



**Country Club Estates  
Neighborhood Plan Report**

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**Prepared by the City of Plantation Planning, Zoning and  
Economic Development Department in conjunction with  
the Country Club Estates Homeowners Association**

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## **I. PLANNING PROCESS**

### ***A. Neighborhood Organizational Structure and Process***

The City of Plantation's approach to neighborhood planning in Country Club Estates neighborhood was developed and implemented to directly solicit the needs and desires of the people who reside in their own neighborhood. The citizens are the ones that can best identify issues and concerns and help provide solutions for the issues. The neighborhood citizens worked in partnership with City staff to identify and assess needs, build consensus and create a work plan for resolving issues. A series of monthly meetings were held beginning in September, 1999 to take the neighborhood through the planning process.

City staff created an initial planning framework to guide the neighborhood, and prepared a series of recommendations for improvements. This framework was intended to assist the neighborhood in moving forward, create manageable priorities and establish a process for implementing recommendations.

### ***B. Statement of Purpose***

The Mayor and City Council of the City of Plantation commissioned the Country Club Estates Neighborhood Plan in response to the concerns regarding the long-term quality of life in the neighborhood. The Country Club Estates neighborhood was one of the first neighborhoods chosen in which to conduct a planning study as it is one of the older neighborhoods within the City. This neighborhood plan is a specific strategy to plot a course for the ongoing investment by the City in the Country Club Estates neighborhood.

### ***C. Citizen Participation***

As part of the City's ongoing commitment to public participation, the City initiated a neighborhood planning approach for the Country Club Estates neighborhood. City staff proposed a geographic area for inclusion in the neighborhood (see Appendix B). The City and residents confirmed the geographic study area. City staff compiled a mailing list of homeowners and tenants from the City's database. In addition, City staff researched property owners using Broward County tax records.

As the plan was devised and put in place for the Country Club Estates neighborhood, information was continually made available to the entire neighborhood to ensure continued communication between the city and the residents.

## ***D. Implementing the Planning Process***

At the initial meeting with residents, City staff provided background information on the neighborhood planning process to ensure a sense of comfort with the process. Staff outlined the advantages to neighborhood planning which include:

- Grass Roots Level Planning
- Plan is Developed Together: Neighborhood Residents and City
- Plan Serves as a Concrete Statement of Direction for the Neighborhood

Staff also discussed the following keys to success of the process:

- Must Move Efficiently - Not Take Too Long
- Residents & City Must be Committed to Process
- Plan Must be Developed by Residents - They Need to Know That the Plan is Theirs
- Everyone Must Maintain a Positive Attitude, and Focus on the Future

Once the basic groundwork was laid for the development of a successful neighborhood plan, a schedule of meetings was developed to ensure citizen participation throughout the process:

- Meeting 1 -September 16: Kick-off Meeting / What is Neighborhood Planning?  
Distribute Survey (see Appendix C)
- Meeting 2 -October 21: Issue Discussion / Present Survey Results / Categorize & Define  
Issues \*Volunteers: History
- Meeting 3 -December 16: Recommendations on Issues Present Recommendations &  
Neighborhood Feedback
- Meeting 4 -February 17: Present Report to Residents
- Meeting 5 -March 16: Endorsement of Neighborhood Plan

## **II. NEIGHBORHOOD ESTABLISHMENT**

### ***A. Boundary Delineation***

The Country Club Estates neighborhood is comprised of approximately 613 acres and is located in the southeast corner of the City, just south of West Broward Boulevard, east of Florida's Turnpike, and north of Peters Rd. Also included in the study area was the residential area just south of Peters Road, which encompasses Plantation Point. For the purposes of neighborhood planning, Country Club Estates has been defined to include areas with Community Facility, Commercial Recreation, and Residential Land Uses, zoned Community Facility (CF-P), (S-GC), and Residential (RS-1A), (RS-2B), (RS-3C) (RS-4K). While different zoning types exist in the defined area, these different zones co-exist to create an easily identifiable "neighborhood" (see attached Country Club Estates map – Appendix B).

## ***B. Neighborhood History***

The area that today comprises the Plantation Country Club Estates neighborhood was originally part of the City of Fort Lauderdale. In 1926, the City founded and constructed the Fort Lauderdale Country Club, a municipal golf course facility. Francis L. Abreau, a local architect who designed a number of significant structures in and around the Fort Lauderdale area, designed the Clubhouse, the construction of which was delayed by the 1926 hurricane. Golf professional Norman Sommers would be associated with the Club for many years.

