

## 9. CAPITAL IMPROVEMENTS ELEMENT

**GOAL 1: The Town of Davie shall protect the substantial investments in public facilities that already exist and shall plan and finance new facilities to serve residents at adopted levels of service in a timely, orderly, and efficient manner that encourages intergeneration equity between taxes collected and services received.**

**OBJECTIVE 1: The Capital Improvements Element shall identify those capital facilities necessary to serve existing and proposed development in the Town of Davie at adopted levels of service identified in this Comprehensive Plan.**

Policy 1-1 Each fiscal year the Town Council shall adopt a five-year capital budget listing all capital improvements which are proposed to be undertaken during the ensuing five fiscal years. The capital improvement program shall include cost estimates, method of financing, and recommended time schedules for each listed improvement.

Policy 1-2 The Town shall utilize the standard database format for capital project proposals in order to provide a simpler, and easier to understand proposal process.

Policy -1-3 The five-year capital budget shall be consistent with this element, as amended and updated, and shall use this element as a basis for the inclusion of projects and projected construction dates.

Policy 1-4 The five-year capital budget will only include those projects which are financially feasible.

Policy 1-5 This element shall reflect the capital improvements needs identified in other elements of the Plan.

Policy 1-6 Capital projects shall be prioritized, with consideration given to the following criteria:

- (a) The immediacy of the need.
- (b) The financial feasibility of the project. This analysis shall consider developer contributions and grants from other governmental units.
- (c) The adopted plans of Broward County, adjacent municipalities and special districts. Interjurisdictional projects should be programmed to capitalize on simultaneous construction funding.
- (d) The need for periodic replacement and renewal of existing capital facilities.
- (e) The location of projects, with priority given to those located in newly developing areas, redevelopment areas, and communities<sup>2</sup> with a demonstrable need.
- (f) The operating and maintenance expenses associated with the entire useful life of each new capital improvement. The Town should not undertake projects which

- cannot be adequately operated and maintained.
- (g) Priority shall be given to the capital project(s) designed to correct conditions that create a public hazard.
  - (h) Whether the project complies with all applicable State or Federal mandates and statutes, or is necessary to comply with such decrees or statutes, such as the Clean Air Act.
  - (i) Whether the project improves public health and safety at public facilities, roads, bridges, etc.
  - (j) The consequences of deferring the project.
  - (k) Whether the project improves air or water quality, preserves open space or improves the appearance of the Town, neighborhood or street.
  - (l) Whether the project facilitates the overall sustainability of the community.

Policy 1-7 As required by law, annually update the Capital Improvements Element, ensuring its financial feasibility and provide the update to the Florida Department of Community Affairs (FDCA).

Policy 1-8 Annual debt service is limited to 15% of total revenue, and total bonded indebtedness is limited to 5% of the Town's property tax base.

Policy 1-9 The Town will evaluate the need for additional revenue sources to fund water supply and facility projects, and pursue the development of such additional revenue sources where necessary and feasible. The Town's proposed new Reverse Osmosis water and wastewater treatment plant is to be funded through the additional revenues generated by the utility rate increases adopted via Ordinance 2007-38.

Policy 1-10 The Town will adopt "green procurement" policies to guide future Town purchases.

[Policy 1-11 The Town shall maintain an asset management system to track the condition and performance of utility assets, ensuring that service levels remain consistent with the adopted levels of service outlined in this Comprehensive Plan.](#)

**OBJECTIVE 2: Land use decisions which impact the provision of public facilities and services shall take into consideration the ability of the Town of Davie to maintain adequate Levels of Service as described in the elements of this Comprehensive Plan.**

Policy 2-1 All proposed development shall be analyzed based on maximum development impact, unless appropriate sureties that reflect less than maximum impact are provided, to insure that the adopted levels essential services are available to accommodate such development. The determination shall be made during the platting process for land which must be platted or replatted prior to development, or during the site plan review process if platting is not required.

Policy 2-2 No plat or site plan shall be approved which will result in the regional transportation network operating below the adopted level of service as established in the Transportation Element.

