

LAND USE PLAN AMENDMENTS

General Information of process and procedures

When is a City Land Use Plan Amendment required?

A plan amendment may be required when the desired land use for development is not consistent with the City of Plantation Future Land Use Plan Map. For example, if your property land use designation is Residential and you want to build an office building, you will need to change the land use of your property.

Is a County Plan Amendment also required to change the desired land uses?

Due to County Charter requirements, most City Land Use Plan Amendments will also require Broward County Land Use Plan Amendments. Again, if the desired use is not consistent with the Broward County Land Use Plan, a County plan amendment will also be required.

When are applications accepted?

Applications for amendments shall be accepted only twice per year, in June and November. Please call the Planning, Zoning, and Economic Development Department at 954.797.2622 to determine the next submittal period.

How long is the processing time?

Due to the need to certify all amendments through the State Department of Community Affairs and through Broward County, the processing time can take between 12 to 18 months.

What happens after the City approves my plan amendment?

If your application requires a County Land Use Amendment, you will need to contact the Broward County Planning Council at 954.357.6695. If only a City Land Use Amendment was required, you will need to apply for a zoning change consistent with the new Land Use Designation approved by the City Council. In the example above, you will need to choose an office zoning classification (there are several choices) which is consistent with your proposed use and land use and to file a rezoning application. The rezoning process is described in the Rezoning-Processes and Procedures brochure available in the City of Plantation's Planning, Zoning, and Economic Development Department.

Are there additional processing matters that I should be aware of?

The report and recommendation of the Local Planning Agency (Planning and Zoning Board) is advisory only and it is not binding upon the City Council. An applicant may withdraw an application at any time prior to a vote by the City Council, upon written notification.

The following identifies the information required for processing amendments to the Plantation Comprehensive Plan.

Application

- Information about Application
- Site Description of proposed Amendment
- Description of Existing and Proposed Uses for the Site
- Analysis of Public facilities and Services
 - Sanitary Sewer
 - Potable Water
 - Drainage
 - Solid Waste
 - Recreation and Open Space
 - Traffic Circulation
 - Mass Transit
- Justification – Why is the amendment needed?
- Land Use Compatibility with neighboring Land Uses
- Redevelopment analysis
- Intergovernmental Coordination
- Consistency with the City Land Use Plan

14 sets of the proposed land use plan amendments are required to be filed with the Planning, Zoning, and Economic Development Department. Please see the Land Use Plan Amendment Check List.

If your property is located within the Plantation Acres Improvement District (PAID), District approval is also required. Please call PAID at 954.771.7440.

Surveys

Two (2) signed and sealed surveys, not older than two (2) years, showing the existing boundaries, structures, rights-of-way and the amount of acreage involved in the Amendment are required.

Fees

A non-refundable fee assessed per the fee schedule is due at time of the application. Fee amounts are available in the Planning, Zoning, and Economic Development Department. If your property is located in PAID, you are required to pay PAID's filing fee at time of submittal to them. To find out if a property is located in PAID, please call 954.771.7440. Fees are based upon the acreage of the Amendment.

Process

