

PLANTATION

GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVES AND POLICIES

COMPREHENSIVE PLAN

City of Plantation, Florida

Volume I

GOALS, OBJECTIVES AND POLICIES

May 25, 1989

IMPLEMENTATION REGULATIONS

1. Development Review Requirements

The City of Plantation may grant an application for a development permit consistent with the City's Comprehensive Plan or the Broward County Land Use Plan when it has been determined that the following requirements are met:

- a. Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet adopted level of service standards.
- b. Local streets and roads will provide safe, adequate access between the trafficways identified on the Broward County Trafficways Plan and buildings within the proposed development prior to occupancy.
- c. Police and Fire protection services will be adequate to protect people and property in the proposed development.

2. Platting Requirements

The City of Plantation may not grant a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the City Council and the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section does not apply to an application for a building permit which meets any of the following criteria:

1. construction of one single family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989; or
2. construction on any multifamily or non-residential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953;

providing that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:

1. compliance with the applicable land development regulations; and
2. any land within the lot or parcel which is necessary to comply with the City's Traffic Circulation Element and the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement.

The City Council shall not approve for recordation in the official records any plat of lands that is not in compliance with the City's Comprehensive Plan or the Broward County Land Use Plan.

3. Land Development Regulations

The City shall adopt land development regulations to implement and enforce the Broward County Land Use Plan. All development shall be in compliance with the City's Comprehensive Plan or the Broward County Land Use Plan.

4. Reserve Units

Residential densities may be increased through the allocation of reserve units in accordance with the following provisions:

1. Allocation of reserve units can not exceed two percent of the total number of permitted dwelling units within a flexibility zone.
2. The allocation of reserve units requires an amendment to the City's Future Land Use Map indicating the higher density. Reserve units are allocated at the discretion of the City Council based on availability.
3. Reserve units may not be transferred between flexibility zones except as provided for by the Broward County Administrative Rules Document.
4. The number of reserve units allocated to a parcel designated for residential use may not exceed 100 percent of the maximum number of dwelling units indicated for the parcel by the City's Future Land Use Map.

COMPREHENSIVE PLAN
City of Plantation, Florida

Volume I
GOALS, OBJECTIVES AND POLICIES

Prepared For
City Council Adoption

May 25, 1989

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**ADOPTION ORDINANCE
AND
TRANSMITTAL LETTER**

INTRODUCTION

This 1989 Comprehensive Plan for Plantation constitutes an update of the 1981 Plan. The 1989 plan is prepared to conform with the new State statute and administrative code (9J-5) requirements.

This Comprehensive Plan has been prepared in two volumes. Volume I constitutes the goals, objectives, policies and maps which the City Council must adopt by ordinance in a two step process during late 1988 and early 1989. Volume II provides the data inventory and analysis that formed the basis for the plan

The Broward County Planning Council, the South Florida Regional Planning Council and the Florida Department of Community Affairs will all play a major role in reviewing this Plan.

After Plan adoption, the next phases in the process mandated by Florida's Growth Management Act will be 1) a review and revision of the Land Development Code during 1989 and 2) the initiation of a formal five-year capital improvement programming process beginning during 1989-1990 budget preparation.

In addition to the development code and capital program requirements, the principal change from the prior plan is the new State mandate for measurable objectives and very specific implementation policies.

The following are the definitions of the terms goal, objective and policy as contained in the Florida Administrative Code:

Goal: the long-term end toward which programs or activities are ultimately directed.

Objective: a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Policy: the way in which programs and activities are conducted to achieve an identified goal.

FUTURE LAND USE

GOALS, OBJECTIVES AND POLICIES

- GOAL 1** To ensure the orderly growth and development of the City of Plantation through the wise allocation of land to the various uses based on the anticipated needs and desires of the expected ultimate population, with attention in planning and implementation to protection of the man-made environment, conservation of natural resources, transportation accessibility, the availability of utilities and public facilities and financial resources.
- OBJECTIVE 1.1** *Allow new development, particularly in the western half of Plantation, only if facilities to serve it are provided and soil conditions are adequate; measurability shall be provided by ~~the~~ development review process files (note: topography is not an issue).*
- Policy 1.1.1** Within one year of plan transmittal, the development code shall be amended to specify that no development permit shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet level of service standards) will be available concurrent with the impacts of the development, in conformance with a City concurrency management system.
- Policy 1.1.2** At the time of plat and site plan review, the Utilities Department and City Review Committee shall ~~permitting~~, devote special attention to reviewing the potable water implications of any new development until system improvements are completed.
- Policy 1.1.3** Although soil conditions are generally good for construction, use the soils map as a basis for development application reviews.
- Policy 1.1.4** Urge the Plantation Acres Improvement District to make drainage canal system improvements by 1995 to eliminate standing water problems. The City shall pursue an inter-local agreement with the District if the target date is not achieved.
- OBJECTIVE 1.2** *By the year 2010, eliminate all housing deterioration.*
- Policy 1.2.1** Although Plantation has no truly "blighted" areas, continue (and expand as appropriate) concentrated housing code enforcement, County rehabilitation loans (for any eligible homeowners) and neighborhood confidence building programs to upgrade the deteriorated housing east of the Turnpike (Flexibility Zone 73). See Housing Element.

- OBJECTIVE 1.3** *By 1999, achieve a system of land use relationships in the State Road 7 corridor that are mutually compatible (this is the only compatibility problem area in Plantation).*
- Policy 1.3.1** Retain and rigorously use the Special Public Interest zoning overlay district to assure quality development and compatibility of uses therein.
- Policy 1.3.2** Develop and begin implementation of a Safe Neighborhood and urban design plan to improve a) the land use relationship of the Plantation General Hospital to surrounding residential and commercial use and b) the Gateway 7 corridor use pattern in general. See Neighborhood Design Element.
- OBJECTIVE 1.4** *Experience no net loss (in terms of replacement value) of forest vegetation areas, historic houses or wellfield quality.*
- Policy 1.4.1** Use the development code and review process to protect the limited environmentally significant vegetation cover and wetlands, particularly in Plantation Acres and Flex Zone (FZ) 73. See Conservation Element.
- Policy 1.4.2** Use a combination of sensitive code enforcement, neighborhood associations, an historic inventory and streetscape improvements to preserve the City's oldest houses located in FZ 76 (see Neighborhood Design Element).
- Policy 1.4.3** Use the County wellfield protection ordinance and City zoning or development review process to protect the Eastern (FZ 73) and Central (FZ 75) wellfields from improper uses or storage.
- OBJECTIVE 1.5** *Urban Sprawl: 9J-5.006(3)(b)7 is not applicable since Plantation's development pattern is almost fully established by the approved DRI and existing land use. "Urban sprawl" has passed Plantation and is an issue only in the northwestern and southwestern parts of the County. Continue the logical east to west development pattern commensurate with demand and public facility availability in order to minimize urban sprawl. Not measurable.*
- Policy 1.5.1** ~~Further extend public facilities west of Nob Hill Road in a systematic pattern to minimize sprawl.~~

OBJECTIVE 1.6 *Achieve growth and development (through the planning period and to buildout) which is guided by this plan, and a consolidated development code which contains innovative design, planned community development districts (PUD) and mixed use development provisions. See Policy 1.6.2 for measurability.*

Policy 1.6.1 The Future Land Use Plan map shall achieve a sound balance between the competing demands of environmental conservation and economic growth.

Policy 1.6.2 The City shall prepare and adopt a consolidated Land Development Code by January 1990. This code will conform to the Broward County Planning Council requirements and include, at minimum, all of the following documents:

- a. the subdivision of land (Chapter 20)
- b. the use of land and structures including open space, parking, on-site traffic flow, mixed-use categories and planned unit development(Chapter 27)
- c. flood protection and drainage (Chapter 9)
- d. utilities (Chapter 26)
- e. streets (Chapter 23)
- f. landscaping (Chapter 13)
- g. signs and advertising (Chapter 22)
- h. public facilities standards (Chapter 20)

Policy 1.6.3 The City shall not grant a development permit for projects which will reduce the level of service (LOS) for any public facility below the standards adopted in this Comprehensive Plan.

Policy 1.6.4 No later than 1994, the City shall review, evaluate and update level of service (LOS) standards based on trends and changing conditions and needs.

OBJECTIVE 1.7 *Residential*

The City shall continue to provide for a variety of residential densities and housing types, including the provision for innovative design, particularly in the vacant western areas. See Policy 1.7.45 for measurability.

Policy 1.7.1 The City's residential neighborhoods shall be planned so as to be free of disrupting through traffic, protected from conflicting uses by open spaces including the City's canal system and landscaped buffers. Residential communities shall be planned as clusters of neighborhoods including community-serving parks, schools and houses of worship. Shopping and commercial services shall be located to serve residential communities at or near the intersections of bounding collector or arterial streets.

Policy 1.7.2 The primary transportation facilities serving residential neighborhoods are the local streets serving individual homes. Collector streets shall be located at the edge of and between neighborhoods. Arterial streets should be located at the edge of and between residential communities.

Policy 1.7.3 Open space corridors between residential neighborhoods, shall be encouraged including pedestrian and bicycleways to schools, recreation and other community facilities and shopping.

Policy 1.7.4 The unique character and lifestyle of specific residential communities shall be protected and enhanced through 1) neighborhood plans and 2) adoption by 1990 of specific standards for neighborhood development, similar to those adopted as a Special Public Interest District ~~(SPI-1)~~ for Plantation Acres.

Policy 1.7.5 The City shall continue the philosophy of locating higher density residential close to commercial activity centers and then transitioning to lower density residential.

Policy 1.7.6 Residential development in designated areas shall be based on the following ranges in density:

Category	Units/Acre	Predominant Housing Type
Estate 1	1 or less	Single family detached
Low 3	3 or less	Single family detached
Low 5	1-5	Single family detached and attached two-family
Low Medium 10	3 - 10	Villa, townhouse
Medium 16	5 - 16	Garden apartment
Medium High 25	10 - 25	Apartment

A reserve unit pool is hereby established consisting of 2 percent of the total number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan Map. (See Implementation Regulations)

Policy 1.7.7 The following uses are permitted in residentially designated areas:

Single-family and multifamily dwelling units and accessory structures subject to the limitations on density as shown above and on the Future Land Use ~~Plan~~ Map.

Special residential facilities and group homes for the elderly, and physically and developmentally handicapped.

Parks and recreation areas accessory to planned residential development and reserved through unified control documents or deed restriction, and public parks and recreation on a ~~tract or~~ parcel of land of 5 acres or less in area.

Public utilities structures and facilities, located on a tract or parcel of 1 acre or less, which are unmanned, such as electric distribution system

substations, communications facilities, drainage, water and wastewater pumping stations.

Community Facilities

Agricultural

OBJECTIVE 1.8 *Commercial*

Commercially designated areas shown on the Future Land Use Map shall provide for ~~both~~ convenience, and general shopping and services for the City's residents and visitors; this shall occur in neighborhood, community and regional scaled centers; and, in a cohesive central business district serving all of western Broward County. See listing of uses for measurability.

- Policy 1.8.1** Neighborhood-serving commercial and service areas should be scaled in land and floor area to the specific needs of the residential neighborhood and shall be located at or near intersections of collector or arterial streets which act as neighborhood boundaries.
- Policy 1.8.2** Neighborhood commercial areas, primarily for convenience shopping and services, should be located to minimize the travel time and distance between the centers and the houses they serve, buffered by landscaping and open space (including retention areas) to preserve the environment of adjoining residential areas.
- Policy 1.8.3** Community commercial areas for both convenience and general shopping, and for business and consumer services shall be located at the intersections of minor and major arterial streets, buffered by landscaping and open space to protect and harmonize with adjoining areas.
- Policy 1.8.4** For zoning purposes, all commercially designated areas shall be considered as non-residential Planned Community Developments (~~PCD~~) requiring a specific site plan.
- Policy 1.8.5** The City's two unique commercial areas, 1) the State Road 7 corridor and 2) Central Plantation, though comprising multiple property ownerships, should be treated as unified Planned Commercial Districts with distinct functional areas, a unifying design concept and provision for special features.
- Policy 1.8.6** The County land use categories of Employment Center (light industrial) and Regional Activity Center (downtown) are not deemed necessary in the City plan at this time. However, City officials will continue to monitor the potential need for their inclusion .
- Policy 1.8.7** Any commercial land use or zoning change application shall be reviewed in the context of vacancy and other market analysis data.