Policy 2-3 No plat or site plan shall be approved without the reservation of adequate wastewater treatment capacity based on the projected need of the proposed development (projected average daily generation, in gallons), or which does not provide an adequate wastewater collection system.

Policy 2-4 No plat or site plan shall be approved without the reservation of potable water treatment capacity based on the projected need of the proposed development (projected average daily consumption, in gallons), or which does not provide an adequate distribution system.

Policy 2-5 No plat or site plan shall be approved which does not provide for the dedication of land for municipal recreation and open space purposes pursuant to the adopted level of service contained in the Parks, Recreation and Open Space element, or payment in lieu of dedication. The Town shall reserve the right to determine if the dedication of land is consistent with Comprehensive Plan goals, objectives and policies, or if payment into the Recreational Trust Fund is more appropriate.

Policy 2-6 No plat or site plan shall be approved which does not provide a storm water management system appropriate for the proposed development, in accord with the criteria of the appropriate drainage district(s) and the Town.

Policy 2-7 No plat or site plan shall be approved which does not provide the capacity to store and collect solid waste generated by the proposed development for recycling and/or disposal.

**OBJECTIVE 3: The Town will implement revenue policies which prevent undue or unbalanced reliance on certain revenues, especially property taxes, which distribute the costs of municipal services fairly, and which provide adequate funds to operate programs.**

Policy 3-1 Deficit financing is an inappropriate vehicle for the provision of public services needed to correct existing deficiencies.

Policy 3-2 User fees may be utilized to offset current operating costs and to create reserves for replacement of deteriorated or obsolete capital facilities.

Policy 3-3 Tax increment financing may be an appropriate tool for financing capital improvements in redevelopment areas

Policy 3-4 The Town will continually seek categorical grants-in-aid and discretionary grants from other units of government and private foundations for use in capital improvement financing; however, the Town shall not rely on these sources as a primary means of financing capital improvements.

Policy 3-5 The Town will coordinate with the Tax Collector's office to maintain a very high tax collection rate, to the extent consistent with the marginal costs of collection.

Policy 3-6 The Town will support economic development and the annexation of residential, commercial, and industrial parcels, provided such annexation is consistent with the Goals, Objectives and Policies of this Plan.

Policy 3-7 The Town will continue its low reliance on intergovernmental revenues as funding sources for normal operations and services.

Policy 3-8 The Town will maintain water and sewer rate structures which are adequate to insure that this enterprise fund remains self-supporting, and accommodate the costs of operation, capital plant maintenance, debt service, depreciation, [system improvement](#), and system expansion other than that required by new development.

**OBJECTIVE 4: The County, in collaboration with the School Board and the Town shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.**

Policy 4.1 Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a 5 year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all CSA's. This financially feasible schedule shall be updated on an annual basis and annually adopted into the CIE.

Policy 4.2 The uniform, district-wide LOS shall be 100% of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110% of permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy 4.3 The adopted LOS shall be applied consistently by Broward County, the municipalities and the School Board, district-wide to all schools of the same type.

Policy 4.4 The School Board's DEFP adopted by the School Board on September 7, 2010 are adopted by reference into the CIE.

**OBJECTIVE 5: Implementation of a concurrency management system (CMS) that will ensure that new development and redevelopment does not degrade public facility levels of service below adopted levels and is consistent with requirements of Florida Statutes (F.S.).**

Policy 5-1 Adopt the CMS into the land development regulations.

Policy 5-2 Pursuant to Florida Law, the CMS shall mandate that no development orders will be issued unless public facilities exist or are assured (i.e. in the Five Year SCI or through an enforceable development agreement, etc.) to meet or exceed the level of service standards concurrent with the impacts of development, or that development will be phased such that concurrency is maintained.

