



Plantation
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**Lauderdale West Area
Neighborhood Plan Report**

August 2002

**Prepared by the City of Plantation Planning, Zoning and Economic
Development Department in conjunction with Lauderdale West,
Hamilton House, Jacaranda Heights, Harbor Town, Southern Pointe,
Islandia, Los Prados, Bayberry Village and Parc Village**

Approved by the Plantation City Council, August 2002

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Lauderdale West Area Neighborhood Plan Report

I. PLANNING PROCESS

A. Neighborhood Organizational Structure and Process

The City of Plantation's approach to neighborhood planning in Lauderdale West Area 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 February 2002 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 Lauderdale West Area Neighborhood Plan in response to the concerns regarding the long-term quality of life in the neighborhood. This neighborhood plan is a specific strategy to plot a course for the ongoing investment by the City in the Lauderdale West Area neighborhood.

C. Citizen Participation

As part of the City's ongoing commitment to public participation, the City initiated a neighborhood planning approach for the Lauderdale West Area 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 coordinated with the Neighborhood Association in the mailing of a survey along with the Association Newsletter to solicit input from as many residents as possible. In addition, surveys were sent to the following apartments or condominium complexes located in the study area: Hamilton House, Jacaranda Heights, Harbor Town, Southern Pointe, Islandia, Los Prados, Bayberry Village and Parc Village.

As the plan was devised and put in place for the Lauderdale West Area 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 -February 11: Kick-off Meeting / What is Neighborhood Planning?
 Distribute Surveys (February 25) (see Appendix C)
- Meeting 2 -April 8: Invite Surrounding Communities / Present Survey Results /
 Issue Discussion / Categorize & Define Issues
- Meeting 3 -June 10: Recommendations on Issues / Neighborhood Feedback
- Meeting 4 -July 8: Present Report to Residents / Approval of Draft Report

II. NEIGHBORHOOD ESTABLISHMENT

A. Boundary Delineation

Lauderdale West is comprised of approximately 258 acres and is located in the north/central portion of the City, just west of University Drive, and east of Pine Island Road, and north of Cleary Boulevard and south of Sunrise Boulevard. For the purposes of neighborhood planning, the Lauderdale West Area has been defined to include areas with Park and Residential Land Uses, zoned Park (S-CP) and Residential (PRD-8Q) creating an easily identifiable "neighborhood." Surrounding Lauderdale West on three sides is a number of apartment and condominium complexes zoned from PRD-5Q to PRD-16Q on approximately 328 acres. (See attached Lauderdale West Area map – Appendix B.)

B. Neighborhood History

Lauderdale West was created in 1972 through the cooperation of Gulfstream Land Development Corporation and Campanelli Industries together known as Lauderdale West Associates. By 1976, with Phase IV about to break ground, Lauderdale West Development Corporation was a sole entity. Soon after Phase I was developed, the Lauderdale West Club was formed to organize the social and entertainment programs. Until July 23, 1974, Lauderdale West was part of Unincorporated Broward County. By a majority of votes, residents voted to become part of Plantation over Sunrise. The City of Plantation overwhelmingly voted to accept Lauderdale West as part of their City. Lauderdale West is today an active and influential voting block.

On July 4, 1976 residents assumed control over all facets of the condominium community's operations under Lauderdale West Community Association No.1 Inc. and elected a Board of Directors and officers. Volunteers who head various service committees run much of the organization, and along with the Board of Directors do an outstanding job of managing all aspects of the community. An important milestone in the history of Lauderdale West was when the Lauderdale West Community Association, after winning a court battle with the developers, bought their recreation lease for \$3.2 Million.

Much of the activity emanates from the Lauderdale West Clubhouse, replaced after a disastrous fire in the 1980s, which houses its administrative offices and activity rooms. Lauderdale West continues to be an affordable haven for older and/or retired individuals who desire to pursue an active and socially rewarding lifestyle. The apartments and condominiums that surround Lauderdale West were constructed in the 1970's and 1980's, adding to the diverse housing choices in the area.

C. Existing Conditions

Lauderdale West is a thriving and diverse community made up of over 2,700 residents in approximately 1,359 households. The housing stock is similar in appearance; however contain single-family houses, duplexes and fourplexes. The neighborhood is considered fairly stable, and includes both long-term homeowners, as well as newcomers. The housing stock is in very good condition and most homes are very well kept, which provides a nice continuity throughout the neighborhood. The surrounding apartment and condominium complexes are nicely maintained and have won landscape awards in the past.

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. traffic management, landscape and infrastructure, could use improvement. Many commented on the affordability of the houses, the social advantages, and the central location of the community. Most surveyed agreed that Lauderdale West is their favorite neighborhood in the City and that they enjoy living there. 211 of the approximately 1359 surveys distributed or 16% were returned for tallying. As response rates go, that's a terrific percentage.

Regarding crime or community policing and education, these areas drew little concern. Surveys revealed that residents identified only a few related issues. Very few 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. Education issues were nonexistent.