Policy 1.8.8 The following uses are permitted in commercially designated areas:

Neighborhood, community and regional retail uses.

Office uses.

Commercial uses including wholesale ~~sales~~ and distribution, ~~storage~~, light fabricating and warehouse uses.

Children's day care centers.

Hotels, motels.

Commercial recreation uses.

Community facilities.

Public utilities structures and facilities, located on a parcel of 1 acre or less, which are unmanned, such as electric distribution substations, communications facilities, drainage, water and wastewater pumping stations.

Limited residential uses permitted in the same structure as a commercial use provided flexibility or reserve dwelling units are applied to the parcel.

- a. The residential floor area does not exceed 50 percent of the total floor area of the building; or
- b. The first floor is totally confined to commercial uses.

OBJECTIVE 1.9 *Office Parks*

Large single occupancy or multiple occupancy office buildings of compatible but differing or mixed uses including accessory retail shall be concentrated in innovative campus like "parks" in harmony with adjoining uses and may share parking and other common facilities. See list of uses for measurability.

Policy 1.9.1 Office parks shown on the Future Land Use ~~Plan~~ Map shall provide for primarily office development and accessory uses in a campus-like setting with extensive open space and landscape buffering of adjacent arterial streets and adjoining land uses.

Policy 1.9.2 Office Parks shall be scaled in zoning to parks of from 6-25 acres, 25-150 acres and large sites of 150 or more acres, with locational standards.

Policy 1.9.3 The following uses are permitted in areas designated Office Park ~~(OP)~~:

Business, professional, administrative and governmental offices.

Hotels.

Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.

Public utilities facilities and structures, located on a tract or parcel of 1 acre or less, which are unmanned, such as electric distribution system substations, telecommunications facilities, drainage, water and wastewater pumping stations.

The following are permitted accessory uses:

Business, professional and personal services, accessory and incidental to principal uses.

Employee services, such as eating establishments located within buildings devoted to principal uses.

Children's day care centers accessory and incidental to the principal uses.

OBJECTIVE 1.10 *Industrial*

Industrial areas combining office, laboratory, testing and research activities, fabrication and assembly located on sites surrounded by landscaped open space with direct access to the City's arterial streets shall provide employment for the City's residents as well as residents of other parts of the metropolitan area. See list of uses for measurability.

Policy 1.10.1 Potentially negative impacts on nearby residential areas shall be mitigated by adherence to environmental performance standards and by densely landscaped, buffering open space, utility and transportation corridors and canals.

Policy 1.10.2 Standards for environmental design will be developed and redevelopment activity undertaken in industrial areas by the City and property owners to provide additional amenities, to improve access, parking, circulation, and to intensify existing perimeter landscaping to ensure the compatibility of these areas with adjoining areas.

Policy 1.10.3 The following uses are permitted in areas designated as ~~Industrial on the Future Land Use Plan Map:~~ ~~Industrial~~

Industrial uses.

Heavy Commercial uses.

Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.

Office uses.

Business services.

Public utilities facilities and structures, located on a tract or parcel of 1 acre or less, which are unmanned, such as electric distribution system substations, communications facilities, drainage, water and wastewater pumping stations.

The following are permitted accessory uses:

Retail, accessory to and located within buildings devoted to principal uses.

OBJECTIVE 1.11 *Recreation and Open Space*

Publicly owned and maintained parks and recreation areas shall provide diversified recreational opportunities for the City's residents, including passive neighborhood parks for quiet family recreation, playing fields and courts for competitive and team sports, bikeways and walking paths, and multi-purpose recreation centers. See Recreation and Open Space Element. See list of uses for measurability.

Policy 1.11.1 The City shall continue to meet or exceed its adopted standard of 4 acres of park and open space per 1,000 population in the City as a whole as well as in its individual planning areas through the acquisition of additional park land and joint use of facilities owned by others.

Policy 1.11.2 Park locations which cannot be precisely determined at this time, shall be designated Park Movable ~~(PM)~~ and may be moved to another general location within the same Flexibility Zone by simple Resolution. When location and configuration are determined through acquisition, these areas shall be designated Park ~~(P)~~ by Ordinance as an amendment to the Future Land Use Map.

Policy 1.11.3 The City shall adopt standards by 1990, that place increased responsibility on developers to provide on-site recreational facilities.

- Policy 1.11.4** The unique characteristics of each of the City's neighborhoods will serve as a guide in the planning and development of parks and recreation serving them.
- Policy 1.11.5** The golf courses in the City, designated Commercial Recreation ~~(CR)~~, are principal open spaces and shall not be converted to other uses.
- Policy 1.11.6** The City shall pursue an agreement with the South Florida Water Management District to develop a linear park along the North New River Canal by 2010 , and explore with other agencies, other opportunities for joint open space development of the linear utility corridors in the City.
- Policy 1.11.7** The following uses are permitted in areas designated Park and Recreation ~~(P)~~:
- Active and passive public recreation.
 - Recreation, civic or cultural buildings and areas which are ancillary to the primary recreation use.
 - Public utilities structures and facilities, located on a tract or parcel of 1 acre or less, which are unmanned, such as electric distribution system substations, communications facilities, drainage, water and wastewater pumping stations.
- Policy 1.11.8** The following uses are permitted in areas designated Commercial Recreation ~~(CR)~~:
- Outdoor and indoor commercial recreation facilities, including but not limited to, golf courses, tennis clubs and similar uses.
 - Public utilities structures and facilities, located on a tract or parcel of 1 acre or less, which are unmanned, such as electric distribution system substations, telecommunications facilities, drainage, water and wastewater pumping stations.

OBJECTIVE 1.12 *Community Facilities*

Governmental, religious, educational and cultural facilities are included in the land use categories of Community Facilities ~~(CF)~~. See list of uses for measurability.

- Policy 1.12.1** Community facilities shall be developed as a landmark within the community with emphasis on architectural design, public art and open space features.

- Policy 1.12.2** Community facilities, including schools, houses of worship, and libraries shall be located throughout the community in order to effectively serve the City's population, and to avoid an undue concentration of such uses in any one area.
- Policy 1.12.3** The following uses are permitted in areas designated Community Facility:
- Children's day care centers.
 - Elementary, ~~middle and high~~ schools, both public and private, offering a graded program.
 - ~~High schools, both public and private, offering a graded program.~~
 - Colleges and universities.
 - Vocational schools including post-secondary.
 - Houses of worship and related accessory uses.
 - Governmental administration, including courts.
 - Police and fire stations.
 - Hospitals.
 - Libraries.
 - Civic and cultural facilities.
 - Public utilities structures and facilities, which are unmanned, such as electric distribution system substations, communications facilities, drainage, water and wastewater pumping stations.

OBJECTIVE 1.13 *Utilities*

The Utilities category comprises major facilities associated with the basic infrastructure of the City and needed to support proposed development. See list of uses for measurability.

- Policy 1.13.1** No development permit shall be issued for a development which will reduce the level of service of utilities below the standards set forth in this plan or the basic statutory standards established by the State of Florida.

- Policy 1.13.2** Within reasonable environmental constraints, facilities shall be located to avoid negative impacts on the surrounding area, however, facilities associated with the public health and safety shall have pre-eminence over all other uses of land in the designation of specific locations.
- Policy 1.13.3** Facilities shall be compatible with neighboring uses with an emphasis on landscape buffering and screening.
- Policy 1.13.4** The following uses are permitted in areas designated Utilities ~~(U)~~:
- Water and wastewater treatment plants.
 - Electric distribution system substations and facilities.
 - Communication facilities such as broadcasting towers, relay stations and switching facilities.
 - Drainage pumping stations and related facilities.
- Note:** Objective 9J-5.006(3)(b) 5 is not applicable since this is not a coastal community.
- Objective 9J-5.006(3)(b) 6 is not applicable since this is not an Area of Critical State Concern.

FUTURE LAND USE MAP SERIES

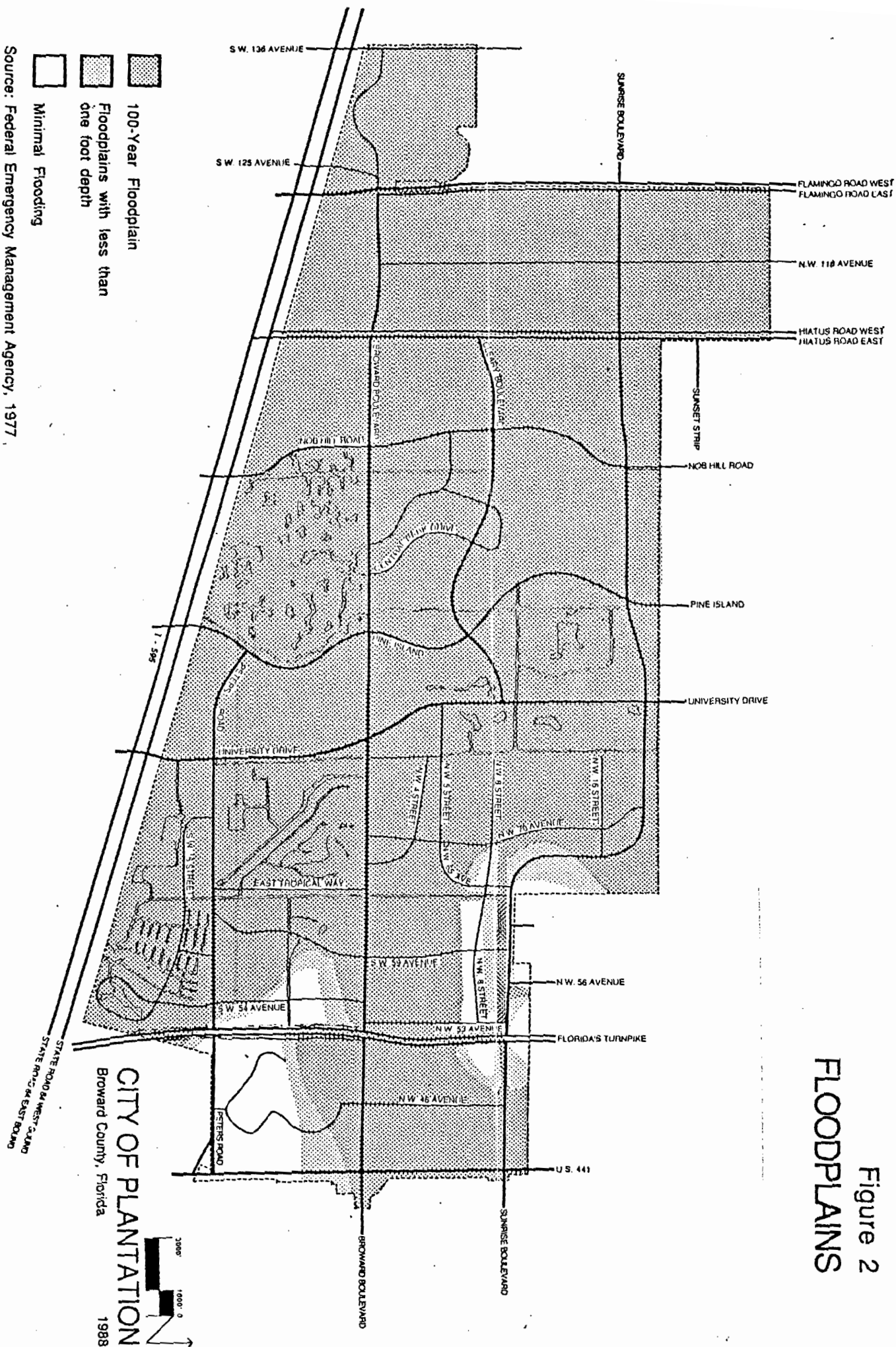
The Future Land Use Map will be Figure 1 and a part of this plan. It is supplemented by the following map series:

- Floodplains (Figure 2)
- Wellfields and cones of influence (Figure 3)
- Soils (Figure 4)
- County Trafficways Plan (Figure 5)

The categories of beaches, estuaries, harbors, historically significant properties, and commercial minerals are not applicable to Plantation. All other water bodies (~~true wetlands~~) are shown on the Future Land Use Map. A wetlands map will be prepared as soon as the data arrives from Washington.

