



# **Plantation Park East Neighborhood Plan Report**

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## **January 2000**

**Prepared by the City of Plantation Planning, Zoning and Economic Development Department in conjunction with the Plantation Park East Homeowners Association and the Lake Park Gardens Condominiums**

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## I. PLANNING PROCESS

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

The City of Plantation's approach to neighborhood planning in Plantation Park East, including Lake Park Gardens to the north, 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 August, 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 Plantation Park East Neighborhood Plan in response to the concerns regarding the long-term quality of life in the neighborhood. The Plantation Park East 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 Plantation Park East neighborhood.

### *C. Citizen Participation*

As part of the City's ongoing commitment to public participation, the City initiated a neighborhood planning approach for the Plantation Park East 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 Plantation Park East 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 -August 17: Kick-off Meeting / What is Neighborhood Planning?  
Distribute Survey (see Appendix C)
- Meeting 2 -September 21: Issue Discussion / Present Survey Results / Categorize & Define  
Issues \*Volunteers: History
- Meeting 3 -November 16: Recommendations on Issues Present Recommendations &  
Neighborhood Feedback
- Meeting 4 -January 18: Present Report to Residents
- Meeting 5 -February 15: Endorsement of Neighborhood Plan

## **II. NEIGHBORHOOD ESTABLISHMENT**

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

The Plantation Park East neighborhood is comprised of approximately 420 acres and is located in the northeast corner of the City, just south of West Sunrise Boulevard, east of Florida's Turnpike, and north of Broward Boulevard. Also included in the study area was the residential area just north of West Sunrise Boulevard, which encompasses the Lake Park Gardens Condominiums. For the purposes of neighborhood planning, Park East has been defined to include areas with Community Facility, Park and Residential Land Uses, zoned Community Facility (CF-P), (S-CP), and Residential (RS-4K), (RS-3D), (RS-4H), (RS-4I), (RC-3), (RM-10N), (PRD-16Q), (RM-25U). While different zoning types exist in the defined area, these different zones co-exist to create an easily identifiable "neighborhood" (see attached Plantation Park East map – Appendix B).

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

The area that today comprises the Plantation Park East neighborhood was initially used in the early 1950's by rancher Dewey Hawkins to graze his Texas Longhorns. In 1955, the City extended its boundaries to take in the Westgate Shopping Center at the Broward Boulevard / State Road 7 (441) intersection. The strip north of Sunrise Boulevard was also annexed into the City at this time. Later, in 1956, the mile long strip from Westgate Shopping Center to Sunrise Boulevard was annexed into the City. In January 1957 the Sunshine State Parkway was opened and provided access to the area heretofore accessible only by Broward Boulevard and State Road 7 (441).

In 1958 it was announced that plans were under way for a new 714 home development to be called Breezeswept Park Estates stretching from Broward Boulevard north to Sunrise Boulevard and running east from the Sunshine State Parkway to 46<sup>th</sup> Avenue. The subdivision set aside a six-acre site for a school (Plantation Elementary opened in 1965) and two areas comprising seven acres of parks. A tract on the northeast corner of the development was reserved for a shopping center. Breezeswept Park Estates was developed by Robert Goldman of Miami, and was complete with city sewer and water. It was proposed that the houses along Broward Boulevard would be built with the rear of the homes facing Broward Boulevard with a concrete wall separating the homes from the thoroughfare. Just east of Breezeswept Park Estates, the remaining residential sections were also in the planning stages around this same time. This included Lake Manors, East Plantation Estates and Greenacres subdivisions. Home builders Berkeley Homes and Birchwood Homes built most of the homes in the Park East area.

In the beginning of 1960, the State Road 7 (441) area drainage problems were remedied with the construction of a canal funded by the property owners to meet the drainage requirements of the City. With the drainage issues resolved, the business properties on the west side of State Road 7 (441) from Westgate shopping Center north to Sunrise were then allowed by the City to begin development. The medical hospital, now known as Plantation General, was completed in 1965. The Lake Park Gardens Condominiums, located along West Sunrise Boulevard off of NW 47<sup>th</sup> Avenue, were completed between 1966 and 1971.

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

Park East is a thriving and diverse community made up of over 5,000 residents in approximately 1,300 households. The neighborhood will be the recipient of a new elementary school, while the old site will become a multi-use community center. Two parks within the neighborhood help serve the needs of the citizenry. In addition, there are several churches in the community.

