA REQUIREMENT:** Information to complete this section of the application form may be obtained from municipalities and special districts within Broward County.
 - a. **Identify all local governments (including special districts) located within one-mile of the subject property:**
 - b. **Annexation:** Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government (future annexation area information is available from the City of Parkland's Planning and Zoning Department).
2. **ANALYSIS REQUIREMENT**
 - b. **Consistency with the Intergovernmental Coordination Element.** Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.