Policy 5-3 The following are the levels of service (LOS) standards adopted in the appropriate Comprehensive Plan elements:

1. Potable Water:
  - 145 gallons per capita per day (gpcd)
2. Sanitary Sewer:
  - 110 gpcd
3. Solid Waste: 8.9 pounds per unit per day
4. Parks and Recreation:
  - 10 acres per 1,000 population
5. Transportation:
  - Pursuant to Policies 2.1.1 through 2.1.5 of the Transportation Element.
6. Schools:
  - 100% of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110% of permanent Florida Inventory of School Housing (FISH) capacity

Policy 5-4 Allow for a system of proportionate fair-share mitigation of transportation facilities to meet the transportation concurrency requirement.

Policy 5-5 Through land development regulations and development review procedures the Town will coordinate the approval of new developments and entitlements with the availability of financially feasible water supply facility projects, as defined, described and scheduled in the Town's five year Schedule of Capital Improvements, and in accordance with the Town's Water Supply Facilities Work Plan.

Policy 5-6 In order to meet the concurrency requirement for parks and recreation, the facilities needed to maintain the parks and recreation LOS must be in place or under actual construction one year after issuance of a certificate of occupancy. If developer dedications are required in order for a proposed development to meet the concurrency requirement, any land needed should be dedicated or acquired by the Town prior to issuance of a certificate of occupancy. In the alternative, the developer may pay a fair share contribution for such facilities, and such contribution shall have been paid prior to issuance of the certificate of occupancy.

Policy 5-7 In order for a development to meet the concurrency requirement for transportation, Chapter 163, F.S. requires that the transportation facilities needed to serve the development shall be in place or under actual construction no later than three years after approval of a building permit. For facilities that remain to be constructed at the time of issuance of a building permit, Chapter 163, F.S. requires that the construction of the facilities within three years must be scheduled on the Five-Year Schedule of Capital Improvements.

### 3. INFRASTRUCTURE ELEMENT

**GOAL 1: Provide for the safe, efficient, and adequate supply of sanitary sewer treatment capacity, solid waste disposal, drainage facilities and potable water service for new and existing developments while maintaining and protecting the functions of natural ecosystems and allowing for development consistent with the Goals, Objectives and Policies of the Land Use Element of the Comprehensive Plan.**

#### SANITARY SEWER SERVICE

**OBJECTIVE 1: The Town shall provide adequate sanitary sewer service to the Davie service areas in a manner consistent with regulations promulgated by applicable regulatory agencies.**

Policy 1-1      The Level of Service (LOS) standard for sanitary sewer facilities is herein adopted to be 110 gallons per capita per day (gpcd), also described as 350 gallons per day (gpd) per equivalent residential connection (ERC) for potable water service. The ERC for various residential unit types, commercial, industrial and institutional connections shall be based on the following Daily Flow Table, which sets forth the minimum flow rates for evaluating the impact of development. The land development regulations may set higher flow generation rates based upon new data without being inconsistent with this Policy:

#### ANTICIPATED AVERAGE DAILY FLOW TABLE TYPES OF BUILDING USAGE

<b>RESIDENTIAL</b>	<b>Average</b>
<b>Daily Flow/Gallons per day</b>	
<b>SINGLE FAMILY DETACHED</b>	
Three (3) bedrooms	350 GPD
Two (2) bedrooms	300 GPD
Each additional bedroom	50 GPD
<b>MULTI-FAMILY BLDGS, INCLD TOWNHOUSE BLOCKS</b>	
Three (3) bedrooms	325 GPD
Two (2) bedrooms	275 GPD
One (1) bedroom	250 GPD
Efficiencies	
<b>DUPLEXES, TRIPLEXES OR QUADPLEXES</b>	Same as multi-family above