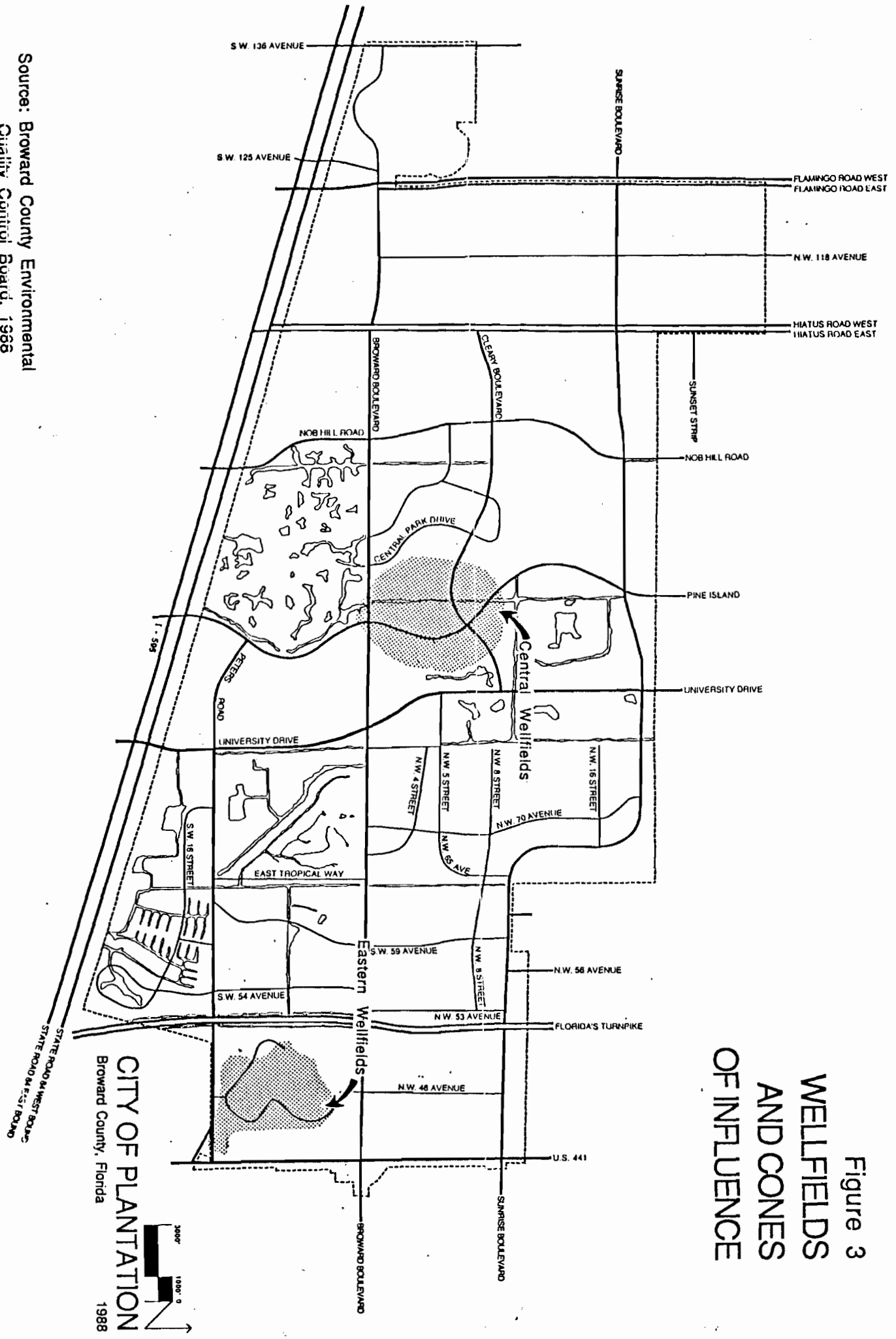
Figure 1
Future Land Use Map

Figure 2
FLOODPLAINS



Source: Federal Emergency Management Agency, 1977.

Figure 3
WELLFIELDS
AND CONES
OF INFLUENCE



Source: Broward County Environmental
Quality Control Board, 1986

CITY OF PLANTATION
Broward County, Florida
1988

Figure 4
SOILS

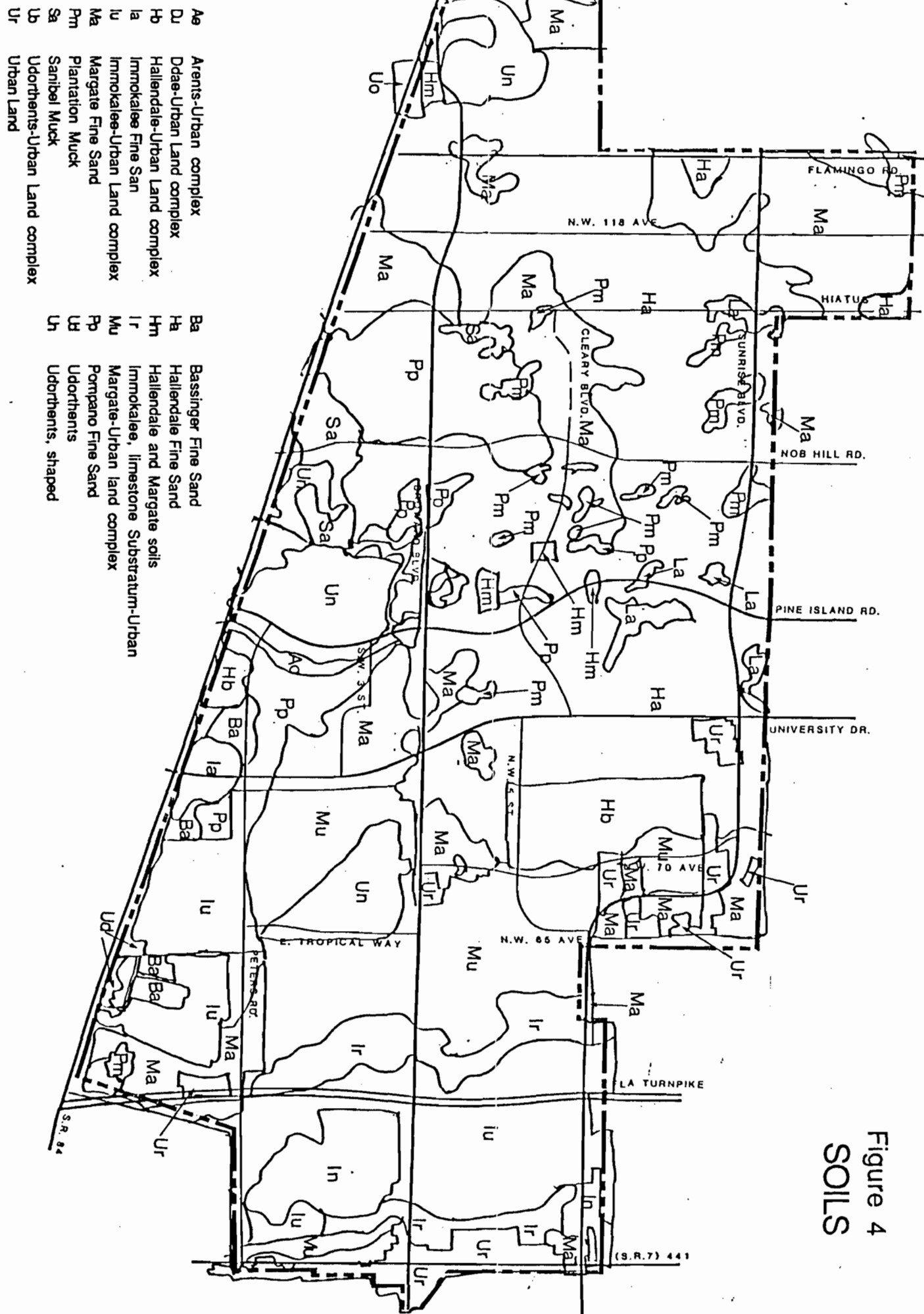
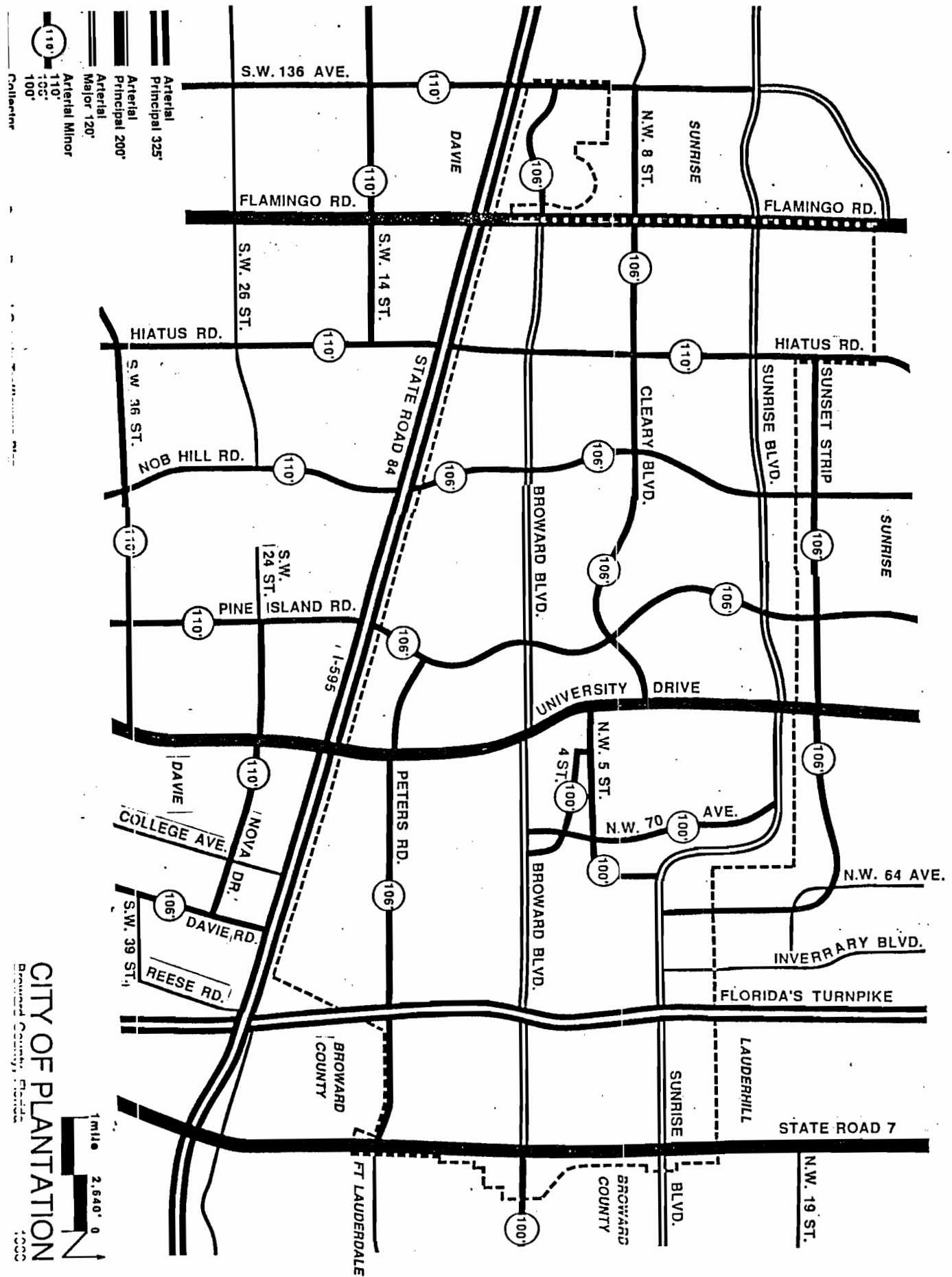


Figure 5
COUNTY TRAFFICWAYS PLAN



NEIGHBORHOOD DESIGN

INTRODUCTION

The following recommendations constitute an urban design oriented "neighborhood analysis" of Plantation. It is an optional Comprehensive Plan Element. The five "Flexibility Zones" as designated in the City's Future Land Use Map were used as the neighborhood areas for analysis. ~~Downtown Central Plantation~~ was pulled out of "Flex Zone" 75 for separate analysis and recommendations. It is recognized that most of these flex zones are made up of several neighborhoods in the traditional sense.

