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| 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATIONPart 1. Amendment Data *Instructions are provided in italics.* ***Delete*** *the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use “N/A” (not applicable). Any references to an attachment must include a summary of that attachment within the tables.* | | | |
| **A. Amendment Data** | | | | | |
| **Round** | | *Provide the number of the round.* | **Intake Date** |  | |
| **Application Name** | | *Provide the name of the amendment.* | Control No. |  | |
| **Acres** | | *Identify the total acres of the subject site in hundredths of an acre, (e.g. 4.35 acres). This figure must be consistent throughout the application and survey. The land area for an associated rezoning application must meet the zoning district's minimum acreage without the need of a minimum acreage variance.* | Concurrent Zoning application? | *Yes or No* | |
| **Text Amend?** | *Yes or No* | |
| **PCNs** | | *Provide all Parcel Control Numbers.* | | | |
| **Location** | | *Indicate location of the site (e.g., South side of Atlantic Ave approx. 1/2 mile west of Carter Rd) indicating the distance in miles or, if less than .25 of a mile.* | | | |
|  | | **Current** | **Proposed** | | |
| **Tier** | | *Indicate Tier* | *Indicate if Tier change is requested.* | | |
| **Use** | | *Indicate the existing land use of the site, including built information including non-residential s.f. and residential units.* | *Indicate proposed use* | | |
| **Zoning** | | *Indicate existing zoning* | *Indicate proposed zoning* | | |
| **Future Land Use Designation** | | *Indicate the existing designation. If the amendment includes multiple land use designations, acreages for each change must be provided.* | *Indicate the proposed designation. If the amendment includes multiple land use designations, acreages for each change must be provided.* | | |
| **Underlying Future Land Use Designation** | | *Indicate an existing underlying designation, if any.* | *Indicate an underlying designation if one is proposed. If one is proposed, the entire application will need to discuss the combined use of both designations. Applications cannot request an increase in underlying density unless the density is proposed to be combined with the primary future land use designation.* | | |
| **Conditions** | | *Indicate any prior Ordinance Numbers & adopted conditions of approval verbatim.* | *Indicate any newly proposed conditions of approval. Any changes to prior adopted conditions of approval must be shown with newly proposed text underlined and text to be deleted as ~~struck out~~.* | | |
| **Density Bonus** | | *Indicate currently approved density bonus on the site (TDR and/or WHP)* | *Indicate proposed density bonus on the site (TDR and/or WHP). Any WHP letter(s) must be submitted throughout process.* | | |
| **Total Number of Units** | |  | *Please indicate total number of units requesting to include FLUA, WHP bonus and TDRs* | | |

**B. Development Potential**

|  |  |  |
| --- | --- | --- |
|  | **Current FLU** | **Proposed FLU** |
| **Density/Intensity:** | *Maximum density for current designation (eg. 3 units per acre)* | *Maximum FAR for current designation (eg. .35 FAR)* |
| **Maximum Dwelling Units1** (residential designations) | *Maximum type of use and number of dwelling units (eg. Single Family, 30 units)*  \_\_\_\_\_\_ du/acre x \_\_\_\_\_\_ ac. = \_\_\_\_\_ | \_\_\_\_\_\_ du/acre x \_\_\_\_\_\_ ac. = \_\_\_\_\_ |
| **Maximum Beds (for CLF proposals)** | \_\_\_\_\_\_\_ max du x 2.39 = \_\_\_\_\_\_\_ | \_\_\_\_\_\_\_ max du x 2.39 = \_\_\_\_\_\_\_ |
| **Population Estimate** | \_\_\_\_\_\_\_ max du x 2.39 = \_\_\_\_\_\_\_ | \_\_\_\_\_\_\_ max du x 2.39 = \_\_\_\_\_\_\_\_ |
| **Maximum Square Feet 2, 4** (non-residential designations) | \_\_\_\_\_\_ FAR x \_\_\_\_\_\_ ac. = \_\_\_\_\_\_\_ | \_\_\_\_\_\_ FAR x \_\_\_\_\_\_ ac. = \_\_\_\_\_\_\_  *Maximum type of use and square footage (eg. General commercial, 100,000 square feet)* |
| **Proposed or Conditioned Potential 3, 4** | ---- | *Proposed use and square footage or units in associated zoning application, including fuel positions* |
| **Max Trip Generator** | *Provide the ITE Use Name & the trip generation rate* | *Provide the ITE Use Name & the trip generation rate for maximum and proposed potential* |
| **Maximum Trip Generation** | *Provide the trip generation for the maximum potential* | *Provide the trip generation for the maximum potential AND the proposed potential* |
| **Net Daily Trips:** | \_\_\_\_\_\_ (maximum minus current)  \_\_\_\_\_\_ (proposed minus current) | |
| **Net PH Trips:** | \_\_\_\_\_ AM, \_\_\_\_\_ PM (maximum)  \_\_\_\_\_ AM, \_\_\_\_\_ PM (proposed) | |

1. Maximum units per acre see Future Land Use Element;

2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.