<b>MOBILE HOME PARKS</b>	
Single Coach Units (One bathroom)	200 GPD
Double Coach Units (Two bathrooms)	300 GPD
<b>TRAVEL TRAILER PARKS</b>	
Per Space	150 GPD
<b>OTHER THAN RESIDENTIAL</b>	
<b>Average Daily Flow/Gallons per Day</b>	
<b>AIRPORTS</b>	
Per Passenger	2 GPD
Per Employee	14 GPD
<b>ASSEMBLY HALLS (PER SEAT)</b>	2 GPD
<b>BAR &amp; LOUNGES W/NO FOOD SERVICE</b> (per seat)	20 GPD
<b>BEAUTY PARLORS</b> Per 100 sq. ft. of work area	30 GPD
<b>BOWLING ALLEYS</b> Per Lane (including Bar & Food Service)	200 GPD
<b>CAMPS</b>	
Day, No Food Service (Per Person)	25 GPD
Luxury resorts (Per Person)	100 GPD
Labor (Per Person)	100 GPD
Youth & Recreation (Per Person)	15 GPD
<b>CHURCHES (Per Sanctuary Seat)</b>	5 GPD
<b>DANCE Halls (Per Person)</b>	3 GPD
<b>DENTIST OFFICE (Per Chair)</b>	250 GPD
<b>FACTORIES</b>	
With Showers (Per person/shift or 100 s.f./shift)	30 GPD
W/O Showers (Per person/shift or 100 s.f./shift)	15 GPD
<b>FUNERAL HOMES (Per 100 s.f.)</b>	10 GPD
<b>HOSPITALS AND NURSING HOMES</b> Per Bed Space	200 GPD

Each Residential Staff	100 GPD	
HOTELS & motels (per room or unit)	150 GPD	
INSTITUTIONS (public, other than those listed herein) Per person including resident staff	100 GPD	
LAUNDRIES (COIN OPERATED) Per machine	275 GPD	
OFFICE BUILDING (except medical & dental) Per 100 ft of gross building area	15 GPD	
PARKS (public) With comfort station equipped w/flush toilets (per person)	10 GPD	
RECREATION BUILDINGS (per person)	2 GPD	
RESTAURANTS 24 hours per seat	50 GPD	
less than 24 hours, per seat	30 GPD	
Fast Food served on paper plates, (per seat)	25 GPD	
Drive-ins, per space	15 GPD	
Cary-out facilities (in addition to seat Drive-in), per 100 sq. ft. of kitchen floor space	50 GPD	
Plus, per employee	10 GPD	
SCHOOLS		
	Elem.	High/Col
Day - Per student or staff member	10	15
Add for shower/per student	5	5
Add for cafeteria/per student or staff	5	5
Boarding School/per student	100	100
Dormitories/per student	100	100
SERVICE STATIONS Full service stations		
First two bays	750 GPD	
Each additional bay	300 GPD	
Per fuel pump	100 GPD	
SELF-SERVICE STATIONS (no service bays) Per Fuel Pump	50 GPD	

Convenience store (per 100 sq. ft. Or fraction thereof)	25 GPD
<b>SHOPPING CENTER</b>	
Per sq. ft. of floor space; unless otherwise listed in this table Or otherwise determined by the Town Engineer	0.1 GPD
<b>STADIUMS, FRONTONS, BALL PARKS</b>	
Per seat	3 GPD
<b>STORES, RETAIL</b>	
(per sq. ft. of floor space)	0.1 GPD
<b>SPECULATION BUILDINGS</b>	
(per sq. ft. of floor space) to be readjusted upon occupancy	0.1 GPD
<b>THEATERS</b>	
Indoor per seat	10 GPD
Outdoor speaker	
<b>WAREHOUSES</b>	
With bathroom facilities in each bay (per sq. ft. of floor space)	0.1 GPD
With remote bathroom facilities (per sq. ft. of floor space)	0.04 GPD

The LOS standard shall also reflect other level of service standards utilized by Broward County pertaining to sanitary sewer facilities. The level of service standard shall be used to determine service adequacy during the earliest of the following processes, as applicable: time of plat approval, site plan approval or, building permit review.

- Policy 1-2 All effluents, sludges and other by-products of the wastewater treatment process shall be disposed of in a manner acceptable to applicable regulatory agencies, and in an environmentally sound manner.
  
- Policy 1-3 Sanitary sewer facilities shall be extended, to the extent that it is financially feasible, to those portions of the Davie service areas not currently served.
  