The intent of this optional document is to use these policy recommendations as a basis for:

- reviewing zoning and land use change requests
- capital improvements programming
- discussions with neighborhood groups
- policy formulation by City officials
- further neighborhood planning.

Figure 6
NEIGHBORHOODS

68 - Flexibility Zone Number
Central Plantation

Source: City of Plantation, 1987

3000' 1000' 0'

CITY OF PLANTATION
Broward County, Florida
1988

SW 138 AVENUE
SW 125 AVENUE
SUNRISE BOULEVARD
FLAMINGO ROAD WEST
FLAMINGO ROAD EAST
NW 118 AVENUE
HIATUS ROAD WEST
HIATUS ROAD EAST
SUNSET STRIP
NOB HILL ROAD
PINE ISLAND
UNIVERSITY DRIVE
I-595
EAST TROPICAL WAY
SW 59 AVENUE
NW 58 AVENUE
FLORIDA'S TURNPIKE
U.S. 441
SUNRISE BOULEVARD
BROWARD BOULEVARD
NW 46 AVENUE
NW 53 AVENUE
NW 8 STREET
NW 5 STREET
NW 4 STREET
SW 54 AVENUE
SW 16 STREET
STATE ROAD 84 WEST 804 N.E.
STATE ROAD 84 EAST 804 S.E.

Central Plantation

68 - Flexibility Zone Number

CITY OF PLANTATION
Broward County, Florida 1988

1988

**FLEX ZONE 68: PLANTATION ACRES
GOALS, OBJECTIVES AND POLICIES**

- GOAL 1.** Preserve and enhance the unique residential character of this area
~~zone~~.
- OBJECTIVE 1.1** *By the year 2010, assure that a fully developed Plantation Acres has preserved its rural residential character*
- Policy 1.1.1** Develop a pedestrian/equestrian trail along Flamingo and possibly Hiatus Roads, ultimately linking west and east to the equestrian center, and at the southern ends, with the proposed linear park along the North New River Canal.
- Policy 1.1.2** Although the traffic pressure and housing mix in the Flamingo Road corridor near Broward and Sunrise Boulevards will create pressures for high density residential and commercial land use changes, avoid such changes.
- Policy 1.1.3** Continue to pursue removal of Northwest 8th Street from the County Trafficways Plan to protect the neighborhood from adverse traffic impact.
- Policy 1.1.4** Protect housing near Broward and Sunrise Boulevard from adverse land use and traffic impacts through increased buffering and setback requirements in the development code.
- Policy 1.1.5** The City shall review the Special Public Interest overlay SP-1 zoning district and all other regulations to assure maximum protection of Plantation Acres through design controls.

**FLEX ZONE 73: NEIGHBORHOOD EAST OF TURNPIKE
GOALS, OBJECTIVES AND POLICIES**

GOAL 1. To reverse the ~~trends problems~~ that may inhibit reinvestment in this zone.

OBJECTIVE 1.1 *Achieve a revitalized State Road 7 Corridor by the year 2010.*

Policy 1.1.1 Use the Safe Neighborhoods Act grant and resulting plan to achieve improved security, circulation, landscaping and property owner confidence, and thus reinvestment in the corridor.

Policy 1.1.2 Develop and implement an urban design plan (in conjunction with the Safe Neighborhoods Program) to improve the circulation system and streetscape elements in the vicinity of the Plantation General Hospital i.e., make it a clearly identifiable, attractive medical center, apartment area.

Policy 1.1.3 ~~Retain,~~ Refine and rigorously use the Special Public Interest overlay zoning ~~overlay~~ district applying to the State Road 7 frontage to assure quality development therein.

OBJECTIVE 1.2 *Achieve an attractive residential neighborhood with no substandard housing by the year 2010.*

Policy 1.2.1 Develop and implement a landscape design plan to enhance the Country Club Drive right-of-way into a neighborhood centerpiece.

Policy 1.2.2 Utilize enforcement of the Dilapidated and Inadequate Structures Code to require correction of substandard housing conditions.

Policy 1.2.3 City officials shall work with neighborhood associations to develop neighborhood "confidence building" programs modeled on the Neighborhood Housing Services' national experience.

Policy 1.2.4 The City shall use traffic engineering and tree planting solutions to improve such neighborhood entrance points as Southwest 50th Avenue from Davie Boulevard and Northwest 47th Avenue from Sunrise Boulevard.

**FLEX ZONE 74: PLANTATION DRIVE NEIGHBORHOOD
GOALS, OBJECTIVES AND POLICIES**

- GOAL 1.** To achieve more attractive and functional commercial and major street corridors, and preserve the existing assets within the neighborhood.
- OBJECTIVE 1.1** *Achieve a more attractive and functional Northwest 70th Avenue corridor (linking the parks and schools) from Sunrise Boulevard to Northwest 5th Street by the year 2010.*
- Policy 1.1.1** Construct a continuous pedestrian/bike path.
- Policy 1.1.2** Plant consistent rows of street trees to provide shade and visual continuity.
- OBJECTIVE 1.2** *Create more visual identity and circulation options within the Northwest 4th Street office, retail, residential and government center sub-area by the year 2010.*
- Policy 1.2.1** Town Center: Use a unifying system of signage, lights, street trees and other streetscape elements to indicate that this is a coherent office and governmental area along Northwest 4th and 5th Streets.
- Policy 1.2.2** Town Center: Develop a plaza with a major water or sculptural element near City Hall in order to provide a focal point.
- Policy 1.2.3** The Vacant Land: Review all development plans for this housing area in order to make certain they relate well to the surrounding uses (also see Policy 1.2.4. below) but particularly the plaza.
- Policy 1.2.4** Pedestrian Circulation: Develop a clear bicycle/pedestrian path loop linking the condominium area, the shopping centers, the new housing and the "town center" office area.
- OBJECTIVE 1.3** *By the year 2010, preserve and enhance the particularly unique character of the southeastern or North Fig Tree Lane sub-area of the zone.*
- Policy 1.3.1** Continue to implement programs of street tree plantings, code enforcement and land use/zoning continuity.

OBJECTIVE 1.4 *Conserve the existing character of the other sub-sections of the zone, all of which are healthy assets to the City. See policies for measurability.*

Policy 1.4.1 Through zoning and housing code enforcement, protect the attractive, stable residential areas along Plantation Drive and west of Northwest 70th Avenue, including protection of housing from impacts of any Northwest 65th Avenue widening/improvements.

Policy 1.4.2 Protect the industrial park areas (which are anchored by Gould and Motorola), by streetscape improvements and zoning continuity.

FLEX ZONE 75: JACARANDA
GOALS, OBJECTIVES AND POLICIES

- GOAL 1.** Preserve and enhance this quality set of neighborhoods known as Jacaranda.
- OBJECTIVE 1.1** *Continue the basic current pattern of the land use plan and zoning, but refine design controls by 1994.*
- Policy 1.1.1** Improve pedestrian amenities in existing and future shopping and office centers along Sunrise near University through a combination of public and private improvements.
- Policy 1.1.2** ~~By 1994, refine~~ Refine development code provisions and prepare schematic site plans to achieve better buffering from commercial uses, ~~better~~ pedestrian circulation connections among the sub-areas of the Zone, and ~~better urban~~ more design features such as fountains or sculpture.

**FLEX ZONE 76: PETERS ROAD NEIGHBORHOOD
GOALS, OBJECTIVES AND POLICIES**

- GOAL 1** Preserve and enhance this quality set of neighborhoods.
- OBJECTIVE 1.1** *Achieve a neighborhood with strong entrances and park features by year ~~1999~~ 2000.*
- Policy 1.1.1** ~~By 2000,~~ Strengthen the Southwest 54th Avenue entrance to the high school area through street trees and other streetscape improvements.
- Policy 1.1.2** City officials shall work with SFWMD and County park planners to achieve a well-designed linear park along the North New River Canal and to determine ~~see~~ if Heritage Park can better relate to the neighborhood in terms of accessibility and image.
- Policy 1.1.3** Maintain the current basic land use/zoning pattern.

**CENTRAL PLANTATION
GOALS, OBJECTIVES AND POLICIES**

- GOAL 1** To guide the development of an attractive, functional, regional activity center.
- OBJECTIVE 1.1** *By 1994, complete a plan that ensures the highest quality development, a safe environment, an appropriate mix of uses and a functional circulation system.*
- Policy 1.1.1** Use the Central Plantation Development District as a mechanism to prepare a development plan and begin implementation of the plan by 1994.
- OBJECTIVE 1.2** *By 1999, develop public facilities and encourage development of private facilities to strengthen the area's character as a major business and cultural activity center.*
- Policy 1.2.1** Continue to support the planning and development of a cultural arts center.
- Policy 1.2.2** Encourage a private sector feasibility study for an internal transit system or people mover and, if determined feasible, encourage design and implementation of the project.
- Policy 1.2.3** Evaluate the function of the City park in terms of employee use and cultural activities.

TRAFFIC CIRCULATION

GOALS, OBJECTIVES AND POLICIES

- GOAL 1** Provide a safe, convenient and efficient motorized (and non-motorized) transportation system for all residents and visitors to the City. This transportation system shall effectively serve the need for movement of people and goods within the regional network.
- OBJECTIVE 1.1** *By 1994, correct existing and anticipated deficiencies to achieve safe, efficient and convenient roadways.*
- Policy 1.1.1** Implement and complete the roadway improvement projects now programmed to correct existing or anticipated deficiencies as indicated in Broward County Transportation Improvement Program (TIP) October, 1988 and in Table 3.
- Policy 1.1.2** Adopt the following average daily traffic Level of Service (LOS) standards for each listed facility type (based on County methodology), not including the constrained roadway facility segments included in Policy 1.1.3:
- a) County and City collector roadways, LOS standards "D"
 - b) State and County arterial roadways, LOS standard "D"
 - c) limited access facilities, LOS standard "D"
- Policy 1.1.3** Investigate the benefit of creating a "special transportation area" for the University Drive/Pine Island Road and State Road 7 corridors and coordinate with FDOT and Broward County to create such areas if warranted.
- Policy 1.1.4** Evaluate and rank proposed City streets in order of priority in preparing improvement programs according to the following guidelines:
- a) whether the project is needed to protect public health and safety, to fulfill the State and/or County commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
 - b) whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development;

- c) whether the project represents a logical extension of facilities and services within a designated service area; and
- d) whether the project represents a development requirement for the approval of a project within an undeveloped area.

OBJECTIVE 1.2 *By 1994, right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established.*

Policy 1.2.1 Adopt the Broward County Planning Council "Trafficways Plan" as part of the transportation element (and as shown in this document as a supplement to the Future Land Use Map) which identifies future rights-of-way based upon this Traffic Circulation Element and the Future Land Use Map Series of the Plantation Comprehensive Plan except where special considerations are indicated.