In September 1947 a major flood engulfed all but 7 holes. Tony Bryan of the historically significant Bryan family intended to develop the area surrounding the Golf Course, but backed out due to the lost economy of the "great flood." Luther Remsburg began developing the area adjacent to the Country Club in the late forties and early fifties. In 1951 the Golf Club was expanded with another 18-hole course. Cravero Homes built many of the homes in the Country Club Estates area. The homes closest to the golf course were slightly higher in cost, with the most expensive ones bordering the course itself. Most of the homes consisted of three bedrooms / two baths with a carport, and were architecturally typical of the time. The houses bordering the north course were mostly larger homes with 3-4 bedrooms and 2 baths. The lot sizes were large (1/2 acre or more) and some had swimming pools. The area had large shade trees and large expanses of green lawns in front of well kept homes of diverse architecture.

During the early 1950's, Eugene Stoner circulated a petition to the Country Club area residents to vote to be annexed by Plantation. When Plantation became a city in 1953, it incorporated the entire square mile sector southeast of Broward Boulevard and east of the Turnpike, which included the Country Club and the surrounding neighborhood. In 1957, the Men's Golf Association purchased the sprawling 297-acre complex privatizing the course from that point forward.

The State Road 7 Corridor was early Plantation's business district -- a thriving commercial hub where Country Club Estates neighborhood residents could walk to a variety of stores and restaurants.

## ***C. Existing Conditions***

Country Club Estates is a thriving and diverse community made up of over 1,800 residents in approximately 700 households. The neighborhood will be the recipient of a new multi-use community center located just north of Country Club Estates in the Plantation Park East neighborhood, which will help serve the needs of the citizenry.

Much of the housing stock is between 40 to 50 years old, which is considered among some of the oldest housing in the City. The neighborhood is considered fairly stable with long-term home-ownership. The housing stock, in general, is in good condition. There are a number of conditions that may indicate the beginning of decline, which if allowed to continue, will be detrimental to the neighborhood. Most homes are very well kept yet there are a few poorly maintained dwelling units, which detract from the continuity of the properties throughout the neighborhood. Some dwelling units are in need of painting and minor structural repairs. Some properties exhibiting poorly maintained or nonexistent landscaping also detract from the overall aesthetics of the neighborhood.

The number of street trees could be enhanced, improving the look and function of the streets and pedestrian ways. Country Club Circle pathway is generally in good condition, however, could use surface improvement and parkway amenities. The drainage infrastructure is adequate and new potable water system has been recently installed.

### **III. NEEDS ASSESSMENT AND ANALYSIS – COMMUNITY VISION**

According to the survey taken of the entire neighborhood, most agree the same characteristics that attracted residents to the neighborhood in the first place still hold true today, however, some aspects, i.e. code enforcement, State Road 7, could use improvement. Many commented on the size and affordability of the well-built houses, and on the cleanliness and central location of the community. Most surveyed agreed that Country Club Estates is their favorite neighborhood in the City and that they enjoy living there.

With regard to crime or community policing and education, these areas drew little concern. Surveys revealed that residents identified only a few related issues. Only 5 people identified crime as an important issue to address, while the majority identified crime as a relatively low concern. In addition, residents identified various public services and facilities including police protection with an overwhelmingly good rating. Residents should be aware that Community Policing, Crime Watch and Outreach Center Programs exist, and that these programs serve to elevate the awareness of crime prevention measures.

With regard to education, residents were split on the school issue, half felt schools were good and half felt they were not. Residents should be aware that the City and Chamber of Commerce Education Advisory Boards are currently working with the School Board on a program to identify specific needs within each school in Plantation.

In order to organize the recommendations and prioritization process for the community, City staff created the following functional framework for issues: Identification of the issues affecting Country Club Estates (Findings), statement of desired outcome (Goals), and steps to achieve these outcomes (Recommendations / Action Steps).

#### ***Issue 1 – Transportation / Circulation***

##### **Findings**

1. Speeding and excess volume on entire length of Country Club Circle.
2. Running stop sign at 45<sup>th</sup> Avenue and 11<sup>th</sup> Street.
3. Driving on swale at 46<sup>th</sup> Avenue (north) and CC Circle.
4. Speeding and volume of vehicles exiting the Country Club.
5. Left turn at 50<sup>th</sup> Avenue onto Peters Road is not permitted.

