

## **FUTURE LAND USE ELEMENT**

### **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. The City shall continue to coordinate existing and future land uses with the availability of facilities and services, water supply, topography, and soil conditions. The City's concurrency management system requires every development undergo a concurrency evaluation for: a) sanitary sewer, solid waste, drainage and potable water facilities; b) parks and recreation facilities; and c) transportation facilities. (Ord. No. 2146, 2/18/98)

**Policy 1.1.1** The development code shall be amended to specify that no development permit, including a plat, site plan or site data record shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet county-wide and city level of service standards) will be available concurrent with the impacts of the development, in conformance with the following minimum requirements.

For sanitary sewer, solid waste, drainage and potable water facilities:

1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities are in place and available to serve new development; or
2. At the time the development order or permit is issued the necessary facilities and services are guaranteed in an enforceable development agreement to be in place no later than the issuance by the local government of a certificate of occupancy.

For parks and recreation facilities:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and
  - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or
  - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
  - c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement. pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

For transportation facilities, at a minimum, a local government shall meet the following standards to satisfy the concurrency requirement:

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida

Department of Transportation five-year work program. The capital improvements must include the following policies;

- a. The estimated date of commencement of actual construction and the estimated date of project completion.
  - b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or
3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
  4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S. to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.(Ord. No. 2015, 1/11/95)

**Policy 1.1.2**

At the time of plat and site plan review, the Utilities Department and City Review Committee shall determine if adequate potable water capacity is available and can be supplied to a proposed new development. No new development shall be approved if capacity and supply is not available, or included in the Capital Improvement Plan. (Ord. No. 2146, 2/18/98)

**Policy 1.1.2 A**

The City shall review the consistency of amendments to the City's future land use map with the City's water supply availability. The consistency finding shall address whether sufficient capacity is available or anticipated to be available to accommodate the projected population of proposed amendments.

**Policy 1.1.2 B**

The City shall coordinate review of land use plan map amendments with the City's potable water, Broward County, and the City's Utilities Department, to ensure that potential water usage needs are met.

**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**

The City shall continue to support the Plantation Acres Improvement District (PAID) in making drainage canal system improvements to eliminate standing water problems. (Ord. No. 2146, 2/18/98)

**Policy 1.1.5**

Prior to the City issuing a final development order for property identified on the Wetlands Map as "transitional wetlands", permitting shall be required by the Plantation Acres Improvement District, South Florida Water Management District, and the Florida Department of Environmental Regulation, as determined to be necessary by those agencies.

- OBJECTIVE 1.2** Eliminate all housing deterioration through participation in programs which redevelop and renew older residential areas. (Ord. No. 2146, 2/18/98)
- Policy 1.2.1** The City shall continue (and expand as appropriate) concentrated housing code enforcement, and neighborhood confidence building programs to upgrade the deteriorated housing east of the Turnpike (Flexibility Zone 73). See Housing Element. Assistance for this upgrade program is provided in the form of direct grants to income qualifying households in accord with the City's Local Housing Assistance Plan (LHAP) through the State Housing Initiatives Partnership (SHIP) Program.(Ord. No. 2146, 2/18/98)
- OBJECTIVE 1.3** The City shall continue to identify land use programs to encourage redevelopment activities within the Plantation Gateway corridor and other identified transitional areas. (Ord. No. 1974, 4/13/94; Ord. No. 2146, 2/18/98)
- Policy 1.3.1** The City will continue to use the Plantation Gateway Redevelopment Plan to achieve a system of land use relationships in the Plantation Gateway corridor that are mutually compatible. (Ord. No. 1974, 4/13/94; Ord. No. 2146, 2/18/98)
- Policy 1.3.2** Retain and rigorously use the Special Public Interest zoning overlay district to assure quality development and compatibility of uses therein.
- Policy 1.3.3** The City shall continue to implement a Safe Neighborhood and urban design plan to improve the land use relationships between residential and commercial uses within the Plantation Gateway corridor. (Ord. No. 2146, 2/18/98)
- OBJECTIVE 1.4** Continue to monitor development within transitional wetland areas to ensure no net loss (in terms of replacement value) of forest vegetation areas, historic houses, archaeological resources or wellfield quality. (Ord. No. 2146, 2/18/98)
- Policy 1.4.1** Use the development code and review process to protect the limited environmentally significant vegetation cover, 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 and FZ 74 (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** The City shall continue to discourage urban sprawl through the implementation of the Gulfstream Development of Regional Impact (DRI), and by directing new development into areas where necessary regional and community facilities and services exist. (Ord. No. 1974, 4/13/94; Ord. No. 2146, 2/18/98)
- Policy 1.5.1** The City shall continue to promote infill development through the provision of potable water and sanitary sewer service to those developed portions of the City which are inadequately served. (Ord. No. 1974, 4/13/94)

- Policy 1.5.2** The city shall continue to support the low density rural character of its western border including Plantation Acres by discouraging increased density both residential and non-residential use. This policy is applicable to both City development and its adjacent municipalities.
- OBJECTIVE 1.6** Achieve growth and development (through the planning period and to buildout) which is guided by this plan, consistent with the adopted Capital Improvements program and a consolidated development code which contains subdivision regulations, innovative design, planned community development districts (PCD), mixed use development provisions. See Policy 1.6.2 for measurability. (Ord. No. 1974, 4/13/94)
- Policy 1.6.1** The Future Land Use Plan map shall achieve a sound balance between the competing demands of environmental conservation, economic growth, and prevention of future incompatible land uses. (Ord. No. 1974, 4/13/94)
- Policy 1.6.1A** The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the City's land use plan. (Ord. No. 1974, 4/13/94)
- Policy 1.6.1B** The City's land use plan shall ensure that commercial, industrial and other non-residential land use plan designations are located in a manner which facilitates their serving, but does not adversely impact existing and designated residential areas. (Ord. No. 1974, 4/13/94)
- Policy 1.6.1 C** The City shall discourage amendments to the City's Future Land Use map that propose uses that could result in contamination of the groundwater sources used to supply potable water.
- Policy 1.6.1 D** The City shall monitor water demands and future land use plan amendments within the City's water service area as defined in the City's 10-year water supply plan.
- Policy 1.6.2** The City's Land Development Code shall continue to conform to the Broward County Land Use Plan requirements, and will maintain at least the following:
- a. the subdivision of land including provisions for completion and maintenance of required capital facilities/amenities (Chapter 20)
  - b. the use of land and structures including open space, parking, on site traffic flow, mixed-use categories, planned unit development and standards ensuring the compatibility of existing and future land uses (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) (Ord. No. 1974, 4/13/94, Ord. No. 2145, 2/18/98)

**Policy 1.6.2A** Those facilities which are subject to the concurrency requirements include: traffic circulation, recreation, drainage and flood protection, potable water, solid waste and sanitary sewer facilities, and public schools. (Ord. No. 1974, 4/13/94)

**Policy 1.6.2B** The City shall continue to enforce land development codes and regulations addressing the size, quantity and character of signs. It is the belief of the City of Plantation that the nature of signs is to provide an index to needed goods and services. It is the City's intention to control those signs which are intended to communicate to the off premises general public and to authorize the use of signs which are:

- (a) Compatible with their surroundings.
- (b) Legible under the circumstances in which they are seen.
- (c) Effective in indexing the environment.
- (d) Conducive to promoting traffic safety by preventing visual distraction.