Policy 1.2.2 Adopt the following minimum public right-of-way requirements for new roadways and protect through the development code.

- a) freeways/turnpike - 325 foot right-of-way;
- b) arterial roadways - Principal: 200 foot right-of-way;
Major: 120 foot right-of-way; and Minor: 100 to 110 foot right-of-way;
- c) County and City collector roadways - 80 to 94 foot right-of-way;
- d) local roads - 50 to 70 foot right-of-way
- e) private streets - 40 foot (may be varied by City Council).

Policy 1.2.3 Implement a program for mandatory dedications for acquiring necessary rights-of-way on existing and future roadways during site plan review and platting.

Policy 1.2.4 The City shall implement a program for mandatory dedications for acquiring rights-of-way for major intersection improvements and/or bus pull-out bays (based upon criteria to be prepared) that may be in excess of the Broward County Trafficways Plan.

OBJECTIVE 1.3 *Continue to analyze new development applications to insure that developers construct the improvements necessary to minimize the additional vehicular impact; measurability shall be the development review process and its accompanying files.*

Policy 1.3.1 An evaluation and recommendation on each application will continue to be prepared by the traffic consultant or engineer during the plan review process; it specifically addresses the following:

- a) access - driveways, roadway improvements, and on-site circulation and parking;
- b) pedestrian circulation - construct sidewalks where necessary and minimize pedestrian and vehicular conflicts;
- c) traffic study - require a study for projects generating more than 1,000 average trips per day.

Policy 1.3.2 The City shall review all proposed development for consistency with Objective 1.3 and impacts upon the adopted LOS standards.

Policy 1.3.3 The City shall assess new development an equitable pro rata share of the costs to provide roadway improvements to serve the development which may involve:

- a) additional roadways;
- b) through and/or turn lanes;
- c) median improvements, and
- d) traffic signals.

OBJECTIVE 1.4 *Achieve revised provisions regulating motorized and nonmotorized vehicle parking; and the provision of bicycle and pedestrian ways by the year 1994.*

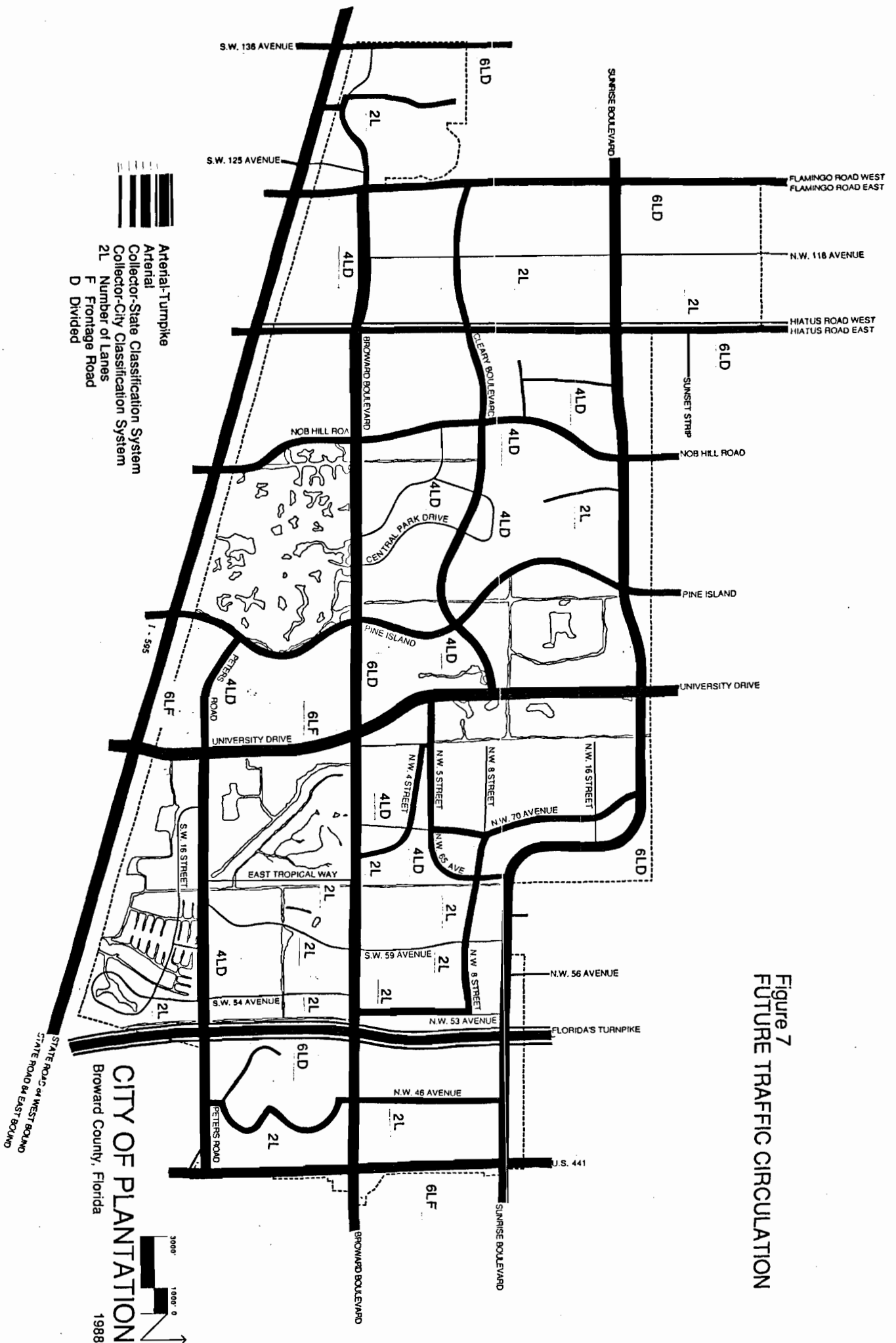
Policy 1.4.1 The City shall prohibit on-street parking on all arterial and county/city collector roads.

Policy 1.4.2 The City shall provide or require bicycle and pedestrian ways for connecting all new residential areas to recreational areas, schools, and shopping areas within neighborhoods; and pedestrian ways for access to major transit stops.

Policy 1.4.3 The City shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

- Policy 1.4.4** The City shall require that a State and County roadway project will provide for pedestrian and/or bicycle traffic needs.
- OBJECTIVE 1.5** *Traffic circulation planning will continue to be coordinated with the future land uses shown on the Future Land Use Map of this plan, the Broward County Transportation Improvement Program (TIP), the Broward County Year 2010 Plan, the MPO traffic and transit plans and plans of neighboring jurisdictions through annual reviews by the City Planner.*
- Policy 1.5.1** The City Planning and Engineering Departments with the Traffic Engineers shall review subsequent versions of the FDOT 5-Year Transportation Plan in order to update or modify this element, if necessary.
- Policy 1.5.2** The City shall review, for compatibility with this element, the traffic circulation plans and programs for the adjacent municipalities as they are amended in the future.
- Policy 1.5.3** All proposed amendments to this Traffic Circulation Element shall include a statement of findings supporting such proposals.
- OBJECTIVE 1.6** *Ensure safe vehicular and bicycle/pedestrian circulation in activity centers and neighborhoods of Plantation through the adoption of regulations and initiation of programs by the year 1994.*
- Policy 1.6.1** The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:
- a) requiring the provision of adequate storage and weaving areas;
 - b) restricting direct access from driveways and local roads onto high-speed traffic lanes;
 - c) reducing conflicts between roadway and pedestrian traffic;
 - d) adopting design criteria for landscaping, sight obstructions, clear recovery areas and signs along new roadways and implementing a program to landscape and maintain existing median strips and rights-of-way.
- Policy 1.6.2** The City shall require or provide pedestrian displays at signal installations and signal modifications where crosswalks are provided.
- Policy 1.6.3** The City Police Department shall prepare annual accident frequency reports for all collector and arterial roads.

Figure 7
FUTURE TRAFFIC CIRCULATION



MASS TRANSIT

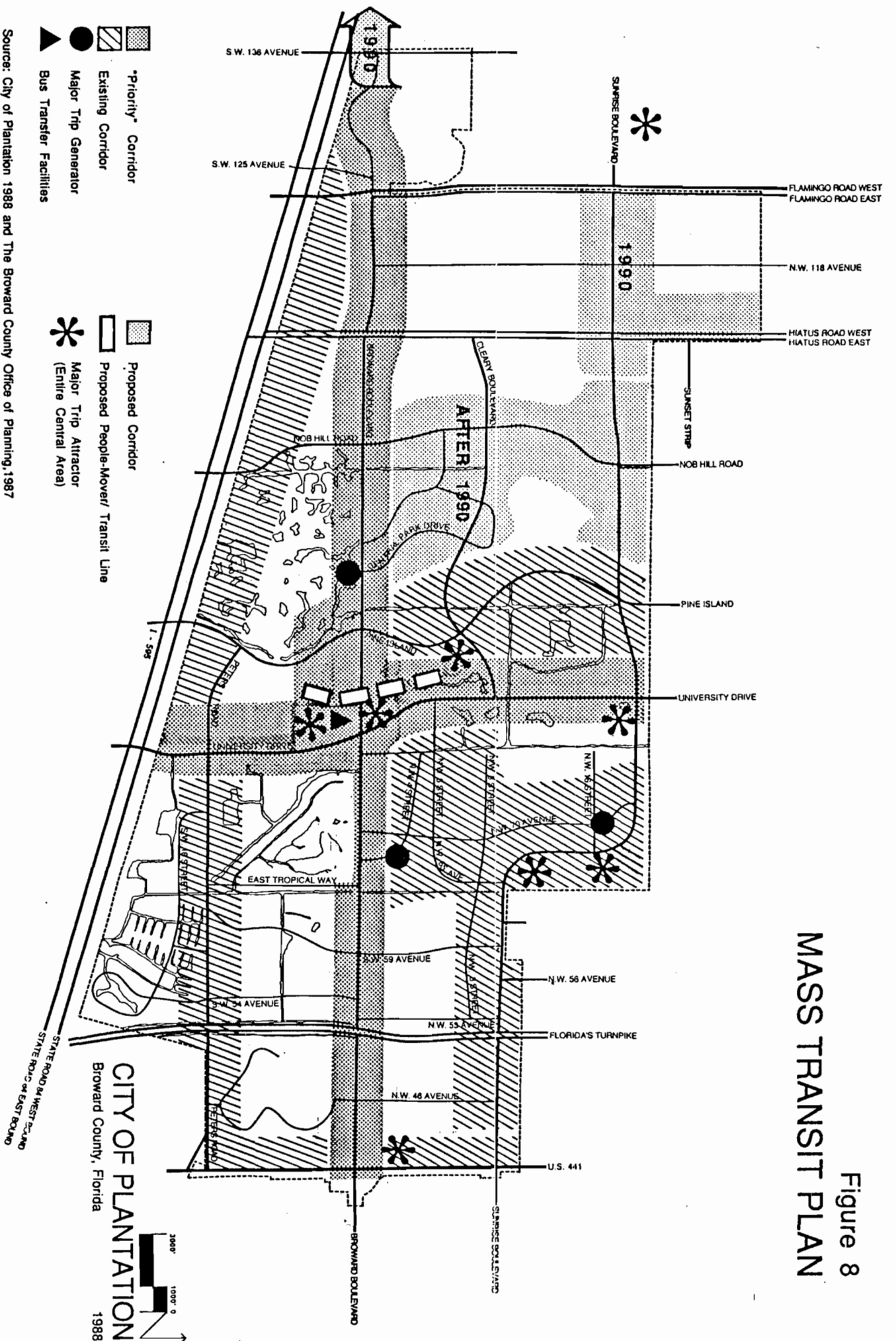
GOALS, OBJECTIVES AND POLICIES

- GOAL 1** Assure a transit system for the City that is consistent with the Land Use Plan and when considered in concert with the auto system, serves the travel needs of the City of Plantation.
- OBJECTIVE 1.1** *Work with the County to achieve a modal split of transit trips constituting two (2) percent of total trips by the year 1993 (i.e. an increase of the current system-wide split of 1.5 percent).*
- Policy 1.1.1** As western Sunrise and central Plantation develop, urge the County to increase bus service to generally achieve the County Transit Development Plan (TDP) Standards of:
- a. service within one-half mile,
 - b. 30 minute headways, and
 - c. system-wide operating hour average (6:00 a.m. to 9:30 p.m. on weekdays).
- Policy 1.1.2** Ensure that the TDP recommendation to improve the level of service on the Route 75 or Plantation loop (to be consolidated with Routes 10 and/or 30) is implemented by the County.
- OBJECTIVE 1.2** *Work with the County to develop programs to both increase ridership to system-wide averages (measured in passengers per day per mile) and to achieve exclusive transit rights-of-way on all routes using congested roadways (Level of Service E and F), by 1994.*
- Policy 1.2.1** The City, with County assistance, shall make special efforts to attract ridership (e.g. bus shelters and marketing) to the routes serving University Drive.
- Policy 1.2.2** The City shall work with the County in utilizing the Broward Boulevard corridor study as an opportunity to improve the attractiveness of Route 10.
- OBJECTIVE 1.3** *Integrate the transit system and facilities with the road system, particularly in congested areas. See policies for measurability.*
- Policy 1.3.1** The City shall actively work to retain and enhance the bus transfer facility at the Broward Mall, the most heavily used stop.
- Policy 1.3.2** The City shall support County efforts to retain the park and ride operation at Broward Mall (Route 10 service to downtown Fort Lauderdale).