##### **Goals**

1. Slow and reduce traffic through area.
2. Enforce stop signs.
3. Improve traffic circulation exiting onto Peters Road.

## **Recommendations / Action Steps**

1. Police Department to conduct periodic speed limit and stop sign enforcement in effort to slow traffic through the neighborhood.
2. City Engineer, in conjunction with Keith and Schnars with input from the residents, to initiate traffic circulation study regarding ingress and egress to Peters Road. City Engineer does not recommend left turn at 50<sup>th</sup> Ave. for safety purposes.

## ***Issue 2 – Code Enforcement***

### **Findings**

1. Poor house and yard maintenance.
2. Large vehicles, trucks, RV's parked / stored on lots.
3. Littering by cut through traffic.
4. Noise: barking dogs, turnpike, Harley-Davidson test driving.
5. Commercial property maintenance / code enforcement – Peters Road and 441 businesses.

**Exhibit #1      Poor Property Maintenance**



**Exhibit #2 Poor Property Maintenance/Vehicles**



**Exhibit #3 Parking of Oversized Vehicles in Front Yard**



**Exhibit #4      Parking of Oversized Vehicle in Front Yard**



**Exhibit #5      Poor Commercial Structure / Appearance**



**Goals**

1. Enhance and enforce property maintenance standards.
2. Remedy large vehicle storage problem.
3. Reduce littering.
4. Reduce noise.
5. Maintain commercial properties.

## Recommendations / Action Steps

1. Revise City code through pending Community Appearance Ordinance.
2. Code enforcement goal is to be proactive and consistent in its work.
3. New door hanger tags and new notice of violation forms, which include warning, are being utilized.
4. Revise City Code with Ordinance regarding parking of recreational vehicles. Alternative options will be looked into to accommodate vehicles and /or hardship.
5. Work with City Attorney to simplify and clarify City Codes.
6. Increase citizen awareness by providing amended and adopted Ordinances to Homeowners Association.

**Exhibit #6 Well Maintained Property**



**Exhibit #7 Well Maintained Property**



**Exhibit #8 Well Maintained Commercial Property**



***Issue 3 – Infrastructure / Landscape & Beautification Improvements***

**Findings**

1. Lack of street trees and insufficient tree canopy
2. Dead-end streets by walls need improvement / maintenance
3. Landscape and amenity improvements around Country Club, i.e. plantings, trash receptacles, benches, improved pathway lighting, etc.
4. Street trees require maintenance.
5. Improve entrance at 45<sup>th</sup> Avenue (Peters Rd) - landscape improvements.
6. Streets throughout entire neighborhood need resurfacing.
7. Landscaping along Broward Boulevard needs improvement.
8. Need better communication with residents on water line improvement project.

**Exhibit #9 Poorly Maintained Dead-End Wall**



## Exhibit #10 Lack of Linear Park Amenities



### Goals

1. Provide more street trees and improved tree canopy.
2. Landscaping at dead-end streets.
3. Improve landscape and amenities around the Country Club.
4. Improve entrance at 45<sup>th</sup> Avenue and Peters Road.
5. Resurface roads throughout neighborhood.
6. Improve landscape along Broward Boulevard.

