

**NEIGHBORHOOD DESIGN
ELEMENT**

Plantation Acres
Area East of Turnpike
Plantation Drive Area
Jacaranda
Peters Road Area
Plantation Midtown

INTRODUCTION

The following constitutes an urban design analysis of Plantation's neighborhoods. The five "Flexibility Zones" as designated in the City's Future Land Use Plan were used as the neighborhood areas for analysis. Plantation Midtown was separated out of "Flex Zone" 75 for its own analysis and recommendations. It is recognized that most of these "flex zones" are made up of several neighborhoods.

The intent of this optional element is to use these analyses (and related policies in Volume I as a basis for:

- reviewing zoning and land use change requests
- developing City capital improvements
- discussions with neighborhood groups
- policy formation by City officials

The analysis is urban design in orientation and based upon data contained in other elements.

**FLEX ZONE 68
PLANTATION ACRES**

Analysis: Problems and Opportunities

1. The 118th Avenue Corridor:

This area is unique in its large lot, rural residential character. Horse ownership is prevalent. Some pressure for change may result from the adjacent regional shopping center and related traffic. The Special Public Interest zoning overlay district recognizes the unique nature of the area and its need for special protection.

2. Lago Mar Area:

This southwestern part of the zone is unique in its full range of housing types including a mobile home park, three-story, multifamily structures and up scale single family detached houses. However, the land use change pressure may be particularly acute here due to the Flamingo Road -Broward Boulevard –I-595 intersection complex in this zone. At a minimum, the traffic volume increases will be significant.

Housing quality is excellent in this area. There is ongoing interest in redevelopment of the mobile home park.

FLEX ZONE 73
NEIGHBORHOOD EAST OF TURNPIKE

Analysis: Problems and opportunities

1. North of Broward Boulevard:

Among the problems noted are:

- there are some signs of housing deterioration and related blighting conditions. These conditions are being addressed through the use of SHIP and CDBG rehabilitation funds for housing and capital improvements.

A moderate problem with potential opportunities is the hospital/medical office/apartment complex along the eastern edge of the neighborhood. The problem is the obscure, confusing, and uncoordinated circulation system serving the area.

2. State Road 7 – Plantation Gateway District:

The Plantation Gateway Development District under the Safe Neighborhood Act, is a Special Taxing District. In addition, this area has also been designated a Community Redevelopment Area (CRA).

Streetscape improvements have been implemented. New construction of residential and commercial properties has been initiated, and code enforcement has been ongoing. The district has improved drastically over the past 10 years.

The key opportunity is to continue to promote the district to enhance its economic viability and to actively promote redevelopment of sites consistent with City approved plans.

**FLEX ZONE 74
THE NORTHWEST 70TH AVENUE -
PLANTATION DRIVE AREA**

Analysis: Problems and opportunities:

1. The Northwest 4th Street sub-area:

There are really four elements to this sub-area:

- The office/governmental center along Northwest 5th Street.
- The condominium concentration in the vicinity of Northwest 4th Street and Cypress Road.
- The two retail shopping centers largely oriented toward Broward Boulevard.

A key opportunity is to continue to enforce codes in the area so large concentrations of older condominium developments remain economically vibrant.

2. The Southeastern Area:

The area south of the linear park and east of Holly Lane is unique in its older housing, large lots, tree canopy and varying architecture plus the Botanical Park with its library and museum. Additionally, North Fig Tree and Royal Palm Avenues provide unusually dramatic entryways from Broward Boulevard.

3. The Industrial Parks:

The area along the eastern side of Sunrise Boulevard provides an important tax and job base for Plantation. Nearby is the Motorola plant, just to the west of this flex zone. A neighborhood plan has been completed and is in the process of being implemented. With pressure to redevelop sites for affordable housing all efforts should be made to maintain this tax and job base.

FLEX ZONE 75 JACARANDA

Note: The Plantation Midtown area of this zone is analyzed separately.

Analysis: Problems and Opportunities

Each of the six developed sections follows a similar design scheme with a lake, park, golf course, or canal system forming the central focal point for surrounding single family detached houses. The multifamily housing and some commercial is then located at the edges of each neighborhood.

Housing conditions are excellent. The only problems appear to be inadequate pedestrian circulation between various residential, park and commercial areas. Some of the neighborhoods could benefit from an urban design focal point.

With increased pressure for residential development, it is important for the City to preserve open space including golf course facilities so as to ensure a balance of residential, commercial and open space/recreation.

FLEX ZONE 76 PETERS ROAD NEIGHBORHOOD

Analysis: Problems and Opportunities

This zone has four district quadrants. All four are characterized by well maintained housing almost all of which is single family detached.

1. Northwest:

The Plantation Preserve forms the focal point for one-half of the neighborhood and two lakes perform the same role for the other two subsections.