- Policy 1.3.3** The City shall support and assist the implementation of the TDP recommendation for express bus service from the park and ride lot at Broward Mall to both the Miami International Airport and Joe Robbie Stadium.
- Policy 1.3.4** The City shall continue a program of constructing bus shelters.
- OBJECTIVE 1.4** *Provide (or schedule implementation) a higher level of transit service in the Central Plantation area by the year 1994. See policies for measurability.*
- Policy 1.4.1** The City shall continue to encourage the private sector study of a "people mover" or tramway linking the high intensity commercial area bounded by University Drive, Pine Island Road, Cleary Boulevard and North New River Canal; if the people mover is determined to be feasible, an exclusive private right-of-way would be provided.
- Policy 1.4.2** The City shall work with the County to continue the current bus route pattern in Central Plantation.
- GOAL 2** Develop a level of transit service which, with operational development, will provide an alternative to the private automobile for those who wish to change modes.
- OBJECTIVE 2.1** *The City urges the County to provide transit coverage (within one-quarter mile) of all developed medium density residential areas of Plantation, particularly those with a propensity for transit ridership.*
- Policy 2.1.1** The City shall support maintenance of the current basic route pattern but monitor development along Cleary Boulevard west of Pine Island Road and the AmeriFirst tract in Sunrise (1991 TDP proposal) to determine possible future service requirements.
- Policy 2.1.2** Due to lower automobile ownership rates along portions of three roadways, the City shall actively work with the County for enhancement of service levels on Routes 2, 10, 72 and 75: The roadway segments are along:
- University Drive
 - Pine Island Road
 - Broward Boulevard
- GOAL 3** Retain and expand transit services for the elderly, handicapped and other transportation disadvantaged groups, with both regular and specialized service.

- OBJECTIVE 3.1** *Support the County proposal to continue the current Division of Social Services Transportation system policy of no waiting list for service.*
- Policy 3.1.1** The City shall monitor the service in Plantation, both scheduled and "demand-response", to assure County compliance with this objective.
- OBJECTIVE 3.2** *Urge the County to maintain (and achieve additional) handicapped accessibility on regular routes in order to provide reasonable alternatives for the handicapped. See policies for measurability*
- Policy 3.2.1** The City shall support efforts to retain the handicapped-accessible buses on Routes 2 and 10.
- Policy 3.2.2** The City shall monitor any County expansion of routes or use of handicapped-accessible buses to achieve more direct service to the three Census tracts (605.01, 605.02 and 608) which will have 900 handicapped individuals (collectively) by 1990.
- Policy 3.2.3** In working with the private sector on the design of the downtown "people mover," the City shall make certain it is accessible to the elderly and handicapped to the maximum extent feasible.
- GOAL 4** In general, to support Broward County in its effort to implement other recommendations of both its Comprehensive Plan Mass Transit Element and the 1986 TDP which will enhance service to Plantation including planning, financing, capital programming, marketing and monitoring.
- Note:** Policy 9J-5.008 (3) 2 is not applicable. The Broward County corridor study of Broward Boulevard considered and rejected exclusive transit right-of-way, but see Policy 1.4.1 relative to the proposed people mover.

Figure 8
MASS TRANSIT PLAN



PORTS, AVIATION AND RELATED FACILITIES

GOALS, OBJECTIVES AND POLICIES

GOAL 1 Maintain accessibility to regional and County port and aviation facilities.

OBJECTIVE 1.1 Coordinate access to ports and airports by the traffic circulation system identified in the Traffic Circulation Element, as well as by alternate modes of surface and water transportation.

Policy 1.1.1 Monitor roadway facilities to ensure adequate access to regional and County ports and airports.

Policy 1.1.2 Encourage appropriate State, regional, County and local jurisdictions to provide for alternate modes of surface and water transportation to all ports and airports.

Note: As there are no ports, aviation, or related facilities within the City limits, the facilities map as required by Rule 9J-5.009(4) is not applicable.

HOUSING

GOALS, OBJECTIVES AND POLICIES

GOAL 1 To preserve and expand the City's high quality housing stock while recognizing the importance of affordability.

OBJECTIVE 1.1. *Assist the private sector in the provision of some 8,000, additional housing units by the year 1994 plus an additional almost 10,000 by the year 2010.*

Policy 1.1.1 Continue the current basic land use plan and zoning pattern in order to assure a range of densities and housing types via new construction.

Policy 1.1.2 Through City, County and developer funding sources, utilize the five-year capital improvement program to assure adequate street and other infrastructure improvements to serve the vacant land areas.

Policy 1.1.3 Continue to operate a site plan and plat review process that assures project "quality control" yet is not so lengthy or otherwise arduous so that it adds to housing costs.

OBJECTIVE 1.2 *By the year 2010, by implementing two housing programs, eliminate all housing deterioration; by 1994, reduce the number by one-fourth.*

Policy 1.2.1 Enforce the housing code in order to achieve correction of substandard housing conditions.

Policy 1.2.2 The City shall work with neighborhood associations in eastern Plantation (Flex Zone 73) to develop conservation goals, peer pressure and neighborhood "confidence building" programs modeled on the Neighborhood Housing Service program's national experience. The guiding principles for neighborhood stabilization shall be the definition of "substandard" in Volume II, yards free of litter and inoperable vehicles, and a high degree of citizen involvement.

OBJECTIVE 1.3 *Continue the land use policies that have resulted in developments for low and moderate income households including use of modern housing assembly technology. ~~(Cannot be measurable due to the need for private market initiative.)~~ In 1994, the Director of Planning shall review pertinent County files to determine the number of subsidized units achieved.*

- Policy 1.3.1** The City shall use existing zoning/land use on certain vacant parcels to to facilitate provision of additional quality apartment projects that can use bond funding and potentially accommodate Section 8 certificate holders. Given the homogeneous nature of Plantation, it is inappropriate to guide low and moderate income housing, manufactured houses or group homes.
- Policy 1.3.2** Through the development code, permit units utilizing modern housing assembly technology.
- OBJECTIVE 1.4** *By 1999, accommodate a fair share of the group homes needed in central Broward County.*
- Policy 1.4.1** Utilize the existing group home provisions of the Zoning Code to facilitate any additional group home applications.
- Policy 1.4.2** In reviewing the development code, consider authorizing group and foster care homes in single family neighborhoods, using locational and design criteria.
- OBJECTIVE 1.5** *Preserve (and restore) the oldest and thus most historically significant houses by experiencing no demolition in this southeastern sub-area of Flex Zone 74.*
- Policy 1.5.12** Inventory the houses and their unique characteristics to provide criteria or standards for any restoration/conservation action.
- Policy 1.5.21** Through The Planning Department and neighborhood associations, shall use these criteria to monitor City code enforcement and City services, permitting to assure preservation of the City's earliest houses in their original design.
- OBJECTIVE 1.6** *Uniform and equitable treatment will be afforded those persons and businesses displaced by public action. (Not measurable since little if any public acquisition requiring relocation is anticipated.)*
- Policy 1.6.1** Assure that reasonably located, affordable housing is made available through a City policy if relocation is necessary.

INFRASTRUCTURE

GOALS, OBJECTIVES AND POLICIES

GOAL 1 Needed public infrastructure shall be provided in a manner which protects investments in existing facilities and promotes orderly, compact urban growth.

OBJECTIVE 1.1 *Procedures will be implemented by the City by January 1990 1994 to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.*

Policy 1.1.1 The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Facility/Service Area	Level of Service Standard
Sanitary Sewer Facilities:	
City Wide	• 100 gallons/capita/day average flow • 15 mgd peak plant design capacity.
Solid Waste Facilities:	
City Wide	• 4.5 pounds/capita/day
Drainage Facilities:	
City Wide	• Remove all excess storm water within any street right-of-way for a 3 year storm frequency; • 72 hours to drain road swales; • retain 10 year, 1 day storm on development site; • minimum road crown elev.=6' S of Broward Boulevard, and 7' N of Broward Boulevard; • protect rooms in new structures from 100 year storm.
OPWCD	• accommodate 25 year storm within canal

Facility /Service Area	Level of Service Standard
PAID	• Drainage system on site accommodate 25 year, 3 day storm • Floor slabs above 100 year, 3 day, zero discharge storm • Road crowns above 10 year, 1 day storm
SFWMD	• Canals accommodate 25 year storm • accommodate 10 year storm within canals

Potable Water Facilities:

City Wide	• 140 gallons/capita/day average design flow • 80 pounds per square inch pressure
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In order to ensure that these level of service standards are maintained, development applications shall contain methodologies for determining available capacity and demand, incorporating appropriate peak demand coefficients for each facility and for the type of development proposed.

Policy 1.1.2 All plans for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 1.1.3 Provision of centralized sanitary sewer and potable water service shall be limited to the incorporated area of the City and to areas where the City has legal commitments to provide infrastructure services as of the date of adoption of this plan.

OBJECTIVE 1.2 *Requirements will be implemented by the City before 1994 for mandatory inspections of the operation and maintenance of on-site wastewater treatment systems.*

Policy 1.2.1 Use of on-site wastewater treatment systems shall be limited to the following conditions:

- existing septic tank and package treatment plants may remain in service until such time as centralized service is made available;
- use of septic tank systems for new development shall not be allowed except in an area of pre-development usage where it is not financially feasible to connect to centralized facilities.
- use of package treatment plants shall not be allowed except as a required pre-treatment device prior to discharge to the City's collection system.

- Policy 1.2.2** The City shall work with Broward County to develop and implement guidelines for septic tank inspection and maintenance, utilizing private firms for implementation whenever practical.
- Policy 1.2.3** Issuance of development orders or permits shall be conditioned upon demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.
- GOAL 2** The City of Plantation shall provide sanitary sewer, solid waste, drainage and potable water facilities and services to meet existing and projected demands identified in this plan.
- OBJECTIVE 2.1** *Existing "deficiencies" shall be corrected by 1994 by undertaking the projects listed in the following policies.*
- Policy 2.1.1** Where financially and in other ways feasible, connect all users to the central sewer system.
- Policy 2.1.2** Devise a methodology for sludge disposal from the existing waste water treatment plant by the year 1989,
- Policy 2.1.3** By 1994, the City shall review Ordinance 1320 that sets the necessary fire flows at various locations to make it consistent with the National Board of Fire Underwriters (NBFU) recommendations, and be certain that the Ordinance specifies adequate fire flows (particularly for the major shopping centers). Implement any necessary improvements by 2010.
- Policy 2.1.4** The City shall redo the water distribution system analysis to determine low pressure areas during fire flows, particularly in light of action taken in Objective 2.1.3 above.
- Policy 2.1.5** Remove all dead ends from the water distribution system as a continuing project, as financially feasible within the operating budget of the Public Utilities Department.
- Policy 2.1.6** The City shall complete the relocation of its fuel storage facility by 1990.
- Policy 2.1.7** The City shall complete the relocation of the Central wellfield by 1989.
- Policy 2.1.8** The City shall encourage PAID to complete the clearing and dredging of the north-south canals in Plantation Acres by 1994.
- Policy 2.1.9** The City shall encourage OPWCD to install a culvert from the SFWMD canal C-42 into the OPWCD canal system by 1994 to provide recharge water during the dry periods.