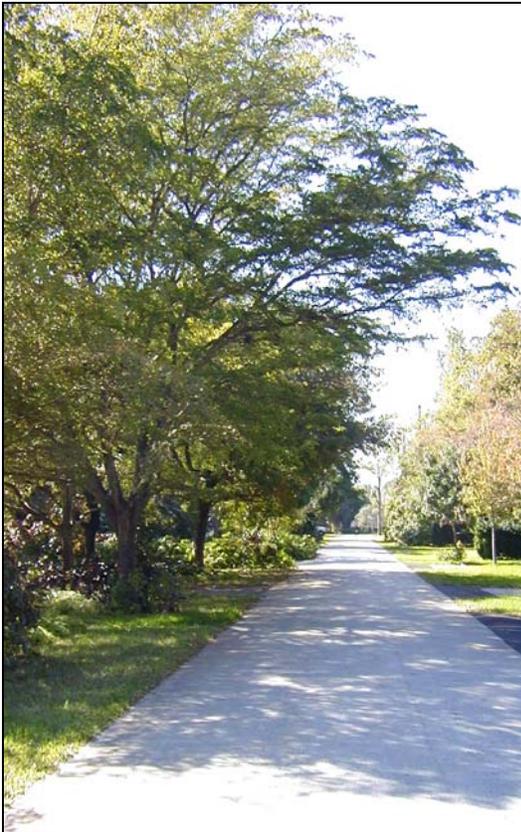
### Recommendations / Action Steps

1. Install more street trees and improve tree canopy (i.e., Street Tree Program). Homeowners Association to advise residents of program availability through the City Landscape Department.
2. Association to work with City staff on improving appearance of dead-end streets and other areas by applying for a Broward Beautiful grant.
3. Landscape and amenity improvements around Country Club, i.e. irrigation, plantings, trash receptacles, benches, etc. City staff to develop a budget for proposed improvements.
4. Public Works has surveyed missing sections of path around Country Club and will install new asphalt with tie-ins to street.
5. City staff will explore the possibility of locating low level lighting around Country Club perimeter. Checking with FPL program.
6. After completion of a traffic study, the Landscape Architect and City Engineer to coordinate improving entrance at Peters Road (landscaping, entryway sign feature, and traffic circulation, etc.), and installation of City entrance signage at Davie Blvd. and Peters Road.
7. Public Works plans to micro surface roadways throughout entire neighborhood after completion of the water main project.

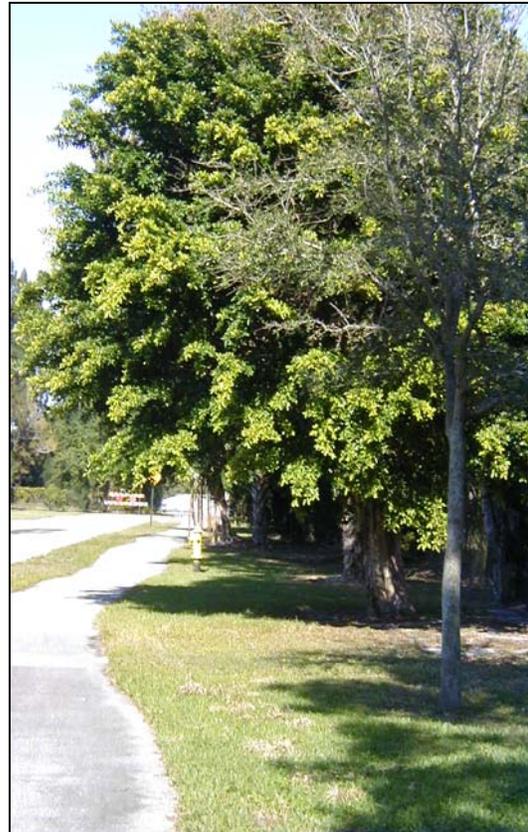
**Exhibit #11 Well Maintained / Landscaped Dead-End Wall**



**Exhibit # 12 Mature Street Trees**



**Exhibit #13 Linear Park**



## **Issue 4 - Parks and Open Space**

### **Findings**

1. Lack of recreation / senior citizens programs.
2. Lack of community / recreation center.
3. Lack of neighborhood gym.
4. Lack of parks and open space, including amenities.

### **Goals**

1. Provide recreation / senior citizen programs.
2. Provide community center.
3. Provide neighborhood gym.
4. Provide parks and open space.

### **Recommendations / Action Steps**

1. A multi-purpose center will be constructed at current elementary school site. The City is hiring an architect to analyze site and design a suitable facility.
2. The Parks and Recreation Department will coordinate programming at the new multi-purpose center, and will meet with the residents in the community to determine what programs are desired.
3. The Landscape and Parks and Recreation Departments are preparing plans for a linear park that will potentially run along the eastside of Florida's Turnpike and possibly tie into utility owned property at 50<sup>th</sup> and Peters Road.
4. City staff to look into possibility of utilizing McGinnis property and Fort Lauderdale wellfield for recreation and open space usage.

### **Exhibit #15 Fort Lauderdale Well-Field**



#### **IV. IMPLEMENTATION SCHEDULE – CAPITAL IMPROVEMENTS PLAN**

After the community carefully considers the entire range of issues affecting their neighborhood, it must prioritize the activities that can be undertaken to alleviate problems and result in the most benefit to all of the community citizens. The Country Club Estates neighborhood and City staff created a capital improvements plan that sets a timeframe for implementing projects and identifies a funding source (or funding sources) for each project (see Appendix A).