The City's land development regulations shall limit privately owned graphics along streets to the identification of business and services rather than advertisements. (Ord. No. 1974, 4/13/94)

**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** The City shall review, evaluate and update level of service (LOS) standards based on trends and changing conditions and needs. (Ord. No. 2146, 2/18/98)

**Policy 1.6.5** To ensure the adequate provision of public services and facilities, the City shall take into consideration Broward County's tourist population and the seasonal demands placed upon the City's infrastructure. (Ord. No. 1974, 4/13/94)

**Policy 1.6.6** Public Schools, which are considered to be community facilities, are permitted in the following Future Land Use designations:

1. All Residential designations
2. Commercial designations
3. Community Facility designations

(Ord. No. 2204, 11/10/99)

**Policy 1.6.7**

The City of Plantation shall coordinate with the Broward County School Board to collocate new public schools with public facilities, such as parks, libraries and community centers, to the extent financially feasible and practical. The following criteria shall be considered for collocation of public schools and public facilities:

1. Availability of vacant land of suitable size and dimensions for the collocated public uses;
  2. Compatibility of the collocated public uses with the adjacent land uses (e.g. noise, odors, glare, debris, dust, traffic, high voltage power transmission lines, etc.) and the compatibility of collocated public uses, future land use designations with the future land use designation of adjacent areas.
  3. Concurrency availability (i.e., roadways, potable water, sanitary sewer, drainage, aquifer recharge).
  4. Environmental limitations (e.g. wetlands, soil condition, etc.)
- (Ord. No. 2204, 11/10/99)

**Policy 1.6.7A**

The City of Plantation shall review the consistency of land use plan amendments with the City's Public School Facilities Element. The consistency finding shall address whether sufficient capacity is available, or anticipated, to accommodate the projected student impact of the proposed amendments. As provided for within the Interlocal Agreement for Public School Facilities Planning (ILA), as may be amended from time to time, the School Board of Broward County shall advise the City regarding the projected student impact of proposed land use amendments and the availability of capacity at impacted schools.

**Policy 1.6.8**

The City has adopted future land use classifications for Objective 1.7 Residential; Objective 1.8 Commercial; Objective 1.9 Office Park; Objective 1.10 Industrial; Objective 1.17 Local Activity Center (LAC) and Objective 1.12 Community Facilities. The City has determined that those future land use classifications are not consistent with the development of penal, correctional, and re-entry facilities. The City has determined that sites designated Community Facilities within 1000 feet of residential land use are also not consistent with the development of penal, correctional, and re-entry facilities. However, penal, correctional, and re-entry facilities within County owned Community Facilities sites could in some cases be determined by the County Commission to be appropriate, and so Plantation does not wish to apply the foregoing sentence to County sites within 1000 feet of residential use. Thus penal, correctional, and re-entry facilities are prohibited in future land use classifications for Objective 1.7 Residential; Objective 1.8 Commercial; Objective 1.9 Office Park; Objective 1.10 Industrial; Objective 1.17 Local Activity Center (LAC); and Objective 1.12 Community Facilities within 1000 feet of residential land use, with the exception of County owned Community Facilities sites.

Penal, Correctional, and Re-Entry Facilities, regardless of whether the uses are publicly, privately or charitably owned, operated or subsidized shall mean jails, correctional facilities, detention facilities, prison release facilities, convict or prisoner rehabilitation or social re-introduction facilities (e.g. "halfway houses", or supervised or structured living, or working facilities where residents are not confined or restrained but are free to leave the facility for work or personal needs [subject to operative rules controlling residency on the premises] and which provide community-based treatment or control to persons referred by the Federal Bureau of Prisons, a State Department of Corrections, or like federal or state law enforcement agency, or pursuant to a contract with such foregoing agencies, who need re-entry into the community at large, including drug and alcohol counseling and job placement assistance). A police station is not a penal, correctional, or re-entry facility.

**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 1.7.4 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 of 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 of specific standards for neighborhood development, similar to those adopted as a Special Public Interest District 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:

<b>Category</b>	<b>Units/Acre</b>	<b>Predominant Housing Type</b>
Estate 1	1 or less	Single family detached
Low 3	3 or less	Single family detached
Low 5	1 to 5	Single family detached and two family
Low Medium 10	Greater than 5 to 10	Villa, 2 story townhouse inclusive of garage
Medium 16	Greater than 10 to 16	2 or 3 story townhouse inclusive of garage, 2 or 3 story apartment building inclusive of garage
Medium High 25	Greater than 16 to 25	Apartment building, three stories or more

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 Map (see Implementation Requirements).

References to density within the City of Plantation Comprehensive Plan means gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for roads, lakes, waterways, and other proposed land uses permitted in residential areas by the City of Plantation Comprehensive Plan. (Ord. No. 1974, 4/13/94)

**Dashed-Line Area:**

Selected areas are identified on the Plantation Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the Plantation Future Land Use Plan Map through amendments to the plan consistent with the provisions of this section.

**Policy 1.7.7**

Encourage residential developments that will promote pedestrian and mass transit trips thereby reducing the number of vehicular trips.

**Policy 1.7.8**

The following uses are permitted in residentially designated areas:

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

Special residential facilities and group homes for the elderly, and physically and developmentally handicapped, consistent with the density provisions by category type per the Broward County Land Use Plan. (Ord. No. 1974, 4/13/94)

Parks and recreation areas accessory to planned residential development and reserved through unified control documents or deed restriction, and public parks and recreation. (Ord. No. 1883, 10/14/92)

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, excluding electrical power plants.

Community Facilities

Agriculture

**Policy 1.7.9** Drug or alcohol treatment/rehabilitation or interdiction facilities are not allowed in the Residential land use designation.

**OBJECTIVE 1.8** Commercial

Commercially designated areas shown on the Future Land Use Map shall provide for 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 cohesive central business district serving all of western Broward County. See list 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 requiring a specific site plan.