3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;

4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 2. Applicant Data

|  |  |
| --- | --- |
| **A. Agent Information**  *Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.* | |
| **Name** |  |
| **Company Name** |  |
| **Address** |  |
| **City, State, Zip** |  |
| **Phone / Fax Number** |  |
| **Email Address** |  |
| **B. Applicant Information**  *Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.* | |
| **Name** |  |
| **Company Name** |  |
| **Address** |  |
| **City, State, Zip** |  |
| **Phone / Fax Number** |  |
| **Email Address** |  |
| **Interest** | *Indicate whether person is a Property Owner or Contract Purchaser. Each Property Owner and Contract Purchasers must submit Attachment C & E.* |

## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 3. Site Data

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **A. Site Data** | | | | | | |
| **Built Features** | | *Summarize & provide an inventory & map of all built features on the subject site as Application Attachment F.* | | | | |
| **PCN** | | *Provide the Legal Description with Acres as Attachment A.*  *Provide a Survey (dated within 18 months of the intake date) with acres as Attachment P. Acreage and Legal Description must be the same throughout the application.* | | | | |
| **Street Address** | | *Indicate the street address of the site, if applicable.* | | | | |
| **Frontage** | | *Provide the roadway(s) and/or waterway which the site fronts and indicate the number of linear feet. Also provide the depth of the property (e.g., Approx. 1,340 feet of frontage along West Atlantic Ave. and 5,280 feet of depth.)* | | | | |
| **Legal Access** | | *Identify the current and proposed legal access to the site. See ULDC Definition.* | | | | |
| **Contiguous under same ownership** | | *Indicate whether there is adjacent property under the same ownership and provide the acreage and pcns for the site(s).* | | | | |
| **Acquisition details** | | *Indicate the month, day and year the site was acquired, and from whom the site was acquired. Include the manner in which the site was acquired (e.g. purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of both (e.g. purchase and sale agreement) and ownership (deed) as Attachment A.* | | | | |
| **Size purchased** | | *Identify whether the site was part of a larger property acquired from the previous owner. If so, identify the extent of any property contiguous to the subject property, which was of the same ownership as the subject property.* | | | | |
| **B. Development History** | | | | | | |
| **Control Number** | | *Indicate the Control Number* | | | | |
| **Previous FLUA Amendments** | | *Identify the Ordinance Numbers and conditions of approval for all prior future land use amendments, and identify any amendments that were proposed and withdrawn, denied, or adopted on the site or any portion of the site.* | | | | |
| **Concurrency** | | *Indicate whether the site is currently subject to a concurrency exemption or has obtained a concurrency reservation and provide documentation. This information is available from the County’s Zoning Division at (561) 233-5200.* | | | | |
| **Plat, Subdivision** | | *Indicate whether the site has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.* | | | | |
| **Zoning Approvals & Requests** | | *Provide a list of approvals including DRO, resolutions, and variances. Indicate uses, square footages, and units approved in the Description. Indicate Type of request (Class A, Variance, TDR, WHP, Planned Development, etc.). Please identify if each development order will be retained, abandoned, revised, by associated concurrent zoning applications. Please indicate if there are any vested units or approvals that are anticipated to be retained, and indicate date for anticipated submittal of any zoning applications.* | | | | |
| **Reso. No.** | **App. No.** | | **Status** | **Type** | **Description** | **Changes proposed (if any)** |
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## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 4. Consistency

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| **A. Consistency –** *Provide responses in Attachment G as G.1 through G.5. If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.* | |
| **Justification**  Provide as G.1. | *Provide a justification for the amendment as required by Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification list all of the following headings with responses in order to be found sufficient for processing. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.*  *1) The proposed use is suitable and appropriate for the subject site;* ***and***  *2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:*   1. *Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;* 2. *Changes in the access or characteristics of the general area and associated impacts on the subject site;* 3. *New information or change in circumstances which affect the subject site;* 4. *Inappropriateness of the adopted FLU designation; or* 5. *Whether the adopted FLU designation was assigned in error.*   ***Note:*** *If the amendment includes a Text change, then the Justification must be a single justification combined to support the Text and FLUA amendment. The Text Amendment Justification must be incorporated into a single FLUA/Text amendment Justification to be provided with the FLUA amendment.* |
| **Residential Density Increases**  Provide as G.2. | *Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:*   1. *Demonstrate a need for the amendment.* 2. *Demonstrate that the current FLUA designation is inappropriate.* 3. *Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.* |
| **Compatibility**  Provide as G.3. | *Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.* |
| **Comprehensive Plan**  Provide as G.4. | ***Optional:*** *The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).* |
| **Florida Statutes**  Provide as G.5. | ***Optional:*** *The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..* |