- Policy 1-4 The Davie Utilities Department shall coordinate with developers in the provision of adequate sanitary sewer service within the Davie service areas, with developers assuming the cost and construction requirements for extension of the system to accommodate development.

- Policy 1-5 All development applications that are to be served by septic tank must receive county environmental agency approval for the use of septic tanks prior to the issuance of development permits from the Town.
- Policy 1-6 The Town shall continue to identify areas served by septic tanks and sanitary sewer systems, including corresponding densities and soil suitability for septic tanks. The study will identify opportunities for sewer extension, where such extension will not encourage development contrary to plan objectives and policies regarding low residential density and semi-rural community character.
- Policy 1-7: The Town shall construct wastewater facilities that will supply at a minimum an additional 2 mgd of wastewater treatment capacity needed to accommodate the growth in the Town of Davie through the planning horizon of 2015. The Town's capacity for treatment shall provide a total treatment capacity of no less than 7 mgd by 2015. The Town shall plan for future facilities expansion that will treat at a minimum a total of 12 mgd of wastewater on an annual average basis needed to accommodate the growth in the Town of Davie through the long term planning horizon of 2030.

**OBJECTIVE 2: Areas within the Town not served by the Town of Davie utilities systems shall be assured an adequate level of wastewater disposal treatment service.**

- Policy 2-1 Through the Town's Development Review Process, and pursuant to applicable land development regulations, the Town shall assure adequacy of service consistent with the treatment standards established by Broward County's environmental protection regulations. Coordinate with other utility providers to ensure all residents of the Town are provided with adequate level of service standards.
- Policy 2-2 Provide residents information regarding the service boundaries for all utility providers servicing the Town, and contact information for those utility providers at the Town Hall location.
- Policy 2-3 Prior to approving a building permit or its functional equivalent, the Town shall consult with the appropriate water supplier to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent by the Town.
- Policy 2-4 Amend the Land Development Regulations to require new development provide verification that there will be adequate wastewater treatment capacity to serve the project prior to the issuance of a certificate of occupancy. The verification shall be from the wastewater treatment

provider, and shall be provided to the Town prior to the issuance of a building permit.

**OBJECTIVE 3: Discourage urban sprawl by continuing to require the use of sanitary sewer facilities where service is available in a financially feasible manner.**

Policy 3-1 Wastewater services shall be provided to users within the Davie service areas prior to expansion into new areas.

**SOLID WASTE DISPOSAL**

**OBJECTIVE 4: Insure the provision of adequate solid waste disposal service, recognizing that solid waste disposal is a regional function, and emphasizing resource recovery.**

Policy 4-1 The level of service standards adopted by Broward County shall be applicable for the Town of Davie; specifically, the following levels shall be adopted and utilized to assess adequacy of service as follows:

<b>Land Use</b>	<b>Amount of Solid Waste</b>
Residential	8.9 lbs. per unit per day
Industrial and Commercial	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 sq. ft. per day
School	
Grade School	10 lbs. per room & 1/4 lbs. per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
Institution	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for Aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

(Source: Broward County Solid Waste Element)

The level of service standard shall be used to determine service adequacy during the earliest of the following processes, as applicable: time of plat approval, site plan approval or building permit review.

Policy 4-2 Coordinate with appropriate regulatory agencies in the review and monitoring of procedures necessary to insure safe disposal of hazardous and biohazards wastes.

Policy 4-3 Maintain an Interlocal Agreement for the Resource Recovery System.

**OBJECTIVE 5: The Town shall strive to reduce by 30% the volume of landfilled materials, consistent with the County's overall 30% reduction.**

Policy 5-1 Coordinate with Broward County in its efforts to reduce the waste stream by encouraging source separation and recycling of solid waste.