**Policy 1.8.5** The City's two unique commercial areas, 1) the Plantation Gateway and 2) Plantation Midtown, 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.
- OBJECTIVE 1.8** Commercial
- 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 and distribution, 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, waste and wastewater pumping stations, excluding electrical power plants.
- A limited amount of residential usage may be allowed within property enjoying a Commercial Comprehensive Plan Future Land Use Designation provided the following policy considerations are met:
- A. Flexibility and Reserve units in Flex Zone 75X that are sourced from former Flex Zone 75 are allocated to Plantation Midtown, and may only be utilized therein. Flexibility and reserve units sourced from former Flex Zone 74 may be awarded anywhere in Flex Zone 75X.
1. Former Flex Zone 75 is bounded by New Hiatus Road on the west, the city limit on the south, University Drive on the east south of NW 5<sup>th</sup> Street, the OPWCD Canal No. 1A on east north of NW 5<sup>th</sup> Street, and on the north by the north city limit.
  2. Former Flex Zone 74 is bounded on the south by Broward Boulevard, on the east by the west right of way line of Florida's Turnpike from Broward Boulevard to the north city limit, on the north by the north city limit from Florida's Turnpike to the OPWCD Canal No. 1A, on the west north of NW 5<sup>th</sup> Street by the OPWCD Canal No. 1A, and on the west south of NW 5<sup>th</sup> Street by University Drive from NW 5<sup>th</sup> Street to Broward Boulevard.
  3. Flex Zone 75X is comprised of both former Flex Zones 74 and 75.

- B. For parcels of property enjoying a Commercial designation which are to be developed only with structures that include both commercial and residential uses in the same structure (i.e. “vertical integration”), Flexibility and Reserve Units may be utilized when determined appropriate by the City’s governing body, and where, in addition to other criteria and considerations as may be applicable:
  - 1. The residential floor area of such vertically integrated structures does not exceed 50 percent of the total floor area of the building; or
  - 2. The first floor of the structure is totally confined to commercial uses.
  - 3. Regardless of 1. or 2. above, the residential density of the parcel shall not exceed twenty-five (25) units per gross acre, calculated using the boundary of the parcel enjoying the Commercial Land Use Designation.
  
- C. For parcels of property enjoying a Commercial designation which are to be developed only with freestanding buildings devoted to multi-family residential uses, Flexibility and Reserve Units may be utilized when determined appropriate by the City’s governing body, and where, in addition to other criteria and considerations as may be applicable:
  - 1. The maximum parcel size shall be five (5) gross acres, unless located within the urban infill area (east of Florida’s Turnpike) in which the case the maximum parcel size shall be ten (10) gross acres.
  - 2. The residential density shall not exceed twenty-five (25) units per gross acre, calculated using the boundary of the parcel enjoying the Commercial Land Use Designation.
  
- D. For parcels of property enjoying a Commercial designation which are proposed to be developed with some buildings being devoted to residential use and some buildings devoted to commercial use (hereafter, "mixed commercial/residential developments"), Flexibility and Reserve Units may be utilized when determined appropriate by the City’s governing body, and where, in addition to other criteria and considerations as may be applicable:
  - 1. For mixed commercial/residential developments located outside of the urban infill area (areas west of Florida’s Turnpike):
    - a. The minimum size of the parcel enjoying the Commercial designation must be greater than five (5) gross acres in size; and,
    - b. The portion of the parcel enjoying the Commercial designation which is to be developed with residential use shall not exceed the greater of five (5) gross acres in size or forty percent (40%) of the total gross acreage of the commercially designated parcel; and,
    - c. The residential density shall not exceed twenty-five (25) units per gross acre, calculated using the boundary of the portion of the parcel enjoying the Commercial Land Use Designation which is devoted to residential use.

2. For mixed commercial/residential developments located within the urban infill area (areas east of Florida's Turnpike):
    - a. the minimum size of the parcel enjoying the Commercial designation must be greater than ten (10) gross acres; and,
    - b. the portion of the parcel enjoying the Commercial designation which is to be developed with residential use shall not exceed the greater of ten (10) gross acres or forty percent (40%) of the total gross acreage of the commercially designated parcel; and,
    - c. The residential density shall not exceed twenty-five (25) units per gross acre, calculated using the boundary of the portion of the parcel enjoying the Commercial Land Use Designation which is devoted to residential use.
  3. The entire mixed commercial/residential development shall be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.
- E. In cases where a tract of land is designated Commercial and is proposed to be divided into parcels, and such parcels can be developed independently under more than one of paragraphs B, C, and D above so as to meet the requirements therein, then the City may utilize combinations of the provisions of B and C above, or B and D above, or C and D above, but not B and C and D above, for such tract of land; provided:
1. the tract is located within Plantation Midtown or the tract is located within that portion of the City bounded on the North by Sunrise Boulevard, on the South by the City limits, on the West by Pine Island Road, and on the East by University Drive; and,
  2. The land area of a parcel used under paragraph B.3., C.2., D1.c. or D2.c. for purposes of calculating the maximum allowable residential density under such paragraph (being the product of x times twenty-five (25) dwelling units per acre, where x is land area) cannot be used more than once in applying the provisions of B and C above, or B and D above, or C and D above, but not B and C and D above, for a tract of land.
  3. In no case may the maximum residential density for the tract exceed twenty-five (25) dwelling units per gross acre.
- F. For purposes of applying paragraphs B, C, D, and E, neither a "tract" nor a "parcel" need to be defined by referenced to a Plat. Furthermore, while a "tract" is comprised of "parcels", the "tract" does not need to be subdivided into "parcels" by a plat. A "tract" and a "parcel" do not need to be defined by property lines based upon ownership. Rather, a "tract" and "parcel" may be defined by quantities of contiguous land which the City's governing body has determined are sufficient in size to constitute independent building sites (i.e. taking into consideration Site Plan development approvals), and

which are submitted to Unified Control as set forth in the City's land development regulations for the development intended, and which is submitted to a Master Plan so as to function as a single integrated development.

- G. The City will utilize comprehensive planning flexibility to increase and decrease commercial and residential acreage in order to implement the allowance of residential uses within property enjoying a Commercial Comprehensive Plan Future Land Use Designation consistent with the Broward County Land Use Plan and Administrative Rules Document. The City will consider assigning flexibility or reserve units to achieve desired residential usage pursuant to Section IV(B)(1) (COMMERCIAL)(9) of the adopted Broward County Land Use Plan. When assigning flexibility or reserve units in implementing this comprehensive planning flexibility, an amendment to the City Future Land Use Map will not be required. The City has ordained additional policy considerations to use for guidance purposes when it determines whether or not to utilize its comprehensive planning flexibility which are set forth in Chapter 19 of the City of Plantation's Code of Ordinances.

**Policy 1.8.9** To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established Plantation residential neighborhoods, the Land Use Plan shall permit up to 5% of the area designated residential within a flexibility zone to be used for neighborhood commercial uses, subject to the restrictions identified within the Residential permitted Uses subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan.

**Policy 1.8.10** Local certified land use plans may decrease by 20 percent the lands designated Commercial on the Plantation Land Use Plan Map within a flexibility zone in accordance with the rules established within the Broward County Planning Council's "Administrative Rules Document" and the Chapter 163, Florida Statutes plan adoption and amendment process.

**Policy 1.8.11** Drug or alcohol treatment/rehabilitation or interdiction facilities are not allowed in the Commercial land use designation, unless the facility is located within 1,000 feet of a full service hospital.

**OBJECTIVE 1.9** Office Park

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 Park designated areas shown on the Future Land Use 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 Park designated areas shall be scaled in zoning to 6 to 25 acres, 25 to 125 acres and large sites of 125 or more acres and locational standards.