- Policy 2.1.10** Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan.
- Policy 2.1.11** Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City department responsible for the project.
- Policy 2.1.12** No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.
- OBJECTIVE 2.2** *Projected demands or "needs" will be met by undertaking the following projects by 1994:*
- Policy 2.2.1** The City shall replace the existing Central water treatment plant with a new 12 mgd low pressure membrane softening plant by the year 1992.
- Policy 2.2.2** The City shall add appropriate units to the East water treatment plant by the year 1994 (or possibly 1995) to allow that plant to provide water that meets all water standards.
- Policy 2.2.3** The City shall require construction of water mains as necessary to serve the Plantation Acres area.
- Policy 2.2.4** The City anticipates discontinuance of the purchase of water from Sunrise and serve that area from the Plantation water treatment plants by the year 1999.
- Policy 2.2.5** The City shall add a 3.0 mg water storage facility at the Central water treatment plant by the year 1993.
- Policy 2.2.6** Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan.
- Policy 2.2.7** All required federal and state permits shall be obtained before the City undertakes or authorizes contractors to undertake construction and/or operation of facilities.
- Policy 2.2.8** The City shall cooperate with the County in attempting to ~~recycle solid waste~~ meet the State recycling goal of a 30 percent reduction in tonnage and continue to support the County's solid waste disposal construction plan.
- OBJECTIVE 2.3** *Projected demands for the period 1994 through 2010 will be met by undertaking the following projects:*
- Policy 2.3.1** The City shall require the installation of sewers, lift stations, and appurtenances in all of those areas that are not sewered, where financially feasible, by the year 2010.

- Policy 2.3.2** The City shall expand the existing wastewater treatment plant to 15 mgd by the year 1994.
- Policy 2.3.3** The City shall use the revised development code (by 1990) to closely control development in wellfield areas to protect the City's water supply.
- Policy 2.3.4** All projects required to meet projected demands for the years 1994 through 2010 shall be scheduled in future amendments to the Capital Improvements Element.
- OBJECTIVE 2.4** *Although Plantation's development pattern is largely established thereby making the "urban sprawl" issue not-applicable, the City shall maximize the use of existing facilities. Measurability depends upon rate of private development.*
- Policy 2.4.1** Summaries of facility capacity and demand information shall be used to evaluate the need for the timing and location of projects to extend or increase the capacity of existing facilities.
- OBJECTIVE 2.5** *Keep the annual increase in water consumption to less than 2,000,000 gallons per year through water conservation policies.*
- Policy 2.5.1** The City shall continue its policy of periodic mailings to all water consumers; the mailings recommend water conservation measures.
- Policy 2.5.2** Continue the current basis for water billings as a conservation measure.
- Policy 2.5.3** In conjunction with reviewing the development code, the City shall investigate a requirement for water saving devices.
- GOAL 3** To have groundwater recharge that is adequate in quality and quantity.
- OBJECTIVE 2.6**
- OBJECTIVE 3.1** *Continue to achieve wellfield and recharge areas that are free from groundwater or drainage run-off pollution.*
- Policy 2.6.13.1.1** Through land use and zoning regulations, the City shall continue to restrict development in the wellfield zone so that all development complies with the Wellfield Protection Ordinance.
- Policy 3.1.2** The City shall continue to require permeable open space and in the case of larger developments, ponds, in order to assist in aquifer recharge.
- Note:** There are no natural drainageways in Plantation; all are man-made so this is not applicable.

CONSERVATION

GOALS, OBJECTIVES AND POLICIES

- GOAL 1** To preserve and enhance the significant natural features in Plantation.
- OBJECTIVE 1.1** *To improve air quality (particularly ozone and carbon monoxide) and thus assure continued compliance with EPA air quality regulations. See policies for measurability.*
- Policy 1.1.1** Continue to require suitable landscaping (and the maintenance thereof) as a part of new private development and to landscape public areas, particularly street tree planting.
- Policy 1.1.2** Urge the Florida Department of Transportation, Broward County and developers to undertake the 16 planned street widenings and intersection improvements in order to facilitate traffic flow.
- Policy 1.1.3** Continue to work with the County and others to plan special transit service along the Broward Boulevard corridor and the people mover or other transit in the downtown area.
- OBJECTIVE 1.2** *To help meet County water quality standards in water bodies and maintain pollution-free wellfields; see policies for measurability.*
- Policy 1.2.1** Cooperate with the County as they 1) monitor groundwater quality in the wellfields, and 2) enforce their Wellfield Protection Ordinance and related storage tank or hazardous waste regulations.
- Policy 1.2.2** Use the zoning and land use plan process to continue to restrict wellfield land uses to residential, neighborhood commercial and open space uses.
- Policy 1.2.3** Continue to conform to the County emergency water conservation ordinance which is based upon the South Florida Water Management District model.
- Policy 1.2.4** The City shall use various public information techniques to urge residents and lawn maintenance firms to minimize lawn fertilization which is adversely impacting local canals through high nitrogen and phosphorus, and low oxygen levels.
- Policy 1.2.5** The City shall use xeriscape landscaping to a greater degree to minimize fertilizer and water use.
- Policy 1.2.6** As a part of a second phase of revising the development code by 1999 review (and revise as necessary) provisions relative to hazardous waste storage and the protection of natural resources from hazardous waste.

OBJECTIVE 1.3 *Experience no net loss of significant native vegetative cover or top soil and thereby also assist wildlife habitat conservation.*

Policy 1.3.1 Through the development code and special public interest district amendments, strengthen the tree clearance control provisions in order to maintain more of the native wooded areas in Plantation Acres as development occurs, using native tree replacement/mitigation plantings as necessary.

Policy 1.3.2 Through sensitive park maintenance and the development review process, preserve the significant native vegetation areas and wetlands cited ~~or listed~~ in the inventory; include development code criteria to assure this preservation when private development occurs and the Park Department shall use these criteria to guide park maintenance.

Policy 1.3.3 Monitor all developer agreements to assure preservation of their required open space including ponds.

Policy 1.3.4 Continue the City programs of 1) street tree plantings, 2) pursuit of drainage or utility rights-of-way for maintenance-free landscaped open space corridors, and 3) pervious cover and landscape requirements in the development code. (See Recreation and Open Space Element.)

Policy 1.3.5 Work with Davie and Sunrise to achieve the linear park along the New River Canal and to enforce boat speed limits in the Canal.

Policy 1.3.6 Encourage major residential developments to provide ponds with gentling sloping vegetated banks to further wildlife habitats; review development code accordingly.

Policy 1.3.7 As a part of the 1989 development code review, preservation of existing top soil shall be addressed.

OBJECTIVE 1.4 *Avoid damage to real property as a result of flooding.*

Policy 1.4.1 Prior to 1999, as a part of a second phase, review of the development code, make sure that the flood plain provisions conform to 1) Federal Emergency Management Agency (FEMA) standards, and 2) Regional Planning Commission Policy Plan standards relative to first floor and parking lot elevations.

Note: There are no commercially valuable minerals operations, no soil erosion problems, no estuarine or ocean water bodies, no true wetlands, no unique vegetative communities crossing City boundaries and no fisheries so none of these objectives and policies are applicable. Specifically, the pertinent objectives are portions of 9J-5.013 (2)b 2,3 and 4 and the policies portions of 9J-5.013 (2) c 2, ~~and 6 and 8.~~

RECREATION AND OPEN SPACE

GOALS, OBJECTIVES AND POLICIES

GOAL 1 The City will provide and maintain, for all the residents of Plantation, an adequate inventory of parks and open space plus a diversified program of recreation and leisure time opportunities.

OBJECTIVE 1.1 *To develop by the year 2010 (buildout) an integrated, diversified system of parks and recreation facilities and activities throughout the City that meet the specified level-of-service standards.*

Policy 1.1.1 Use a combination of City park land acquisition and developer dedications to meet deficiencies and the following level-of-service standards:

Type of Facility	Acres/1000 Population	Minimum Site (in Acres)	Population Served
Mini-parks	(Unspec)	2.0	50 - 2,500
Neighborhood Park	2	3.0 - 7.0	2,000 - 10,000
Community Park	1	7.0 - 40.0	10,000 - 50,000
City Park	1	40.0 - 100.0	50,000 - 100,000
Total	4		

Policy 1.1.2 The City shall enter into contracts, joint agreements or leases with the School Board, Water Management District and other appropriate entities to supplement the City park land and acquisition program.

OBJECTIVE 1.2 *Achieve a 2010 public recreational facilities and program mix that complements the traditional and specialized private recreational system. The Parks and Recreation Advisory Board shall annually review an updated inventory of public and private recreational facilities to monitor the system and avoid duplication.*

Policy 1.2.2 The City's publicly funded recreational facilities and programs shall concentrate on "traditional" recreation (e.g. baseball, softball, basketball, football, soccer, tennis, jogging/walking and community centers), a system based on the recreational needs and desires of a majority of the citizens of Plantation. However, the City shall maintain flexibility to provide special or "novelty" recreation.

Policy 1.2.3 In order to plan effectively for public recreational facilities and programs, in 1991 the City (through the Planning and Parks and Recreation Departments) shall monitor, through data provided in the U.S. Census data, the characteristics of population; this shall be supplemented through special surveys when new facilities are being considered.

Criteria to be considered shall include:

- a. Average annual income
- b. Number of working parents
- c. Children 0-18 by school/activity age groups
- d. Young single adults
- e. Senior adults age 55 and older, by age group
- f. Special populations (e.g. handicapped)
- g. Resident desire for specific facilities and programs.

Policy 1.2.4 To maintain and increase the quality of life for the residents of Plantation, the City shall continue to offer and monitor programs that respond to the survey needs (e.g. learning and development programs, physical fitness, athletic leagues, cultural activities, and programs for the handicapped). This will be done in concert with the Broward County Board of Education.

OBJECTIVE 1.3 *By 2010 provide a network of walking, bicycle and equestrian trails to interlink recreational facilities and as an alternative means of transportation.*

Policy 1.3.1 The City shall participate in joint development programs with the County Bikeway Committee and South Florida Water Management District. The City shall seek to utilize easements and street rights-of-way as well as linear parks. Examples include the North New River Canal, Plantation Parkway, FPL easements ~~lines~~ and Hiatus Road. Insurance and maintenance considerations shall be used to determine feasibility.

OBJECTIVE 1.4 *By 2010, provide a public and private open space system that meets the standards specified below and meets the needs for active and/or passive recreation, and preserves the character of the City.*

Policy 1.4.1 The City development code shall continue to require that site plans provide open space (defined as "undeveloped lands suitable for passive recreation or conservation use") according to the following standards:

- a. A minimum of 30 percent of the area of residential development.
- b. A minimum of 25 percent of the area of non-residential development.

Policy 1.4.2 The Planning and Parks and Recreation Department shall jointly maintain a system of annual monitoring and reporting on private open space within the City.

Policy 1.4.3 The City shall ensure that open space and buffering of uses is provided according to development code definitions and standards, including:

- a. Multifamily residential developments
- b. Schools
- c. Churches
- d. Commercial development
- e. Roadways and public transportation

Policy 1.4.4 In acquiring open space, the City shall attempt to include land with significant vegetative cover or wetlands ~~environmentally sensitive land~~; the Future Land Use Map shall continue to use the Movable Park concept as necessary.