E1 Dorado Parkway (from Broward Boulevard) and Southwest 69th Avenue (from Peters Road) constitute strong landscaped entry points.

2. Southwest:

Again, a lake forms the centerpiece of this subarea. There are strong landscaped entrances from Peters Road into Southwest 67th Terrace, Southwest 71st Avenue, and Southwest 75th Avenue.

3. Southeast:

Southwest 59th Avenue provides the strong tree lined boulevard spine of this Plantation Isles subarea. The Southwest 54th Avenue entrance to the high school area is weaker.

The canal system provides the identity and character of this subarea.

4. Northeast:

A lake and adjacent City park form the focal point for this sub-area. Fig Tree Lane (Southwest 59th Avenue) provides a strong collector function.

5. Parks:

The County's Heritage Park is at the center of this zone, touching all four quadrants. Although well designed internally, it does not relate well to the residential quadrants, instead looking and functioning more independently.

The proposed linear park along the North New River Canal should serve to complement these two southern sub-areas.

PLANTATION MIDTOWN

A Portion of Flex Zone 75 – Plantation Midtown

Analysis: Problems and Opportunities

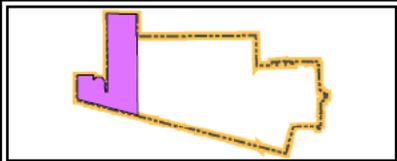
A recent Conceptual Master Plan was conducted to achieve a circulation, parking, and building configuration that permits people to move easily throughout the area once they leave their car (or their bus stop) as one does in most traditional downtowns i.e., without the need to use the car. Also, the Midtown Trolley has begun servicing this area to help eliminate unneeded trips.

Some of the challenges that faced the area, which necessitated the development of a master plan are as follows:

- most of the buildings are surrounded by large parking lots, thereby making travel from one building to another difficult other than by car.
- within the next 15 years, over 100,000 vehicles per day will be attempting to move through the Broward-University intersection i.e., acute congestion making auto traffic across Broward Boulevard difficult during most of the day.
- there is no clear collector boulevard through the downtown to provide an attractive "main street" or to give clear continuous circulation to visitors or buses.
- there are no residential structures located in the district to make for a viable activity center.

There are excellent opportunities to move forward with the implementation of the Conceptual Master Plan. A significant amount of Class A office space, Fortune 500 companies and pending mixed use development all contribute to the opportunity to redevelop the District consistent with Plan components.

The City needs to move forward with plan elements consistent with the phasing programs as outlined. Key is to incorporate roadway and transit improvements as residential units are developed.