**Policy 1.9.3** The following uses are permitted in areas designated Office Park:

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, excluding electrical power plants.

The following are permitted accessory uses:

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

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

**Policy 1.9.4** Drug or alcohol treatment/rehabilitation or interdiction facilities are not allowed in the Office Park land use designation.

**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 Industrial:

Industrial uses, including newspaper, magazine and printing plants, bakery and catering, carpentry, cabinet making and trade, motion pictures studios, icehouses, machine shops and kennels.

Heavy commercial uses.

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

Office uses. No more than 5 percent of the Industrial designated land use shall be used for government administrative office as defined in the City's land development regulations. No more than 5 percent of the Industrial designated land use shall be used for governmental administration 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, excluding electrical power plants. (Ord. No. 1974, 4/13/94)

**Policy 1.10.4** The Plantation land use plan may permit twenty (20) percent of designated industrial areas to be used for certain retail, business, service and tourist-related land uses, subject to the restrictions identified within the Industrial Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan. (Ord. No. 1974, 4/13/94)

**Policy 1.10.5** The following uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Broward County Land Use Plan Policy 13.01.10.

Restaurants, coffee shops or delicatessens, providing for on-premises or off-premises consumption, located primarily for the convenience of executives and employees of businesses under the Industrial land use category as an accessory use.



- Policy 1.10.6** Drug or alcohol treatment/rehabilitation or interdiction facilities, and orphanages are not allowed in the Industrial land use designation.
- Policy 1.10.7** Reinvigorate the Technology Park by implementing a collaborative effort for enhancement and improvement within the Park.
- Policy 1.10.8** Create a marketing plan specific to the Technology Park that fits within the City’s overall Marketing Strategy, but is directed towards businesses that the State of Florida defines as “high impact” by focusing attraction efforts on high wage sectors.
- Policy 1.10.9** Prevent further fragmentation or parceling of the Technology Park and maintain existing industrial land uses to prevent additional dilution of the Park’s attraction of “high impact” companies in order to maintain the value of the City of Plantation’s limited Industrial land use.

**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 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 by Ordinance as an amendment to the Future Land Use Map.
- Policy 1.11.3** The City shall adopt standards 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**

Except as provided in the next sentence, the golf courses in the City, designated Commercial Recreation, are principal open spaces and shall not be converted to other uses not permitted elsewhere in the Plan Policies included within this Recreation and Open Space Objective (i.e., all uses allowed in Commercial Recreation areas and all uses allowed in the Park and Recreation areas are permitted on such property). Open space within golf courses designated Commercial Recreation may be converted to uses not allowed within the Recreation and Open Space Objective provided that:

1. the use of the converted property is Residential, and the converted property is intended (considering the membership size of the golf course facility and physical attributes of the converted property such as access and location to principal golf course buildings) to be accessory in nature to the existing golf course facility;
2. the property converted to residential uses should contain deed restrictions in favor of the golf course membership or membership in the golf course governing entity to the effect that all persons residing in such accessory residential areas shall have full membership privileges to the golf course and country club. Dues to the golf course/country club may be part of a homeowners association governance assessment;
3. the conversion is accomplished through a change to the City Future Land Use Map from the Commercial Recreation category to a Residential category, and a corresponding change in the County Future Land Use Map;
4. the Future Land Use Map Residential Density assigned to the converted property should be compatible with the density of adjacent residential properties, if any;
5. residential flexibility is not available for Commercial Recreation Land Uses in either the City or County Comprehensive Plans. However, once the converted property is designated Residential and assigned a Map density, the unit density of development may be increased in excess of that shown on the Map by the allocation of

comprehensive planning flexibility (i.e., flexibility or reserve units) so long as the aggregate residential density is compatible with the density of adjacent residential properties, if any;

6. the land area to be converted shall not cumulatively exceed five percent (5%) of the land designated on the City's current Future Land Use Map for golf course use per golf course;
7. the property converted must be located near an edge of the golf course, and must not be used, or reasonably foreseeably used in the future, for hole or driving range play and should be positioned and configured so as to not be readily used on an active basis;
8. at the time of the conversion, the City ratio of Park Space to its ultimate build-out population must be greater than or equal to 4.5 acres per thousand;
9. any proceeds from the first sale of such converted space from the golf course owner to an unrelated business entity or individual should be used to maintain the remainder of the golf course's open space or provide improvements to the golf course, and the applicant should submit to the City annually a letter certifying that expenses paid from the account were consistent with the restriction;
10. no golf course that has, by these provisions, been approved for conversion to residential use shall be eligible to convert additional property. Upon approval of the Future Land Use Map Amendment allowing a conversion to residential, the remaining golf course property shall record a deed restriction (or a restrictive covenant) in favor of the City of Plantation acknowledging that the golf course is no longer eligible for future conversion."

**Policy 1.11.6**

The City shall pursue an agreement with the South Florida Water Management District and Broward County to develop a linear park along the North New River Canal (New River – State Road 84 Greenway), 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:

Active and passive public recreation.

Recreation, civic or cultural buildings and areas which are ancillary to the primary recreation use.

Public and private utilities essential to serve the neighborhood, as long as the location of these uses does not preclude or adversely impact the future use of the surrounding area for parks and recreational uses, excluding electrical power plants. (Ord. No. 1974, 4/13/94)

**Policy 1.11.8** The following uses are permitted in areas designated Commercial Recreation:

Outdoor and indoor commercial recreation facilities, including but not limited to, golf courses, tennis clubs and similar uses.

Public and private utilities essential to serve the neighborhood, as long as the location of these uses does not preclude or adversely impact the future use of the surrounding area for parks and recreational uses, excluding electrical power plants. (Ord. No. 1974, 4/13/94)

**OBJECTIVE 1.12** Community Facilities

Governmental, religious, educational and cultural facilities are included in the land use category of Community Facilities. 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.

Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities. (Ord. No. 1974, 4/13/94)

**Policy 1.12.3**

The following uses are permitted in areas designated Community Facilities:

Children's day care centers.

Elementary, middle and 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 administrative offices as defined on the City's land development regulations.

Governmental administration, including courts.

Police and fire stations.

Hospitals.

Libraries.

Civic and cultural facilities.

Public and private utilities essential to serve the neighborhood, as long as the location of these uses does not preclude or adversely impact the future use of the surrounding area for community facility uses, excluding electrical power plants. (Ord. No. 1974, 4/13/94)

**Policy 1.12.4**

Drug or alcohol treatment/ rehabilitation or interdiction facilities are not "governmental administration services" and are not allowed in the Community Facilities land use category. A police station is not a penal or correctional facility.

**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:

Water and wastewater treatment plants.

Electric distribution system substations and facilities, excluding electrical power plants. Communication facilities such as broadcasting towers, relay stations and switching facilities, as long as their location does not preclude or adversely affect the future use of the surrounding areas for utility facilities.