In order to organize the recommendations and prioritization process for the community, City staff created the following framework for issues: Identification of the issues affecting Lauderdale West and surrounding neighborhoods (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 Lauderdale West Drive.
2. Traffic light timing problem at Pine Island and 12th Street.
3. Lack of visibility at 12th Street and Pine Island Road and 17th Ct. and Lauderdale West Dr. at Hamilton House (tree branches blocking view).
4. Roadway surface is rough and lacking turn arrows in certain areas. Pothole on Lauderdale West Dr. between 13th and 14th Streets.
5. Sunken storm drain cover on Pine Island in front of Bayberry Village.
6. Need traffic light at Cleary Blvd. and Lauderdale West Drive.
7. Drivers ignoring stop signs especially at N. Campanelli Blvd. and Lauderdale West Dr.
8. Lack of Stop signs and pavement markings on private streets.



Pothole on Lauderdale West Dr. between 13th and 14th Streets

Goals

1. Slow and reduce traffic through area.
2. Enforce stop signs and stop lights.
3. Improve traffic circulation.

Recommendations / Action Steps

1. Implement traffic calming techniques, and enforcement of speed limits. The City Engineer will implement traffic calming study, which would include a traffic count and speed study. The City Engineer will contact the Association to begin working on traffic issues.
2. Coordinate with Engineering Department on pedestrian crossings and signage at Clubhouse.
3. When problem occurs regarding the light timing at 12th Street and Pine Island, contact Police Department who will contact the County. Planning staff will check with the Police Department to see why this reoccurs. The "No-Right-on-Red" sign will be repositioned by light.
4. Vegetation to be cleared to improve visibility at 12th Street and Pine Island, and 17th Ct. and Lauderdale West Dr. at Hamilton House. Public Works has been asked to trim this.
5. Public Works Dept. to look into the problem with the road surface and markings, and repair pothole on Lauderdale West Dr. between 13th & 14th Streets.
6. Engineering Dept. to notify County to raise the storm drain manhole.
7. Installation of traffic light at Cleary Blvd. and Lauderdale West Drive (warrant study has to be completed and submitted to the County). The City Engineer will contact the County to discuss the warrant study and related intersection issues.
8. Police Department to conduct periodic speed limit and stop light/sign enforcement.

ISSUE 2 – CODE ENFORCEMENT

Findings

1. Lack of proper house (awnings) maintenance.
2. Request for "pooper scooper" ordinance.



Lack of proper awning maintenance

Goals

1. Enhance and enforce property maintenance standards.
2. Familiarize community with code enforcement policies.

Recommendations / Action Steps

1. Community Appearance Ordinance (minimum housing standards) in place and enforceable where applicable.
2. Provide amended and adopted Ordinances to Homeowners Association for their information.
3. Look into possibility of “pooper scooper” ordinance.



Example of Good House Maintenance



Example of Good House Maintenance

ISSUE 3 – INFRASTRUCTURE & SERVICES / LANDSCAPE & BEAUTIFICATION

Findings

1. Need for landscape improvements (black olive trees).
2. Lack of street lighting. In some areas streetlights are not operational.
3. Drainage Issues – lack of canal barricades and maintenance, and flooding all along NW12th Street.
4. Entrance signage upgrade and other improvements.
5. Need for increased police presence.
6. Broken / missing sidewalks.



Streetlight Obstructed by Trees



Lack of Canal Barrier and/or Reflectors



Poorly Maintained Canal



Tree Roots Lifting Sidewalks

Goals

1. Provide landscape master plan.
2. Provide lighting plan.
3. Resolve drainage issues.
4. Resolve signage issues.
5. Greater police protection.
6. Replace broken / missing sidewalks.

Recommendations / Action Steps

1. Consultant to prepare a landscape master plan utilizing CDBG. This plan will identify trees to be removed and appropriate replacement trees.
2. City to trim trees on Campanelli and Lauderdale West Drive.
3. Consultant to execute street lighting (solar if possible) plan once tree inventory is completed utilizing CDBG funds. Make sure existing street lights are functioning.
4. The developments responsible for maintaining the surrounding canals will receive notice from Public Works. Install reflectors and/or barrier wings adjacent to canal bridges. Mitigate drainage problems on NW 12th Street.
5. Include entry signs in future year. Install directional sign on Lauderdale West Dr. at Sunrise Blvd. Request "No Thru Traffic" signage (Police).
6. Increase police presence to promote safety.
7. Inventory sidewalks that are broken or missing and replace on both sides of the street.

ISSUE 4 – SENIOR RECREATION SERVICES

Findings

1. Lack of senior recreation programs and access to.
2. Greater range for community bus service.

Goals

1. Provide access senior recreation programs.
2. Extend range of community bus service.

Recommendations / Action Steps

1. The Parks and Recreation Department will coordinate programming at the new Jim Ward Community Center, to include computer training for seniors. All community facilities provide activities for seniors and are available citywide.
2. Coordinate with Parks & Recreation Department on advertising availability of community bus service to community facilities.
3. Expand community bus service to encompass the western portion of the neighborhood along Campanelli Boulevard and into the Broward Mall.

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 Lauderdale West Area 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.)