## **DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE**

**OBJECTIVE 6: The Town shall guide development in accord with practices that assure reasonable flood protection and promote aquifer recharge.**

Policy 6-1 The level of service for water management shall consist of the following minimum design criteria:

- Federal Emergency Management Administration (F.E.M.A.) criteria for minimum floor elevations of building sites, floodplain protection provisions.
- Maximum allowable discharges of 3/4" per acre per day for properties west of 100th Avenue and 1 1/2" per acre per day for properties east of 100th Avenue, or as otherwise be required by the Central Broward Water Control District

Policy 6-2 Continue to work with the drainage districts exercising jurisdiction in the Town to insure provision of adequate improvements to the drainage system concurrent with development impacts. This shall be accomplished throughout the Development Review process, which shall assess the adequacy of essential service at the time of plat approval for properties requiring platting, and at site plan approval for properties not requiring platting.

Policy 6-3 Restrict on-site discharges within wellfield protection areas as depicted on the Future Land Use Plan map series and in accord with the Broward County Potable Water Supply Wellfield Protection Ordinance.

Policy 6-4 The land development regulations shall promote aquifer recharge by requiring the provision of green open space-within developments, or off-site, particularly in the most urban portions of the RAC and TOC where

urban transit-oriented development requires a high percentage of impervious surface.” By May, 2015 the land development regulations shall designate areas of the RAC and TOC within which all or part of the required pervious open space may be provided off-site on 1) private property under the control of the developer or under separate control but guaranteed through a restrictive covenant, easement or similar instrument; or, 2) public property specifically designated as a “receiving zone” to mitigate on-site open space requirements. That portion of any open space that is used to mitigate the on-site requirement for a given development shall not be used toward the on-site requirement where located, nor to mitigate the on-site requirement for any other development.

- Policy 6-5 Encourage and facilitate the creation and maintenance of revegetated wetlands, including mitigation sites, in areas of the Town that maximize the natural ecological benefits of such aquifer recharge sites.
- Policy 6-6 The Town adopts by reference the water quality standards contained in Article V, chapter 27 of the Broward County Code.
- Policy 6-7 The Town shall utilize the long-range water supply plans of the SFWMD as "best available information" under the requirements of the Growth Management Act, Chapter 163 F.S.
- Policy 6-8 The Town shall adopt the SFWMD standards for minimum stormwater flows and levels

## POTABLE WATER SERVICE

**OBJECTIVE 7: The Town shall provide adequate potable water service to the Davie service areas in a manner consistent with regulations promulgated by applicable regulatory agencies.**

- Policy 7-1 The Level of Service (LOS) Standard that is supported by and consistent with the [Town’s Water Supply Facility Work Plan 2025 Update Report](#)’s data and analysis for potable water facilities is herein adopted to be ~~129~~-94.8 gallons per capita per day (gpcd) for the Town’s service area.
- Policy 7-2 The Level of Service (LOS) Standard that is supported by and consistent with the City of Sunrise 2020 Ten- Year Water Supply Facilities Work Plan data and analysis for potable water facilities is herein adopted to be 102 gallons per capita per day (gpcd).
- Policy 7-3 The Level of Service (LOS) Standard that is supported by and consistent with the City of Hollywood Water Supply ~~Plan Potable Water Sub-Element~~[Facilities Work Plan—2020-2025 Update](#)’s data and analysis for potable water facilities is herein adopted to be ~~108~~-698.9 gallons per capita per day (gpcd).
- Policy 7-4 The Level of Service (LOS) Standard that is supported by and consistent with the Broward County Water Supply Facilities Work Plan – (~~2020-2025~~ Work Plan) data and analysis for potable water facilities is herein adopted to be ~~127~~-150 gallons per capita per day (gpcd).
- Policy 7-5 The Level of Service (LOS) Standard that is supported by and consistent with the City

of Fort Lauderdale Water Supply Facilities Work Plan – [2019-2025 Update](#) data and analysis for potable water facilities is herein adopted to be [164,155.9](#) gallons per capita per day (gpcd).

Policy 7-6 The Level of Service (LOS) Standard that is supported by and consistent with the Tindall Hammock Irrigation and Soil Conservation District (THISCD) Water Supply Facilities Work Plan – 2019 Update adopted to be “equivalent residential connections” (ERC) demand rate of 275 gallons per day (gpd). Any future level of service shall be coordinated with THISCD through the variety of formal and informal coordination mechanisms, such as formal agreements, committees, and meetings of potable water service providers, Town’s Committees, Boards, Council, and SFWMD.