Drainage pumping stations and related facilities. (Ord. No. 1974, 4/13/94)

Note: Objective 9J-5.006(3)(b)5 is not applicable since this is not a coastal community.

Note: Objective 9J-5.006 (3) (b) 6 is not applicable since this is not an Area of Critical State Concern.

**OBJECTIVE 1.14** Protection of Historic Resources

The City shall protect historic resources from deterioration or loss. (Ord. No. 1974, 4/13/94)

**Policy 1.14.1** The City of Plantation Comprehensive Plan shall map and maintain a current list of historically, architecturally and archaeologically significant properties, as determined by the City Council, and address the protection of these historic resources. (Ord. No. 1974, 4/13/94)

**Policy 1.14.2** The City shall coordinate its historic resource protection activities with applicable state and federal laws. (Ord. No. 1974, 4/13/94)

**Policy 1.14.3** The City shall consider the impacts of land use plan amendments on historic resources. (Ord. No. 1974, 4/13/94)

**OBJECTIVE 1.15** The City shall continue to review all Comprehensive Plan Amendments to ensure consistency with all goals, objectives and policies of the 1989

Broward County Land Use Plan, as amended. (Ord. No. 1974, 4/13/94;  
Ord. No. 2146, 2/18/98)

**Policy 1.15.1** The City shall adopt, by reference the following objectives and policies contained in other elements of the Plantation Comprehensive Plan as a part of this element, so as to be consistent with the Broward County Land Use Plan. (Ord. No. 1974, 4/13/94)

#### TRANSPORTATION ELEMENT

Policy 1.1.2  
Policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6  
OBJECTIVE 1.3  
Policies 1.3.1, 1.3.4  
OBJECTIVE 1.5  
Policy 1.5.1  
OBJECTIVE 1.6  
Policies 1.6.1, 1.6.3, 2.3.6  
Policies 8.1.3, 8.1.4, 8.1.5, 8.1.6, 8.1.7

#### INFRASTRUCTURE

OBJECTIVE 1.1  
Policies 1.1.1, 1.1.4  
Policies 1.2.3, 1.2.4  
Policy 2.1.1, 2.1.5  
Policy 2.4.1  
OBJECTIVE 2.4  
Policies 3.1.1, 3.1.2  
OBJECTIVE 3.2  
Policies 3.2.1, 3.2.2  
OBJECTIVE 1.4  
Policy 5.1.4  
OBJECTIVE 5.4  
OBJECTIVE 6.1  
Policy 6.1.1  
Policies 7.1.1, 7.1.2, 7.1.6  
Policy 7.3.1  
Policy 9.1.3

## NEIGHBORHOOD DESIGN

Flex Zone 68 OBJECTIVE 1.1  
Policies 1.1.2, 1.1.3, 1.1.3A, 1.1.4, 1.1.5  
Flex Zone 73 OBJECTIVE 1.1  
Policy 1.1.2  
Flex Zone 73 OBJECTIVE 1.2  
Flex Zone 73 OBJECTIVE 1.3  
Policies 1.3.2, 1.3.3, 1.3.4  
Flex Zone 75X OBJECTIVE 1.1  
Policies 1.1.1, 1.1.2, 1.1.3  
Policies 1.3.1, 1.3.2, 1.3.3  
Flex Zone 75X OBJECTIVE 2.1  
Policies 2.1.1, 2.1.2  
Flex Zone 76 Policy 1.1.3  
Plantation Midtown OBJECTIVE 1.1  
Policy 1.1  
Plantation Midtown OBJECTIVE 1.2  
Plantation Midtown OBJECTIVE 1.3  
Policies 1.3.1, 1.3.2, 1.3.4

## CONSERVATION

OBJECTIVE 1.2  
Policies 1.2.1, 1.2.2, 1.2.3,  
OBJECTIVE 1.3  
Policies 1.3.1, 1.3.2, 1.3.2A, 1.3.3, 1.3.6, 1.3.8, 1.3.9  
Policies 1.4.2, 1.4.3, 1.4.4  
OBJECTIVE 1.5  
Policies 1.5.1, 1.5.2

## RECREATION AND OPEN SPACE

OBJECTIVE 1.1  
Policies 1.1.1, 1.1.2  
Policy 1.4.1  
Policy 1.5.5  
OBJECTIVE 1.6  
Policy 1.6.1

## CAPITAL IMPROVEMENTS

OBJECTIVE 1.1  
Policies 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.8



OBJECTIVE 1.2  
Policy 1.3.2

INTERGOVERNMENTAL COORDINATION

OBJECTIVE 1.1  
Policy 1.1.1  
OBJECTIVE 1.2  
Policies 1.2.1, 1.2.2, 1.2.3  
Policies 1.4.1, 1.4.2, 1.4.4, 1.4.5, 1.4.11  
OBJECTIVE 1.6  
Policies 1.6.1, 1.6.5

HOUSING

Policies 1.1.2, 1.1.3  
OBJECTIVE 1.2  
Policies 1.2.1, 1.2.2  
OBJECTIVE 1.3  
Policy 1.3.1, 1.3.2, 1.3.3, 1.3.4  
OBJECTIVE 1.7  
Policies 1.7.3, 1.7.4, 1.7.7

**OBJECTIVE 1.16** Consideration of Zoning Reclassifications or Future Land Use Designation Changes

In addition to all other applicable Goals, Objectives, and Policies the City will consider the applicable policies in this Objective when deciding whether to change a property's zoning classification (regardless of whether such change results in a legislative or quasi-judicial review by the City) and when deciding whether to change a parcel of property's future land use designation (which are always legislative determinations.)

**Policy 1.16.1** The City shall consider the following policy considerations, in addition to all other appropriate policy considerations stated elsewhere in this Plan, when making a decision on whether to change the zoning classifications for a parcel of property or change the future land use designation on a parcel of property:

- 1) Whether there is a change in population, socioeconomic factors, or physical development of property nearby or affecting the subject property, which change was unforeseen or unanticipated, and which change has created a present problem or opportunity that justifies a change of land use designation or zoning classification on the subject property; and further, the extent to which the proposed land use or zoning would result in action towards mitigating any problem, or capitalizing on any opportunity identified above (the established

character of predominantly developed areas should be a primary consideration when a change of zoning classification or of future land use designation is proposed);