**B. Surrounding Land Uses.** *Indicate the following for each surrounding property:*

* ***Uses.*** *Indicate the existing land use, subdivision name, and existing units and density (residential) or square footage (non-residential).*
* ***FLUA Designations.*** *Indicate the future land use designations. No acronyms.*
* ***Zoning.*** *Indicate the Zoning and petition numbers. No acronyms.*

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| **Adjacent Lands** | **Use** | **Future Land Use** | **Zoning** |
| **North** |  |  |  |
| **South** |  |  |  |
| **East** |  |  |  |
| **West** |  |  |  |

## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 5. Public Facilities Information

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| **A. Traffic Information** | | | | | | | |
| *In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.* | | | | | | | |
|  | **Current** | | | **Proposed** | | | |
| **Max Trip Generator** | *Provide the Use Name & the trip generation rate* | | | *Provide the Use Name & the trip generation rate for maximum and proposed potential* | | | |
| **Maximum Trip Generation** | The trip generation for the maximum potential | | | The trip generation for the maximum potential AND the proposed potential | | | |
| **Net Daily Trips:** | \_\_\_\_\_\_ (maximum minus current)  \_\_\_\_\_\_ (proposed minus current) | | | | | | |
| **Net PH Trips:** | \_\_\_\_\_ AM, \_\_\_\_\_ PM (maximum)  \_\_\_\_\_ AM, \_\_\_\_\_ PM (proposed) | | | | | | |
| **Significantly impacted roadway segments that fail**  **Long Range** |  | | |  | | | |
| **Significantly impacted roadway segments for Test 2** |  | | |  | | | |
| **Traffic Consultant** |  | | | | | | |
| **B. Mass Transit Information** | | | | | | | |
| **Nearest Palm Tran Route (s)** | *Identify the number(s) of the nearest Palm Tran Route(s) that service the property, if any.* | | | | | | |
| **Nearest Palm Tran Stop** | *Identify the location of the nearest bus stop, in tenths of a mile from the site.* | | | | | | |
| **Nearest Tri Rail Connection** | *Identify the nearest connection to the Tri-County Commuter Rail Feeder Bus Route.* | | | | | | |
| **C. Potable Water & Wastewater Information** | | | | | | | |
| *The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.* | | | | | | | |
| **Potable Water & Wastewater Providers** | *Summarize Provider Letter here and provide as Application Attachment I. The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter stating the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.* | | | | | | |
| **Nearest Water & Wastewater Facility, type/size** | *Summarize Provider Letter here and refer to Attachment I.* | | | | | | |
| **D. Drainage Information** | | | | | | | |
| *Summarize Drainage Statement here and refer to Application Attachment J which must provide:*   1. *Identify the drainage provider for the site and attach a drainage statement with an engineer’s seal prepared within 90 days of submittal. Drainage providers include drainage districts, improvement districts, water control districts, the South Florida Water Management District, and the Florida Department of Transportation (for properties fronting on I-95 or the Florida Turnpike).* 2. *Indicate in which drainage basin the subject property is located (e.g. C-18 basin; C-51 basin; and the Hillsboro Canal basin).* 3. *Identify the drainage facility that would service the subject property and the point of legal positive outfall to that facility. Facilities include swales, ditches, canals, and storm sewers.* 4. *Describe the level of protection standard established for the site as identified in the Stormwater Management Sub-Element in the Comprehensive Plan. 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 do not exceed those which occurred based on the property’s current FLUA designation. LOS information is available in Stormwater Management Sub-Element in the Comprehensive Plan.* | | | | | | | |
| **E. Fire Rescue** | | | | | | | |
| **Nearest Station** | *Identify the fire rescue station (number and address) that provides service to the site. This information is available from the County’s Fire-Rescue Department.* | | | | | | |
| **Distance to Site** | *Identify the distance, in tenths of a mile, from the above referenced fire-rescue station to the site.* | | | | | | |
| **Response Time** | *Identify the average response time of the above referenced fire-rescue station.* | | | | | | |
| **Effect on Resp. Time** | *Identify the impacts on response time at the maximum development potential of the application and attach a letter from the Fire-Rescue Department identifying the impact on the extended response time, if any, as Application Attachment K.* | | | | | | |
| **F. Environmental** | | | | | | | |