Key Map

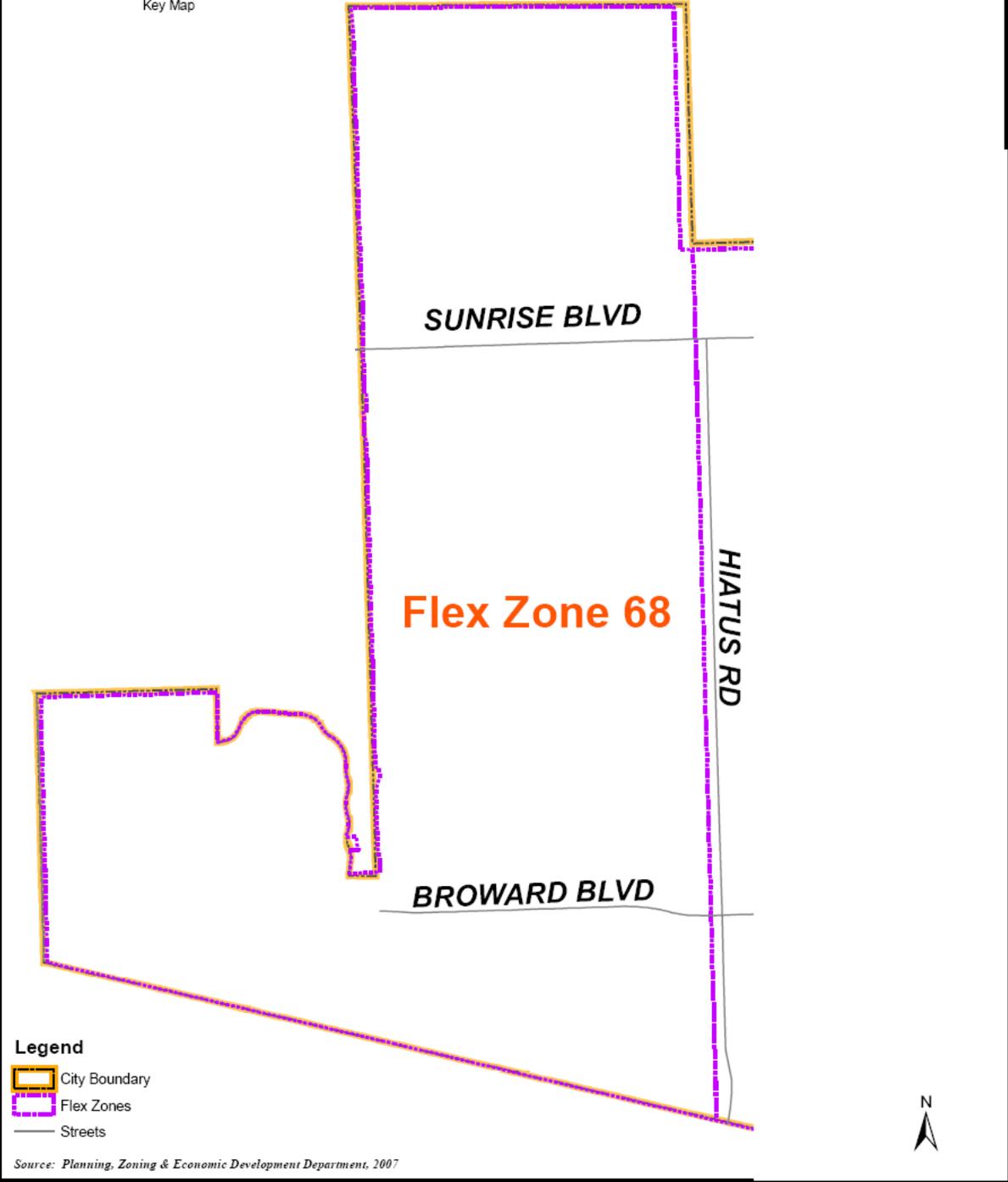
City of Plantation

Flex Zone 68

Figure 2.8



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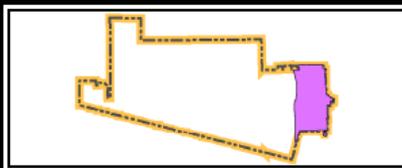