- 2) The impact of development permitted by the proposed land use or zoning on existing public facilities and services, including schools, police and fire, potable water, sanitary sewer, local or regional roads, parks and open spaces, and drainage;
- 3) Whether development permitted by the proposed land use or zoning will be compatible with development permitted under the land use and zoning of property surrounding the subject property;
- 4) The extent to which the proposed land use or zoning designation is consistent with the Goals, Objectives, and Policies of the Neighborhood Design Element where the property is located. (The City has an optional Neighborhood Design Element which effectively splits the City into five (5) different regions for future land use comprehensive planning purposes. Each of these five (5) regions is a discrete unit, unique in character and has special Goals, Objectives, and Policies. In evaluating any proposed change of a land use or zoning designation, the Goals, Objectives, and Policies of the affected flexibility zone Neighborhood Design Element should be given a primary importance);
- 5) The extent to which development permitted under the proposed land use or zoning is consistent with the Goals, Objectives, and Policies of the Future Land Use Element and the other Elements of the Comprehensive Plan. (A land use or zoning change is consistent if it is "compatible with" and "furthers" the Goals, Objectives, and Policies of the Comprehensive Plan. The term "compatible with" means that the proposed change is not in conflict with the Goals, Objectives, and Policies. The term "furthers" means that the proposed change takes action in the direction of realizing the Goals, Objectives, or Policies. For purposes of determining consistency of a land use or zoning change with the elements of the Comprehensive Plan, the Comprehensive Plan shall be construed as a whole and no specific goal, objective, or policy shall be construed or applied in isolation of all other Goals, Objectives, or Policies in the Plan);
- 6) Whether the project as proposed offers significant benefits not otherwise available to the City if the changes were not made (for example, does the planning, design, and development of the property exceed the minimum otherwise required land development requirements in terms of reserving appropriate open space, development themes, taking advantage of natural and manmade conditions or environments, controlling pedestrian and vehicular

traffic systems, substantially intensifying landscape of providing landscape contributions to the City, improving or maintaining public infrastructure of infrastructure improvements or maintenance, exceeding setbacks and building separations where appropriate, and reflecting an orderly and creative arrangement of buildings and land uses as appropriate?);

- 7) The extent to which the proposed land use or zoning would contribute to enhancing the tax base, adding employment, and providing other positive economic impacts;
- 8) The extent to which the subject property has potential to be developed in a desirable manner under its present land use and zoning scheme;
- 9) The future land use and zoning needs of the community; and,
- 10) Such other policy considerations that may not be set forth above but which are nonetheless considered by the City governing body to be reasonable and appropriate under the circumstances.
- 11) The proposed future land use or zoning of the property does not and will not result in contamination of groundwater sources used to supply potable water.
- 12) The proposed future land use or zoning of the subject property does not cause the City's water demands to exceed the City's water supply availability or consumptive use permit.

**Policy 1.16.2**

The City has several different business zoning districts which could be “conceptually” consistent with the Commercial and Local Activity Center land use categories. In attempting to select the most appropriate, consistent, zoning district for a property having a commercial or local activity center land use designation, the City shall, in addition to the considerations set forth in Policy 1.16.1 above, consider the following:

- 1) Whether the parcel of property is located in the Plantation Gateway Development District, or the area included within the Plantation Midtown Development District, or in any other created Safe Neighborhood Improvement District or Special Public Interest Overlay Zoning District (herein, “Districts”). (These Districts are established for specific reasons, or constitute a functionally discrete commerce area within the City. The City has commissioned planning studies and conducted visioning sessions for the Districts which result in periodic plans for the future growth and development of these areas (the “current planning studies and recommendations”). The City has also established a Community Redevelopment District for land currently within the Plantation Gateway Development District. Rezoning requests within such areas shall be evaluated with significant emphasis being given to the special public purposes and needs and Objectives of such District(s), current planning studies and recommendations, the Redevelopment Plan (as applicable), and the intensity and types of development existing or permitted in such Districts.)

- 2) Many of the Commercial future land use designated parcels outside of the Districts have significant amounts of residential property, parks, and schools nearby, and are not intended to act in a synergistic fashion, or as an integral part of significant commerce areas. In selecting a zoning district which may otherwise be consistent with the future land use designation within these portions of the City, the City shall place primary emphasis on minimizing, to the greatest extent practical, any deleterious secondary effects or adverse impacts of Commercial development on any nearby residential or community facility development in terms of light, noise, traffic generation, traffic circulation or conflict with pedestrian or bicycle ways.

The City will favor using a more restrictive zoning business district in these areas which are otherwise consistent with the Comprehensive Plan. Rezoning Commercial future land use designated property so as to utilize a less restrictive business zoning district will be discouraged.

In the physical development of these properties, waivers to development regulations will be discouraged, and special attention will be given to site architectural amenities, landscape buffers, and other site amenities so as to further minimize any deleterious secondary effects or adverse impacts of such Commercial development.

#### **OBJECTIVE 1.17 Local Activity Center (LAC)**

Local Activity Centers shall encourage compact development which includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential. Development shall be characterized by efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities.

**Policy 1.17.1** The City shall use the Local Activity Center designation as a means to carry out recommended land use policies within a unified planning districts based on an adopted master or redevelopment plan.

**Policy 1.17.2** Local Activity Centers shall support the location of uses in a manner oriented around a five-minute (i.e., quarter-mile) walk. Multiple nodes of activity oriented around a five-minute (i.e., quarter-mile) walk may be included within one Local Activity Center.

**Policy 1.17.3** Local Activity Centers shall support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a

Local Activity Center shall be directly assessed via pedestrian ways, and accessible to existing or future alternative public transportation modes, including bicycle and transit.

**Policy 1.17.4** Local Activity Centers with multiple nodes of activity shall be connected by pedestrian ways and/or transit services.

**Policy 1.17.5** A uniform streetscape program shall be implemented within Local Activity Centers to include bus shelters and other transit related improvements, bicycle facilities, pedestrian amenities, public landscape areas and signage.

**Policy 1.17.6** The City shall adopt, as part of its land development regulations, design guidelines to encourage pedestrian oriented development and consistent architectural design within Local Activity Centers.

**Policy 1.17.7** Park land and/or open space that is accessible to the public shall be included as a functional component within a Local Activity Center. Park land and/or open space shall include defined landscape and pedestrian areas, private plazas accessible to the public, and walking paths or promenades.

**Policy 1.17.8** Encourage the use of South Florida Water Management District, Florida Department of Transportation and Broward County right of ways for landscape opportunities or to develop as part of a greenway system.

**Policy 1.17.9** Encourage the location of educational facilities within Local Activity Centers.

**Policy 1.17.10** Housing opportunities shall be included as a functional component within a Local Activity Center. Residential development shall be limited to townhouse or multi-family to encourage compact development and integrated mixed use development.

**Policy 1.17.11** Utilize City SHIP funds to encourage affordable housing opportunities through the Down Payment Assistance and Housing Rehabilitation Programs.

**Policy 1.17.12** Continue to promote the rehabilitation and use of existing buildings within Local Activity Centers through beautification grants, incentives or local Ombudsman services based on funding availability.

**Policy 1.17.13** The Plantation Gateway Local Activity Center shall consist of three nodes of activity defined as North, Central and South Sub-Districts. All land uses shall be integrated and oriented around the five-minute walk within these three activity nodes.

**Policy 1.17.14**

The following area has been designated Local Activity Center within the Plantation Land Use Plan:

Plantation Gateway Local Activity Center

Acreage: Approximately 345.8 acres

General Location: SPI-2 Zoning District or that property generally located south of the northern municipal boundary, west of eastern municipal boundary, north of the southern municipal boundary, and east of the low density residential land use designated subdivision boundaries.