Most of the housing stock is between 30 to 40 years old, which is considered among some of the older housing in the City. The neighborhood is considered fairly stable with long-term homeownership. 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 some 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. The streets are lined with sidewalks, however some areas are lacking continuous sidewalks. The drainage infrastructure is adequate as long as the drains are periodically checked for blockages.

## **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 Plantation Park East is their favorite neighborhood in the City and that they enjoy living there (see Appendix C).

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 Park East (Findings), statement of desired outcome (Goals), and steps to achieve these outcomes (Recommendations / Action Steps).

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

#### **Findings**

1. The following streets have problems with speeding traffic and heavy traffic volume: 46<sup>th</sup> Ave, 48<sup>th</sup> Ave, 49<sup>th</sup> Ave, 5<sup>th</sup> St, 2<sup>nd</sup> St, 6<sup>th</sup> Ct and 9<sup>th</sup> St.
2. Traffic circulation problems were identified on 46<sup>th</sup> Ave-9<sup>th</sup> Ct-9<sup>th</sup> Dr loop near townhouses (main issue - traffic going wrong way on one-way streets).
3. Drivers are ignoring stop signs at 4-way stops throughout the neighborhood.
4. Drivers cutting through abandoned service station at 47<sup>th</sup> Avenue and Sunrise Boulevard.

#### **Goals**

1. Slow and reduce traffic on the following streets: 46<sup>th</sup> Ave, 48<sup>th</sup> Ave, 49<sup>th</sup> Ave, 5<sup>th</sup> St, 2<sup>nd</sup> St, 6<sup>th</sup> Ct and 9<sup>th</sup> St.
2. Analyze and resolve traffic circulation issue on one-way loop.
3. Reduce the number of vehicles ignoring stop signs.
4. Restrict cut-through traffic at abandoned service station.

#### **Recommendations / Action Steps**

1. Implement traffic calming techniques. The City Engineer has conducted traffic counts on NW 48<sup>th</sup> Avenue and NW 5<sup>th</sup> Street from December 15, 1999 to December 22, 1999. Meetings with residents will be established to provide recommendations.
2. City Engineer to research history of one-way loop and determine if a traffic study is appropriate.
3. Temporary barriers have been set up to prevent traffic from cutting through abandoned service station, until such time the property can be redeveloped.
4. The Police Department will increase traffic enforcement efforts.

**Exhibit # 1      Traffic Calming Technique**



NW 42<sup>nd</sup> Avenue Entrance to Village Green Condominiums

***Issue 2 – Code Enforcement***

**Findings**

1. Poor house and yard maintenance, as well as commercial property maintenance.
2. Complaints of too much littering throughout the neighborhood.
3. Derelict and abandoned vehicles parked / stored on lots – perception of inconsistent code enforcement throughout the City.
4. Lack of sufficient maintenance of vacant lot on NW 47<sup>th</sup> Avenue north of Sunrise Boulevard behind gas station (entrance to Lake Park Gardens).

**Exhibit # 2      Poor Property Maintenance**



### Exhibit # 3 Derelict Vehicle



#### Goals

1. Enhance and enforce property maintenance standards.
2. Reduce littering.
3. Removal of derelict and abandoned vehicles.

#### 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 includes warning, are being utilized.
4. Provide "Code Book" for police officers.
5. Code Enforcement will work with City Attorney to simplify and clarify City Codes.
6. Increase citizen awareness by providing amended and adopted Ordinances to Homeowners Association.

### Exhibit # 4 Well Maintained Property



**Exhibit # 5 Well Maintained Property**



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

**Findings**

1. Lack of street trees and insufficient tree canopy throughout neighborhood.
2. Sidewalks have missing links in some high traffic areas.
3. Enhance entrance at Sunrise Boulevard and 47<sup>th</sup> Avenue.
4. Drainage problems exist at: 1) Park adjacent to school, 2) 9<sup>th</sup> Street and 3) 7<sup>th</sup> Drive.
5. Lack of sufficient lighting, as well as lighting maintenance, throughout neighborhood.
6. "E" Lake suffers from lack of maintenance.
7. Lack of bus benches and trash receptacles at 47<sup>th</sup> Avenue and West Sunrise Boulevard adjacent to Lake Park Gardens Condominiums.
8. Unkempt melaleuca trees along the north side of West Sunrise Boulevard.