| **Significant habitats or species** | *Summarize here and provide as Application Attachment L an inventory and map any listed animal and/or plant species and habitats of significant value that utilize the property. Significant habitats may include coastal habitats or surface waters and resources including vegetation or vegetated community, quality, and location of the resource. Listed species include endangered, threatened, and species of concern. If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to their habitat. If there are no known occurrences, indicate whether listed species could reasonably be expected to be present based on the site-specific habitat characteristics and provide a brief discussion.* | | | | | | |
| **Flood Zone\*** | *Indicate if site is located within a flood zone and provide the name if applicable.* | | | | | | |
| **Wellfield Zone\*** | *Indicate whether the site is located in a wellfield protection zone per County Water Utilities Department or Department of Environmental Resources Management. Summarize here and provide map as Application Attachment M.* | | | | | | |
| *\* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.* | | | | | | | |
| **G. Historic Resources** | | | | | | | |
| *Summarize Historic Resources Evaluation letter here and provide as Application Attachment N. The application must include a Historic Resources Evaluation letter containing the information below. Contact the County Archaeologist at (561) 233-5300.*   1. *Identify any historic or architecturally significant resources located on or within 500 feet of the site, including buildings, structures and other objects.* 2. *Identify any archaeological resources located on or within 500 feet of the site, including aboriginal mounds, forts, earthworks, village locations, campsites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.* | | | | | | | |
| **H. Parks and Recreation - Residential Only (Including CLF)** | | | | | | | |
| *Indicate the name and location of each of the applicable parks. Information is available from Parks and Recreation at (561) 966-6600. Indicate the population change from Development Potential Data and Analysis Multiply the population change by the LOS.* | | | | | | | |
| **Park Type** | **Name & Location** | | **Level of Svc.** (ac. per person) | | **Population Change** | | **Change in Demand** |
| **Regional** |  | | 0.00339 | |  | |  |
| **Beach** |  | | 0.00035 | |  | |  |
| **District** |  | | 0.00138 | |  | |  |
| **I. Libraries - Residential Only (Including CLF)** | | | | | | | |
| *Indicate the name and location of the closest County Library. Information is available from the PBC Library System at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.* | | | | | | | |
| **Library Name** |  | | | | | | |
| **Address** |  | | | | | | |
| **City, State, Zip** |  | | | | | | |
| **Distance** | *Indicate the distance from the site to the nearest library.* | | | | | | |
| **Component** | **Level of Service** | | | **Population Change** | | **Change in Demand** | |
| **Collection** | 2 holdings per person | | |  | |  | |
| **All staff** | 0.6 FTE per 1,000 persons | | |  | |  | |
| **Library facilities** | 0.6 square feet per person | | |  | |  | |
| **J. Public Schools - Residential Only (Not Including CLF)** | | | | | | | |
| *Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai at the School District of Palm Beach County at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries and the distance from each to the site. This information is available from the School District of Palm Beach County at (561) 434-8000.* | | | | | | | |
|  | **Elementary** | **Middle** | | **High** | | | |
| **Name** |  |  | |  | | | |
| **Address** |  |  | |  | | | |
| **City, State, Zip** |  |  | |  | | | |
| **Distance** |  |  | |  | | | |

## 2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

## Part 6. Attachments

|  |  |
| --- | --- |
| **A.** | **PCN’s, Legal Description and Warranty Deed** (include Legal in PDF & Word) |
| **B.** | Agent Consent Form |
| **C.** | **Applicant’s Ownership Affidavit** |
| **D.** | **Applicant’s Notice Affidavit, Property Appraiser List, and Labels** |
| **E.** | Disclosure of Ownership Interests |
| **F.** | Built Feature Inventory & Map |
| **G.** | Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word) |
| **H.** | Traffic Approval Letter & Traffic Study |
| **I.** | **Water & Wastewater Provider LOS Letters** |
| **J.** | **Drainage Statement** |
| **K.** | **Fire Rescue Letter** |
| **L.** | **Natural Feature Inventory & Map** |
| **M.** | **Wellfield Zone** |
| **N.** | **Historic Resource Evaluation Letter** |
| **O.** | **Palm Beach County School District LOS Letter** |
| **P.** | **Survey** |
| **Q.** | **Text Amendment Application** (Part 7, if applicable, in PDF & Word) |

Forms for Attachments B, C, D, and E are located on the web at:

<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

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