Density and Intensity

Of Land Uses: Commercial: 3,147,000 square feet  
Residential: 1960 dwelling units\*  
Community Facility: 10.62 acres  
Park: 3.64 acres minimum

Sub-Districts (The following are guidelines for the Plantation Gateway District as a whole):

**North:**

Commercial: 2,108,490 square feet  
Residential: 946 dwelling units  
Community Facility: 10.62 acres  
Park: 0.57 acres minimum

**Central:**

Commercial: 346,170 square feet  
Residential: 571 dwelling units  
Park: 0.19 acres minimum

**South:**

Commercial: 692,340 square feet  
Residential: 443 dwelling units  
Park: 2.88 acres minimum\*\*

\*Consisting of 737 high rise units, 853 garden apartments and 370 townhouses

\*\* Broward County Land Preservation Bond Program restrictive covenant

**OBJECTIVE 1.18** Encourage innovation in land planning and site development techniques by achieving an on-site mix of residential and commercial uses and by promoting multi-story commercial/office/residential mixed-use development and multi-story office use developments in the Plantation Gateway/CRA and Plantation Midtown redevelopment areas. Multi-story use is as defined by the City’s land development code.

**Policy 1.18.1** Adopted land development regulations shall include provisions to encourage the implementation of innovative land planning and site design to encourage mixed use multi-story developments. Multi-story use is as defined by the City’s land development code.

**Policy 1.18.2** Redevelopment area plans that include Plantation Gateway/CRA and Midtown shall be implemented by reviewing and comparing the Comprehensive Plan against the Plantation Community Redevelopment Plan, Central Plantation Conceptual Plan and Technology Park Neighborhood Plan.

**Objective 1.19** The City of Plantation shall take specific measures to promote redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures in the Plantation Gateway District, and encourage innovation in land planning and site development techniques in the Plantation Gateway and Plantation Midtown Districts.

**Policy 1.19.1** The City shall continue to utilize its Community Redevelopment Area (CRA) Program and Federal programs such as the Community Development Block Grant (CDBG) program to facilitate redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures in the Plantation Gateway District.

**Policy 1.19.2** The City through its land development regulations identify reforms to facilitate transit oriented development, and review development incentives to encourage higher density, mixed use and transit-oriented development in the Plantation Gateway District.

**Policy 1.19.3** The City through land development regulations achieve the on-site mixing of residential and commercial uses in the Plantation Gateway and Plantation Midtown Districts. Multi-story use is as defined by the City’s land development code.

**Policy 1.19.4** The City through land development regulations promote multi-story commercial/office/residential mixed-use development and multi-story office use developments in the Plantation Gateway and Plantation Midtown Districts. Multi-story use is as defined by the City’s land development code.

## FUTURE LAND USE MAP SERIES

The Future Land Use Map will be Figure 1.1 and a part of this plan. It is supplemented by the following map series:

- Floodplains (Figure 1.2)
- Wellfields and cones of influence (Figure 1.3)
- Soils (Figure 1.4)
- County Trafficways Plan (Figure 1.5)

The categories of beaches, estuaries, harbors, historically significant properties, and commercial minerals are not applicable to Plantation. All other water bodies are shown on the Future Land Use Map.

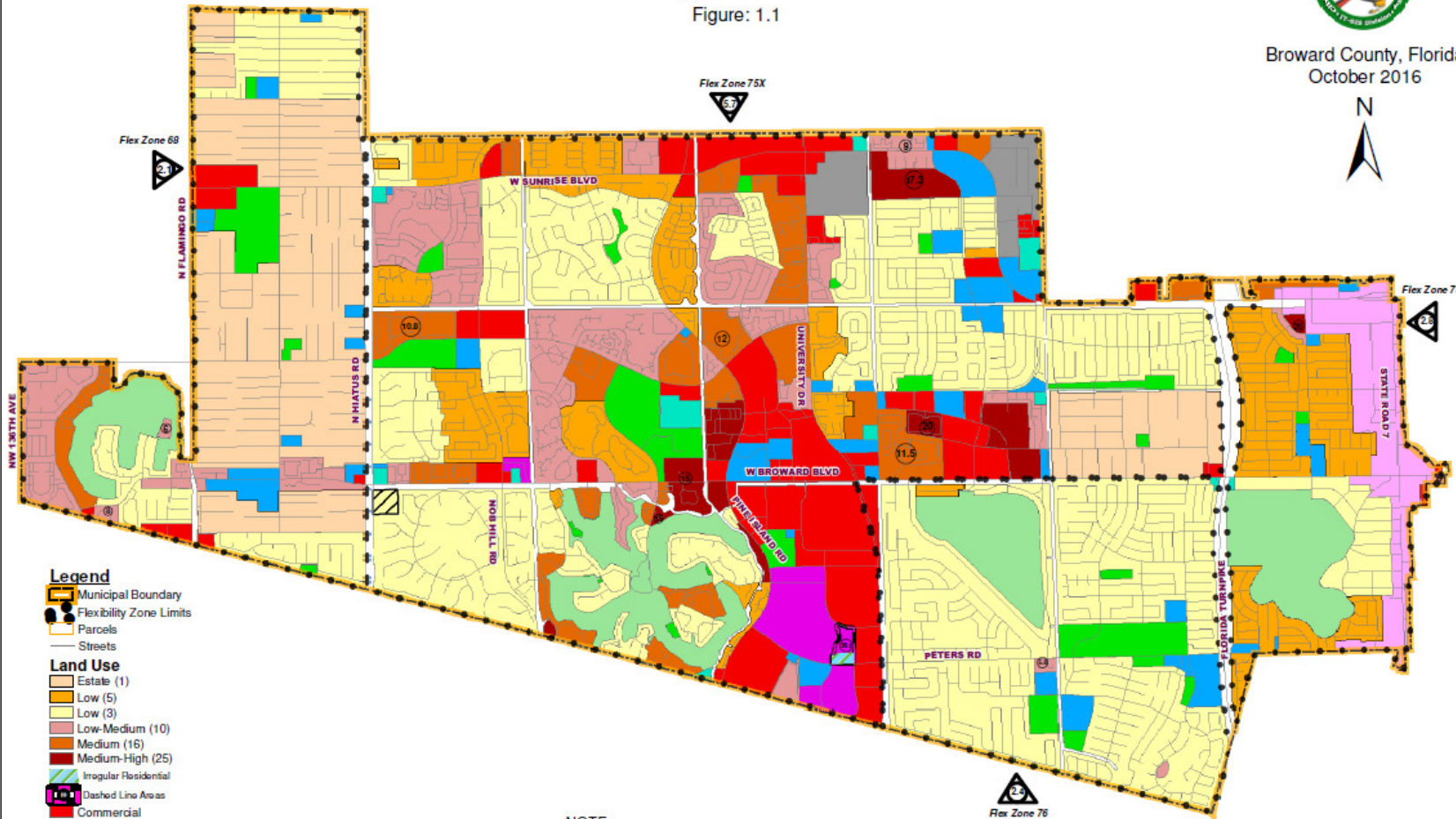


# Future Land Use Map City of Plantation

Figure: 1.1



Broward County, Florida  
October 2016



- Legend**
- Municipal Boundary
  - Flexibility Zone Limits
  - Parcels
  - Streets
- Land Use**
- Estate (1)
  - Low (5)
  - Low (3)
  - Low-Medium (10)
  - Medium (15)
  - Medium-High (25)
  - Irregular Residential
  - Dashed Line Areas
  - Commercial
  - Local Activity Center
  - Office Park (Limited Commercial)
  - Industrial
  - Utilities
  - Community Facilities
  - Park Movable
  - Park
  - Commercial Recreation
- Number indicates the maximum numbers of dwelling units per acre