OBJECTIVE 1.5 *The Department of Parks and Recreation shall maintain a high level of management efficiency, cost effectiveness and community participation in operating its program.*

Policy 1.5.1 The City shall maintain a five year program and annual capital budget for the acquisition, development and maintenance of facilities and programs.

Policy 1.5.2 The City shall seek federal and state grants wherever possible to aid in land acquisition and development.

Policy 1.5.3 In order to gain maximum use of its facilities, the Parks and Recreation Department will promote ongoing programs and special events.

- Policy 1.5.4** The City, through the Department of Parks and Recreation, shall recruit volunteers for coaching and amateur sports league administration.
- Policy 1.5.5** The Parks and Recreation Department shall work with the Planning Department to re-evaluate the ~~park~~ impact fees in order to seek a more direct relationship between ~~impact~~ fees charged and development costs, and to recommend adjustments by 1990.
- Policy 1.5.6** The programs of the Parks and Recreation Department will be offered to City residents on a nominal user fee basis; these user fees shall be evaluated annually.
- OBJECTIVE 1.6** *The City shall promote efforts to improve public access to public water bodies to match the current high level of park site access (full access). See policy for measurability.*
- Policy 1.6.1** Finalize the agreement and plan for the linear park and related bike-pedestrian path along the North New River Canal and implement by 2010. All other public recreation facilities and their water bodies have public access at this time.
- OBJECTIVE 1.7** *By 1994, provide facilities and programs that achieve a greater diversity of leisure time activities.*
- Policy 1.7.1** Continue to support planning and development of a cultural and performing arts center.
- Policy 1.7.2** Provide staff and budget to support existing programs such as Halloween Haunted House, Fourth of July fireworks, tennis tournaments and swim meets; expand as financially feasible.
- Note:** Objective 9J-5.014 (3)(b) 1 and related Policy (c) 3 are not applicable since Plantation is not a coastal community.

INTERGOVERNMENTAL COORDINATION

GOALS, OBJECTIVES AND POLICIES

- GOAL 1** To maintain or establish processes to assure coordination with other governmental entities where necessary to implement this plan.
- OBJECTIVE 1.1** *Achieve formal coordination mechanisms with school, improvement district, municipal, County and State agencies where needed to assure implementation of this plan; three such mechanisms to be achieved during the five-year planning period.*
- Policy 1.1.1** The Mayor and his staff shall oversee the implementation of the following six intergovernmental mechanisms, including the provision of information to other public entities as necessary.
- a) County code enforcement to east of City boundary
 - b) Termination of water service from Sunrise
 - c) Hazardous waste storage policy in concert with County EQCB
 - d) Linear park agreement with SFWMD
 - e) Additional school playfield lease agreements
 - f) State highways with FDOT
- Policy 1.1.2** The Mayor shall particularly devote efforts through the MPO to achieve coordination of such planning issues as road widenings and transit improvements.
- Policy 1.1.3** The City shall use the South Florida Regional Planning Council mediation process (assuming other party so agrees) should any conflicts arise such as street widenings.
- OBJECTIVE 1.2** *Coordinate the impact of the City's plan and development applications upon adjacent areas by maintaining full participation in the Technical Advisory Committee and Broward County Planning Council; measurability shall be achieved by a 75 percent attendance record at TAC meetings.*
- Policy 1.2.1** City officials shall maintain liaison with the three neighboring cities and County officials relative to any land use or major development impacts along the common boundaries.
- Policy 1.2.2** The Planning Department shall continue to review the Comprehensive Plan (and plan amendments) of Davie, Sunrise, Lauderhill and the County to assure mutual compatibility, particularly in the areas of land use and streets.
- Policy 1.2.3** In cooperation with the County, the City shall annex areas in order to resolve any jurisdictional boundary issues as long as such annexations do not involve any significant increase in demand on facilities or services.

OBJECTIVE 1.3 *Assure level of service standards coordination with other governmental entities by agreements with the Plantation Acres Improvement District and other drainage districts, and informal ties to the County.*

Policy 1.3.1 In particular, City officials shall work with County MPO officials to agree upon acceptable roadway level of service standards.

Note: Policy 9J-5.014(c)6 is not applicable since Plantation is not a coastal community.

CAPITAL IMPROVEMENTS

GOALS, OBJECTIVES AND POLICIES

- GOAL 1** To undertake capital improvements necessary to keep its present public facilities in good condition and to accommodate new development, within sound fiscal practices.
- OBJECTIVE 1.1** *The Finance and Planning Departments shall use this Element as the framework to monitor public facility replacement, deficiencies and needs as a basis for annual recommendations to the Mayor and City Council.*
- Policy 1.1.1** Staff and engineering studies shall form the basis for annual preparation of a five-year capital improvement program, including one year capital budget to further these comprehensive plan elements; this process will be initiated during the fiscal 1990 budget preparation.
- Policy 1.1.2** Include in the capital programming process a systematic policy for utility line replacement and street repaving.
- Policy 1.1.3** In setting priorities, the following kinds of criteria will be used:
- a. Public safety implications: a project to address a threat to public health or safety will receive first priority, primarily water supply projects.
 - b. Level of service or capacity problems: next in priority would be projects needed to maintain the stated Level of Service or otherwise address deficiencies; water and sewer are potential examples.
 - c. Locational needs: those projects needed to serve either the central Plantation job/tax base or logical western growth, shall be next in priority.
 - d. Budget impact: equal to the above item is the assessment of the project's impact on the budget and thus tax rate or need to bond i.e. financial feasibility.
 - e. Quality of life projects: next in priority would be those projects not in the first ~~three~~ two categories but that would enhance the quality of life.
 - f. State/County and redevelopment projects: equal in importance to quality of life projects are those that support a State or County road improvement or furthers the revitalization of the area east of the Turnpike.

- Policy 1.1.4** In the capital programming process, use the above criteria plus the priorities of providing quality neighborhoods and a strong central Plantation job/tax base with minimal bonding (other than utilities) and maximum developer participation as the fiscal planning philosophy. For example, the Recreation and Open Space Element recommends additional park land acquisition; the Capital Program reflects this but achieves it without the need for a bond. Some of the roadway improvements to lesson neighborhood congestion will be financed by developers.
- Policy 1.1.5** Continue to pursue a prudent policy (including debt ratio calculations) in terms of borrowing for any major capital improvements; for example keep borrowing (excluding utility revenue bonds) to less than one percent of assessed valuation for any major capital improvements.
- OBJECTIVE 1.2** *City officials shall use the Future Land Use Plan, financial analyses and project schedules in this Element, and level of service standards in reviewing development applications. See policies for measurability.*
- Policy 1.2.1** Sewers: A Level of Service of at least 100 gallons per person per day shall be accomplished with septic tanks remaining in some areas. See Element for further details.
- Policy 1.2.2** Solid Waste: A LOS of at least 4.5 pounds per capita per day shall be maintained.
- Policy 1.2.3** Drainage: A LOS of retaining a 10 year, 1 day storm on site; see Element for further details.
- Policy 1.2.4** Water Supply: A LOS of 140 gallons per person per day. See Element for further details.
- Policy 1.2.5** Recreation: A LOS of 4 acres of park per 1,000 population; see Element for further details.
- Policy 1.2.6** Streets: A LOS "D" shall be maintained for arterial and collector streets (except E for three State arterials).
- OBJECTIVE 1.3** *Major future development projects shall pay their fair share of the public improvement needs they generate; the ability to do this shall be achieved largely through the review and refinement of the development code prior to 1990.*
- Policy 1.3.1** Park impact fees shall be continued and refined as needed.
- Policy 1.3.2** The development review process shall continue to require on-site detention and drainage structures.

- Policy 1.3.3** Sewer and water extension and/or connection shall be required in the case of all new development, if feasible; developer financial participation shall be required.
- Policy 1.3.4** County road impact fees and DRI requirements along with the City requirement that developers build service streets shall continue to result in minimal need for City roadway construction funding.
- OBJECTIVE 1.4** *Assure the provision of public facilities concurrent with development. See policies for measurability.*
- Policy 1.4.1** As the development code is revised before 1990, review and refine the provision requiring developers to provide facilities concurrent with development; development of a concurrency management system shall be part of this process.
- Policy 1.4.2** Continue to implement the City Utilities Department master plan to assure adequate quantity and quality services commensurate with projected growth.
- Policy 1.4.3** The City shall continue to monitor the Jacaranda DRI to assure compliance with all development order requirements; this and other previously issued permits with implications for public facilities shall be incorporated in the 1989 concurrency management system.
- Note:** Objective 9J-5.016(3)2 is not applicable since Plantation is not a coastal community.

CAPITAL IMPROVEMENTS IMPLEMENTATION

Five-Year Schedule of Capital Improvements

See schedule on following page. A cash flow analysis has been made for each of these projects and is available from the Finance or Planning Department; again, it demonstrates in fine-grain detail the ability to finance these improvements.

Programs

For purposes of monitoring and evaluation, the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element:

1. An annual capital programming and budgeting process beginning in fiscal 1990 and including use of project selection criteria; related thereto, the annual review of this Element.
2. Engineering or other studies to pinpoint the costs of post-1994 projects.
3. Review and revisions to the development code shall a) assure conformance to the "concurrency" requirements relative to development orders, levels of service and public facility timing, b) continue impact fees for parks, and c) in other ways achieve maximum feasible developer participation in public improvements.
4. Development of a concurrency management system.

Monitoring and Evaluation

The Mayor, assisted by the Directors of Planning and Finance, shall annually review and prepare a status report (or updated draft) on this Element for submittal to the City Council. The purpose is to update all pertinent tables and the project list as necessary. The project evaluation criteria shall be used in the project list review and special attention shall be devoted to maintenance of level of service standards. This entire evaluation process shall be integrated into the City's annual capital programming and budget process.

**Five-Year Schedule of Capital Improvements
Fiscal 1990-1994**

Project Description	Fiscal Year of Construction Start	Estimated Cost	Revenue Source
Traffic			
1. Street resurfacing	1991	\$700,000	Special Revenue (Gasoline Tax) Fund
2. Intersection improvements	1990	100,000	Special Revenue (Gasoline Tax) Fund
Infrastructure			
1. Expand wastewater treatment plant	1990	12,100,000	Utility Funds
2. Construct new central water treatment plant and storage facility	1990	10,450,000	Utility Funds
3. Water main extensions	1992	1,000,000	Utility Funds
Parks			
1. Two park facilities	1990	1,500,000	Park Impact Fee Trust Fund, Designated Capital Projects Fund and State/Federal grants
Other			
1. Construct Fire Station #6	1992	1,000,000	Designated Capital Project Fund
2. Public Works Complex Phase #4	1992	750,000	Designated Capital Project Fund

1989-1994 MONITORING, UPDATING AND EVALUATION PROCEDURES

Annual Monitoring:

In conjunction with one of the plan amendment cycles, the Planning Board shall annually conduct a public workshop on the 1989 Comprehensive Plan. A status report shall be provided by the staff and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have a news story/announcement. The Board will then submit a report on the status of the Plan to the Mayor and City Council. This report may be accompanied by recommended amendments, using the normal amendment process.

As a part of the annual workshop, pertinent measurable objectives will be the subject of review and comment by the staff preparing the status report. In addition, the staff will review appropriate Broward County publications and the 1990 U.S. Census data, as they become available; highlights will be included in the report.

Five-Year Review:

In mid 1993, the Planning Department shall prepare the Five-year Evaluation and Appraisal Report in conformance with statutory and 9J-5 requirements with special emphasis on the objectives and policies as they relate to both progress and new problems. The report will pinpoint obstacles to plan implementation.

The planning staff shall prepare draft amendments to the goals, objectives and policies based upon the above, focusing on the 1994-1999 period. The citizen participation procedures used in preparing the 1989 Plan (plus any future modifications thereto) shall be used to amend the 1989 Comprehensive Plan.