Policy 7-7 All by-products of the water treatment process shall be disposed of in a manner acceptable to applicable regulatory agencies, and in an environmentally sound manner.

Policy 7-8 Potable water distribution system shall be extended, to the extent that it is financially feasible, to provide service to areas that are not currently served by the Town’s water system.

Policy 7-9 The Davie Utilities Department shall coordinate with developers and applicable water providers in all areas of the Town in the provision of adequate potable water services within the Davie service areas, with developers assuming the cost and construction requirements for extension of the system to accommodate development. [Concurrence with the Consumptive Use Permits shall be maintained.](#)

Policy 7-10 The Town shall coordinate with appropriate entities, including the South Florida Water Management District, in encouraging, implementing and publicizing conservation techniques at all times, not just during water conservation periods by Mandatory Year-Round Landscape Irrigation Conservation Measures (YRR) as adopted in Town Ordinance Section 25-32.

Policy 7-11 Land Development regulations shall encourage the use of native vegetation and Florida-friendly landscaping in new development to reduce dependency on potable water supply.

Policy 7-12 The Town’s [Water Supply Facility Work Plan 2025 Update Report](#)~~10-Year Water Supply Facilities Work Plan—2020 Update~~, prepared by ~~Stantec Consulting~~[Carollo Engineers Services](#), Inc., is adopted by reference into the Comprehensive Plan and shall be updated as needed or within eighteen months of an update to the South Florida Water Management District Regional Water Supply Plan.

[Policy 7-13 The Town shall identify and assess point and nonpoint pollution sources to protect water supply quality.](#)

[Policy 7.14: At where it is feasible, the Town shall adopt the demand management strategies described in Chapter 3 of the 2023-24 Lower East Coast Water Supply Plan Update that was developed by the South Florida Water Management District. The Town shall coordinate with the South Florida Water Management District for strategies to reduce per capita water use.](#)

**OBJECTIVE 8: Areas within the Town not served by the Town of Davie systems shall be assured an adequate level of potable water service.**

Policy 8-1 Through the Town's Development Review Process, and pursuant to applicable land development regulations, the Town may assure adequacy of service consistent with the minimum standards for the use of septic systems established by the Florida Department of Children and Family Services, through its Public Health Unit.

Policy 8-2 Prior to approval of a building permit or its functional equivalent, the Town shall consult with any applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.

Policy 8-3 Amend the Land Development Regulations to require new development provide verification that there will be adequate capacity to serve the project prior to the issuance of a certificate of occupancy. The verification shall be from the water supplier, and shall be provided to the Town prior to the issuance of a building permit.

Policy 8-4 The following Water Supply Facilities Work Plans are adopted by reference into the Comprehensive Plan and shall be updated as needed or within eighteen months of an update to the South Florida Water Management District Regional Water Supply Plan.

- Broward County Water Supply Facilities Work Plan (~~2020-2025~~ Work Plan), Broward County, prepared by Broward County
- City of Fort Lauderdale ~~10-Year~~ Water Supply Facilities Work Plan (~~2019-2025~~ Update), City of Fort Lauderdale, prepared by Hazen and Sawyer
- City of Hollywood Water Supply ~~Plan Potable Water Sub-Element~~ Facilities Work Plan (~~2020-2025~~ Update), City of Hollywood, prepared by ~~Hazen and Sawyer~~ [Carollo Engineers, Inc.](#)
- City of Sunrise 2020 Ten-Year Water Supply Facilities Work Plan, City of Sunrise, prepared by Stantec Consulting Services, Inc.
- Tindall Hammock Irrigation and Soil Conservation District 10-Year Water Supply Facilities Work Plan Update (2019, THISCD), prepared by GAI Consultants, Inc.