**NOTE:**  
There are no agricultural or conservation uses, historic properties, beaches, harbors, or minerals in economic quantities.  
Data on Potable Waterwells and Soils appears on Figure 4 and County Trafficways on Figure 5.  
This Future Land Use Map is Consistent with the Broward County Trafficways Plan Map.

# Floodplains





City of Plantation  
Figure: 1.2



## Legend

-  City Boundary
-  Streets

## Floodplains Zones

-  0.2 PCT Annual Chance Flood Hazard
-  AE - Base flood elevations determined
-  AH - Flood depths of 1 to 3 feet
-  X - Areas of 500 year flood

Source: Federal Emergency Management Agency (FEMA), 2014

# Wellfield Protection Zones

City of Plantation  
Figure: 1.3



### Legend

City Boundary

Streets

### Wellfields Protection Zones

Zone 1

Zone 2

Zone 3

Source: DPEP, Pollution Prevention and Remediation Division, 2007

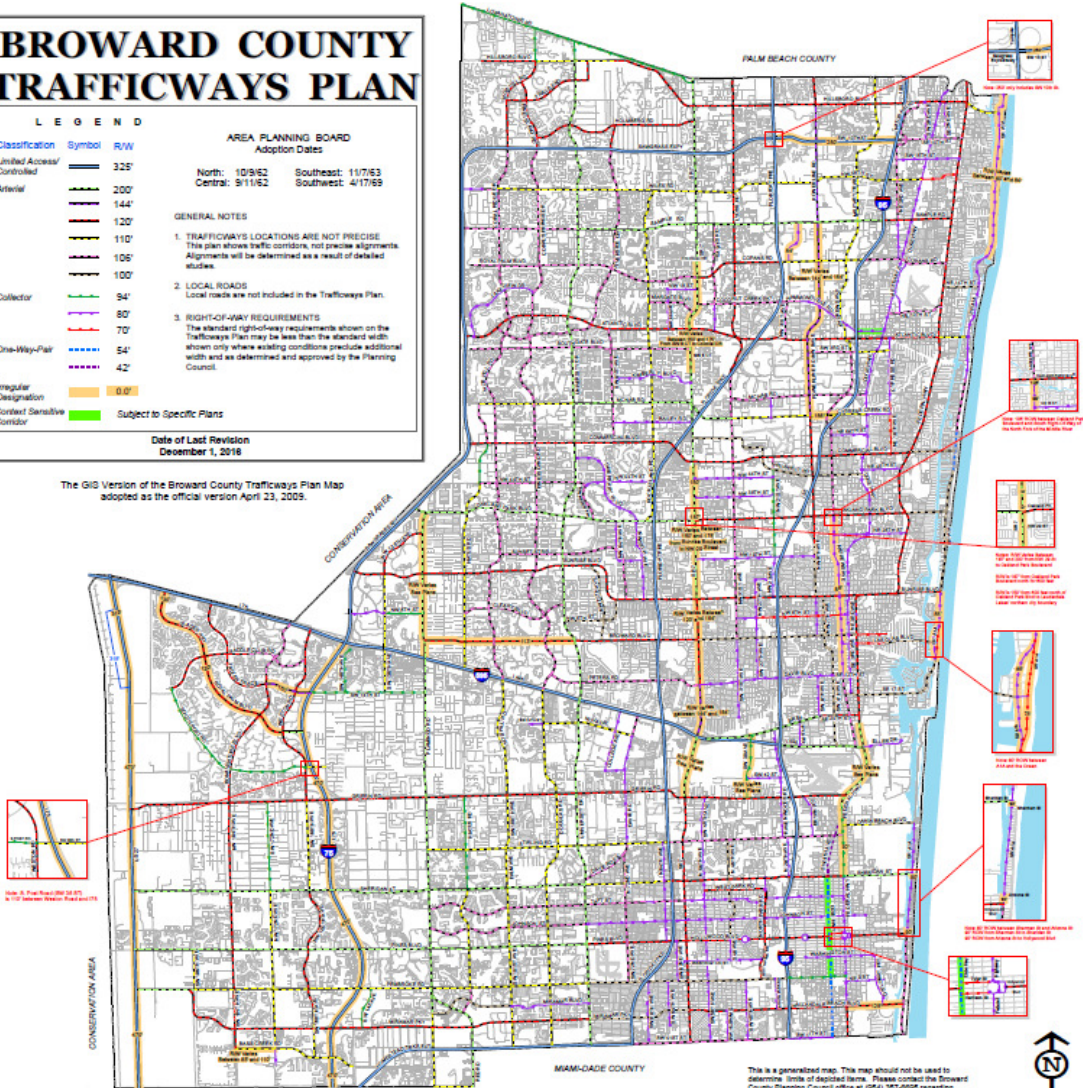
# BROWARD COUNTY TRAFFICWAYS PLAN

LEGEND		AREA PLANNING BOARD Adoption Dates	
Classification	Symbol	R/W	
Limited Access/Controlled		325'	North: 10/9/62 Southeast: 11/7/63
Arterial		200'	Central: 9/11/62 Southwest: 4/17/69
		144'	
		120'	
		110'	
		106'	
		100'	
Collector		94'	
		80'	
		70'	
One-Way-Pair		54'	
		42'	
Irregular Designation		0.0'	
Context Sensitive Corridor		Subject to Specific Plans	

- GENERAL NOTES**
1. TRAFFICWAYS LOCATIONS ARE NOT PRECISE. This plan shows traffic corridors, not precise alignments. Alignments will be determined as a result of detailed studies.
  2. LOCAL ROADS. Local roads are not included in the Trafficways Plan.
  3. RIGHT-OF-WAY REQUIREMENTS. The standard right-of-way requirements shown on the Trafficways Plan may be less than the standard width shown only where existing conditions preclude additional width and as determined and approved by the Planning Council.

Date of Last Revision  
December 1, 2018

The GIS Version of the Broward County Trafficways Plan Map adopted as the official version April 23, 2009.



This is a generalized map. This map should not be used to determine limits of depicted items. Please contact the Broward County Planning Council office at (954) 367-6925 regarding questions pertaining to alignments or limits.



Not to Scale  
For Informational  
Purposes Only