**Exhibit # 6 Lack of Street Trees**



Looking East on NW 3<sup>rd</sup> Court

**Exhibit # 7 Lack of Sidewalks**



Looking East on NW 3<sup>rd</sup> Street

**Exhibit # 8 Lack of Landscaping and Amenities**



Entrance to Lake Park Gardens

**Goals**

1. Provide more street trees and improved tree canopy.
2. Provide continuing connection of sidewalk and installation of new sidewalks on high traffic volume streets.
3. Improve entrance at West Sunrise Boulevard and 47<sup>th</sup> Avenue.
4. Improve drainage conditions at Park adjacent to school, 9<sup>th</sup> St. and 7<sup>th</sup> Dr.
5. Maintain streetlights and enhance neighborhood lighting.
6. Maintain "E" Lake.

**Recommendations / Action Steps**

1. Install more street trees and improve tree canopy (i.e., Street Tree Program). Homeowners Association to advise residents of street tree program available through the City Landscape Department.

2. Connect sidewalk “missing links” and install new sidewalks on high traffic volume streets. Public Works has surveyed missing sidewalks. They will assess areas with available right-of-way. Public Works plans to install sidewalk on north side of 3<sup>rd</sup> Street. The elevation height and lack of right-of-way on 42<sup>nd</sup> Avenue will not allow for sidewalks.
3. Improve entrance at West Sunrise Boulevard and 47<sup>th</sup> Avenue (landscape and neighborhood signage). City to develop plans for signage and landscaping.
4. Improve drainage conditions at Park adjacent to school, 9<sup>th</sup> St. and 7<sup>th</sup> Dr. City Engineer and Public Works to evaluate flooding concerns and provide recommendation.
5. City staff will explore the possibility of locating additional streetlights throughout neighborhood. In addition, staff to assess maintenance of neighborhood lighting. Staff also recommended residents explore enhancing lighting with “friendship lights”. Most housing units in the neighborhood are already wired to a lamppost in the front yard.
6. Residents were advised “E” Lake is a private water body and is the responsibility of the adjacent homeowners.
7. The row of melaleuca trees along West Sunrise Boulevard are on private property and are responsibility of property owners, however, staff will explore possible options to assist them on this issue.

**Exhibit # 9 Street Trees and Sidewalks**



NW 4<sup>th</sup> Street at NW 46<sup>th</sup> Terrace looking West

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

**Findings**

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

## Exhibit # 10 Lack of Park Amenities



Park at 4201 NW 3<sup>rd</sup> Court

### Goals

1. Provide recreation / senior citizen programs.
2. Provide community center.
3. Provide neighborhood gym.
4. Provide parks and open space – enhance park at 43<sup>rd</sup> Avenue and 4<sup>th</sup> Court.
5. Enhance existing parks and develop linear park.

### Recommendations / Action Steps

1. Recreation / senior citizen programs are being developed for the new multi-purpose community center. Parks and Recreation Department will work with the community to determine what programs are desired.
2. A multi-purpose community center will be constructed at the current elementary school site. The City is hiring an architect to analyze site and prepare plans for the building.
3. The City's Landscape Architect has submitted a grant request to the Broward County Division of Cultural Affairs to create a multi-cultural garden at the 43<sup>rd</sup> Avenue and 4<sup>th</sup> Court Park.
4. The Landscape and Parks and Recreation Departments are preparing plans for a linear park that will run along West Sunrise Boulevard and potentially along the eastside of Florida's Turnpike.
5. City Engineer will improve canal behind residential lots on NW 43<sup>rd</sup> Avenue between 5<sup>th</sup> Street and Sunrise Boulevard, and work with Landscape Architect to enhance canal ROW.
6. City staff will contact Village Green Condominium to discuss providing access to 3<sup>rd</sup> Court Park through their fence.
7. Install recreation equipment (i.e. swing set, etc.) at 3<sup>rd</sup> Court Park.

**Exhibit # 11 Park with Amenities**



Park at 4701 NW 6<sup>th</sup> Court

**Exhibit # 12 Lack of Linear Park Feature**



SFWMD Canal ROW along Sunrise Blvd.

**Exhibit #13 Linear Park Feature**



Linear Park - SFWMD Canal along Sunrise

#### **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 Park East 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).