Legend

-  City Boundary
-  Flex Zones
-  Streets

Source: Planning, Zoning & Economic Development Department, 2007





City of Plantation

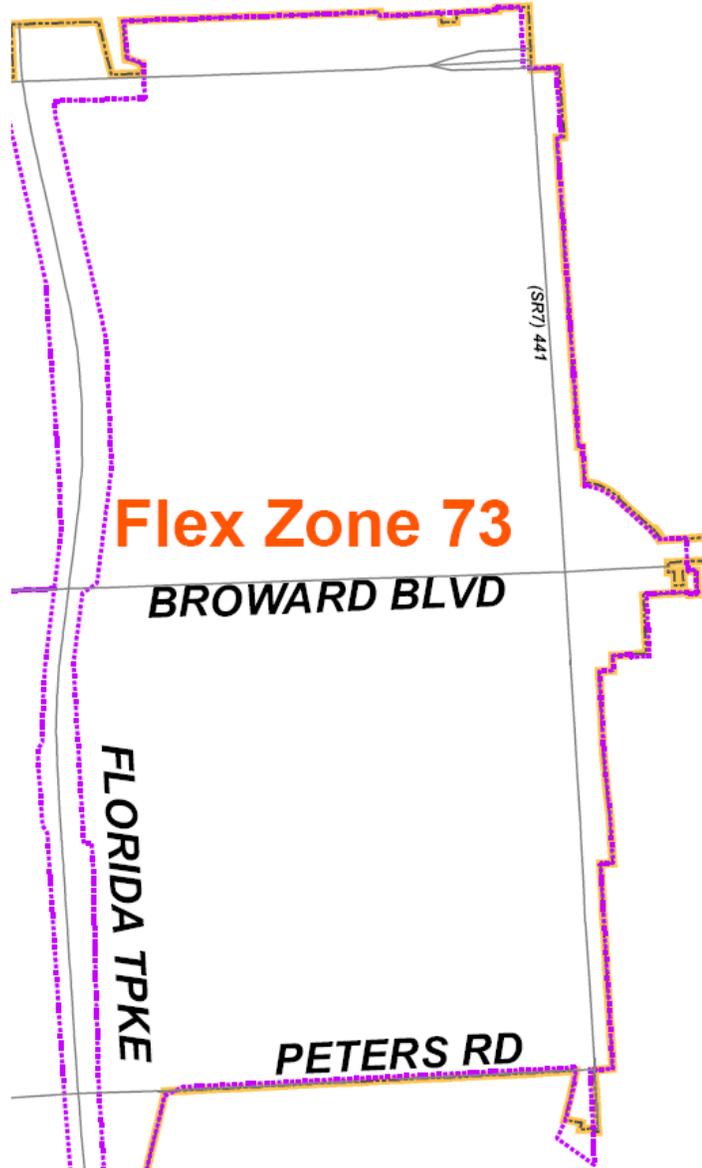
Flex Zone 73

Figure 2.9



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Key Map

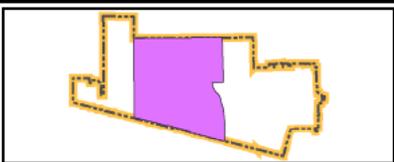


Legend

-  City Boundary
-  Flex Zones
-  Streets

Source: *Planning, Zoning & Economic Development Department, 2007*





Key Map

City of Plantation
Flex Zone 75
Figure 2.11

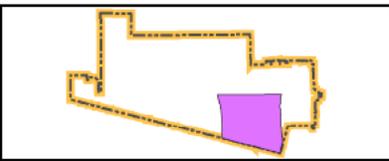


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- Legend**
-  City Boundary
 -  Flex Zones
 -  Streets

Source: Planning, Zoning & Economic Development Department, 2007



Key Map

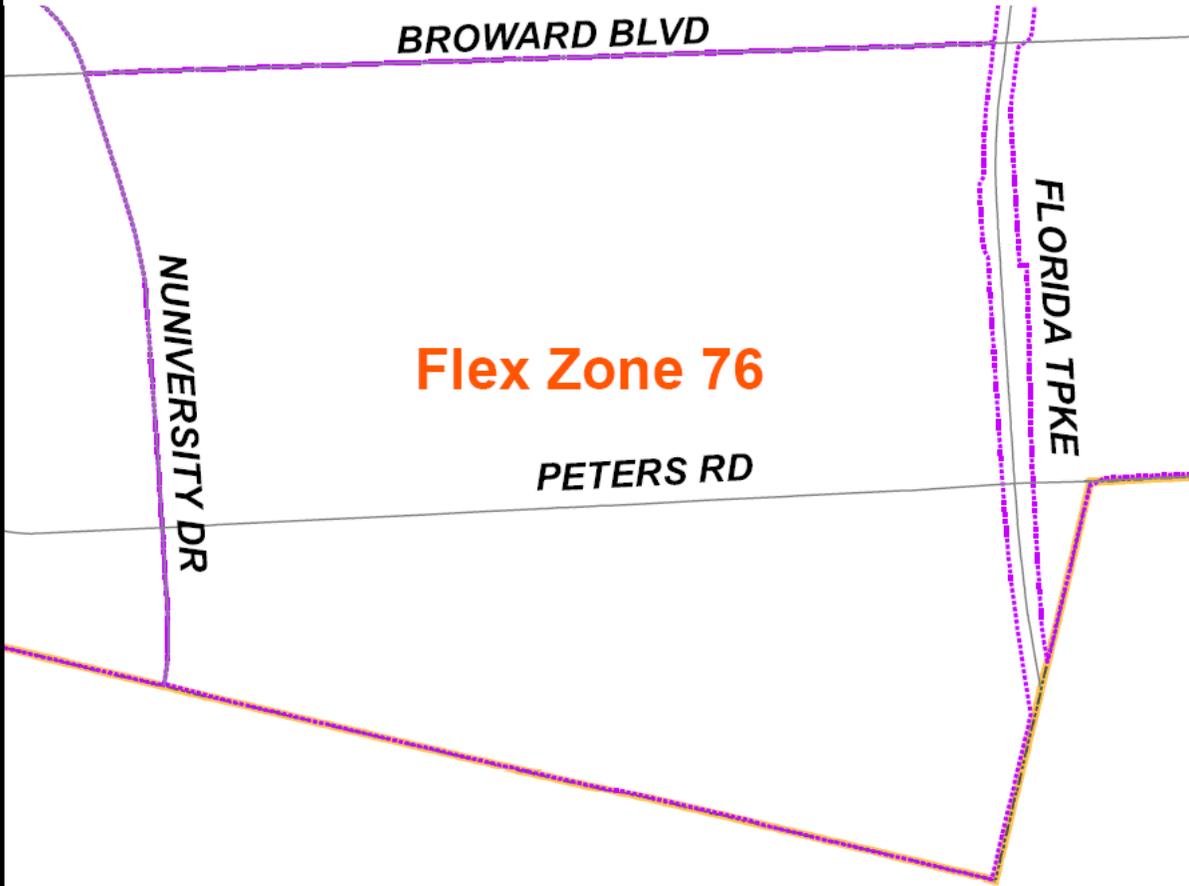
City of Plantation

Flex Zone 76

Figure 2.12



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Flex Zone 76

Legend

-  City Boundary
-  Flex Zones
-  Streets



Source: *Planning, Zoning & Economic Development Department, 2007*

