

APPENDIX

**CONSISTENCY WITH STATE PLAN
BROWARD COUNTY PLANNING COUNCIL CHECKLIST
IMPLEMENTATION REGULATIONS**

**Consistency of the Plantation Comprehensive Plan
with the
State Comprehensive Plan**

State Goal	State Policy	City Element	City Policy #
Housing (5)	1	Housing	1.3.1
	2	Housing	1.4.1 and 1.4.2
	3	Housing	1.2., 1.2.2, 1.3.1, 1.3.2
	4	Housing	1.1.3
Water Resources (8)	10	Consv.	1.2.1, 1.2.2, 1.2.4 and 1.2.5
	11	Infra.	7.5.1 and 7.5.2
	12	Consv.	1.2.4
Natural & Recreational (10)	1	Consv.	1.3.1
	2	Rec.	1.1.1
	3	Consv.	1.3.1-1.3.6
Air Quality (11)	1	Consv.	1.1.1, 1.1.2
Energy (12)	3	Traffic	1.1.2
Hazardous & Non-Hazardous Waste (13)	1 and 3	Infra.	9.2.3
	6	Consv.	1.2.6
Land Use (16)	3	Land Use	1.6.1
	5	Land Use	1.1.1
	6	Land Use	1.1.2, 1.4.3, 1.6.1, 1.6.2
Public Facilities (18)	3	Capt. Imp.	1.3.3
	4	Capt. Imp.	1.4.1
Historical (198)	5 and 6	Housing	1.5.1
Transportation (20)	2 and 8	Mass Transit	1.2.1 and 1.2.2
	3 and 13	Traffic	1.5.1

IMPLEMENTATION REGULATIONS

1. Development Review Requirements

An application for development permit may be granted by the City of Plantation consistent with the City's Comprehensive Plan, certified Future Land Use Element, 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 protections, 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.
- d. School sites and school buildings will be adequate to serve the proposed development consistent with the Public Education Facilities section of the Broward County Land Use Plan when it becomes effective.
- e. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport of any planned or proposed airport as described in FAR Part 77.21(c)(2). (Ord. 1974, 4/13/94)

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 nonresidential 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, including the Certified Future Land Use Element, or the Broward County Land Use Plan. (Ord. 1974, 4/13/94)

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, including the Certified Future Land Use Element, or the Broward County Land Use Plan. (Ord. 1974, 4/13/94)

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 Rule 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.