**OBJECTIVE 9: Discourage urban sprawl by continuing to require the use of municipal potable water service where service is available in a financially feasible manner.**

Policy 9-1 Potable water service shall be provided to users within the Davie service areas prior to expansion into new areas.

**OBJECTIVE 10: Develop and implement a Town-wide strategy for public water conservation.**

Policy 10-1 Develop and implement a water conservation education program to educate residents, businesses, and industries on the importance of water conservation. The program shall include such measures as pamphlets, web pages, and providing time and materials at Town Hall and at school and community events. [The Town shall coordinate and collaborate with the South Florida Water Management District when possible.](#)

Policy 10-2 Adopt water conservation measures with regard to Town property and Town operations, and comply with any water conservation ordinance in effect in the Town.

- Policy 10-3 Coordinate with the South Florida Water Management District concerning strategies to reduce per capita water use.
- Policy 10-4 Develop land development regulations requiring the installation of water reuse infrastructure on all new subdivisions, and commercial and multi-family developments.
- Policy 10-5 Pursue the establishment and use of reuse systems as part of the Town's water supply.
- Policy 10-6 Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent, or as may otherwise be provided by State law.
- Policy 10-7 The Town's water supply plan will be consistent with the standards and regulations established by the SFWMD, FDEP, State and other jurisdiction agencies.
- Policy 10-8 The Town will evaluate the production, expansion capabilities and life expectancy of the water treatment plants in each update to the water supply plan.
- Policy 10-9 Davie will continue to provide ~~for~~ new water supply sources from the Floridan aquifer or other alternative water supply sources, other than the Biscayne Aquifer.
- Policy 10-10 The Town shall encourage and promote the use of innovative and alternative technologies to augment water resources including; ~~conventional-advanced water-irrigation piping system~~ [technology](#), constructed wetlands, aquifer storage and recovery (ASR), groundwater recharge and indirect reuse systems.
- Policy 10-11 The Town shall [continue to participate in the Broward Water Partnership Conservation Program to promote and implement water conservation measures and inform residents of available County conservation incentives.](#) ~~apply for~~ [This program includes](#) water Savings Incentive Program (SIP) funds to provide residents with opportunities for replacement appliances that support water conservation.
- Policy 10-12 The Town will continue to utilize the Broward Water Advisory Board (WAB), Technical Advisory Committee (TAC), Surface Water Coordinating Committee (SWCC), or other Planning Work Group meetings, formal and informal communication with other local governments and potable water service providers to ensure that Town's potable water services are maintained.
- Policy 10-13 The Town will adopt Florida--Friendly landscape design requirement into the Land Development Code consistent with [the guidance in Section 373.185 of the Florida Statutes and those the principles](#) developed by the SFWMD and IFAS.
- Policy 10-14 The Town shall require new development and redevelopment to implement automatic self-actuating water conservation measures, to be utilized year-round during periods of declared drought. These conservation measures include restricted water use for irrigation purposes to the hours indicated in the South Florida Water Management District's Phased Water Use Restrictions.

[Policy 10-15 The Town shall continue to support and enforce compliance with Ordinance Section 25-32\(5\) to mandate year-round landscape irrigation restrictions.](#)

[Policy 10-16 The Town shall pursue grants, loans, cost-share, and other funding opportunities from](#)

federal, state, and private sources that may be available for water conservation projects.

Policy 10-17 The Town shall continue to participate in Broward County's NatureScape program to perform irrigation system evaluations and provide efficiency advice to large water users.

Policy 10-18 The Town shall evaluate whether mandated water conservation and reuse measures are appropriate.

## **INFRASTRUCTURE UTILITIES: GOALS, OBJECTIVES AND POLICIES**

All departments in the Town participating in the implementation of this Element shall be required to operate within the framework established by the Goals, Objectives and Policies. All decision-making with regard to capital improvements and expenditures, shall reflect the Goals, Objectives and Policies. Annual budget review and capital improvement programming shall reflect consideration of needs that have been determined with respect to the Goals, Objectives and Policies.

Town land development regulations shall be amended, as necessary, to implement the requirements of this Element.