



Plantation
the grass is greenerSM

**Plantation Acres
Neighborhood Plan Report**

November 2001

**Prepared by the City of Plantation Planning, Zoning and
Economic Development Department in conjunction with
the Plantation Acres Home and Land Owners Association**

Approved by the Plantation City Council, November 2001

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Plantation Acres Neighborhood Plan Report

I. PLANNING PROCESS

A. Neighborhood Organizational Structure and Process

The City of Plantation's approach to neighborhood planning in Plantation Acres 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 November 2000 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 Acres 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 Plantation Acres 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 Acres 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.

As the plan was devised and put in place for the Plantation Acres 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 -November 14: Kick-off Meeting / What is Neighborhood Planning?
Distribute Survey (see Appendix C)
- Meeting 2 -February 13: Issue Discussion / Present Survey Results / Categorize & Define
Issues
- Meeting 3 -June 12: Recommendations on Issues Present Recommendations &
Neighborhood Feedback
- Meeting 4 -September 11: Present Report to Residents
- Meeting 5 -October 9: Endorsement of Neighborhood Plan

II. NEIGHBORHOOD ESTABLISHMENT

A. Boundary Delineation

The Plantation Acres neighborhood is comprised of approximately 2,600 acres and is located in the westernmost portion of the City, just west of Hiatus Road, and east of Flamingo Road, and north and south to the City limits. For the purposes of neighborhood planning, Plantation Acres has been defined to include areas with Commercial, Community Facility, Park, and Residential Land Uses, zoned Commercial (B-2L), Community Facility (CF-P), Park (S-CP) and Residential (RS-1EP), (RS-2B), (RS-2K) (RS-3C), (PRD-10Q). While different zoning types exist in the defined area, these different zones co-exist to create an easily identifiable "neighborhood" (see attached Plantation Acres map – Appendix B).

B. Neighborhood History

The area that today comprises the Plantation Acres neighborhood was originally part of Unincorporated Broward County. In 1963 a land developer started with 2,000 acres and spent a half million dollars for 25 miles of roads and canals. Roads were dirt/rock and the only access was by a bridge from State Road 84. Initial offerings were given with 1 to 5 acres with only \$100 down for an acre with 60 monthly payments of \$46.32, which included 6% interest. Two families completed homes in 1964, the Skinners and Ellisons and two other homes were underway. Late in 1964 a bridge was erected over the canal at Hiatus Road and Broward Boulevard, a dirt road west of University.

The community of Plantation Acres grew with horse lovers and families that wanted a rural atmosphere. Plantation Acres Homeowners Association started in 1968. They started their own fire department and built what is now the PAID (Plantation Acres Improvement District) building at the corner of Hiatus and West Sunrise Boulevard. Residents started a special assessment district, PAID to manage drainage in the area.

On October 9, 1973, the area called Plantation Acres was annexed into the City of Plantation. Approximately 300 families lived in this rural enclave at the time. With a vote of 247 to 10 by the Acres and Melaleuca Isles and Plantation resident vote of 1,262 to 77, the 2,601 acres became part of the City of Plantation.

The rural atmosphere is still maintained in Plantation Acres. The saddle club provides opportunities for competition with monthly horse shows. The club's 300 members built a concession stand, covered bleachers and installed lights at the riding arena. A City park with a competition-size horse ring was dedicated during the City's 25th Birthday Celebration. Working to maintain their rural lifestyle, the Plantation Acres Women's Club assisted in funding the North Acres Park along with a \$10,000 grant. These ladies also raised half the funds for the new curved brick entry walls that say it all: "Plantation Acres - A Horse Community."

C. Existing Conditions

Plantation Acres is a thriving and diverse community made up of over 4,000 residents in approximately 1,500 households. The neighborhood is the recipient of a new multi-use community center located just south of Sunrise Boulevard in the Plantation Acres neighborhood, which will help serve the needs of the citizenry.

The housing stock is diverse in that it contains some of the oldest and newest housing in the City, from "ranchettes" to mansions. The neighborhood is considered fairly stable, and includes both long-term homeowners, as well as newcomers. The housing stock is in very good condition. Most homes are very well kept yet there are a few poorly maintained properties, which detract from the continuity of the properties throughout the neighborhood. Plantation Acres is a showcase for some of the larger and more beautiful homes in the City.

The number of the cul-de-sacs could be enhanced with landscaping, improving the look and function of the streets. The drainage infrastructure is inadequate as witnessed by the frequent flooding of the area during heavy rains.

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, drainage, etc. could use improvement. Many commented on the size and rural setting of the properties and the large and well-built houses, and on the location of the community. Most surveyed agreed that Plantation Acres is their favorite neighborhood in the City and that they enjoy living there.

Regarding crime or community policing and education, these areas drew little concern. Surveys revealed that residents identified only a few related issues. Only 10 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, the majority of residents felt schools were good and 25% 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 Plantation Acres (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 112th, 118th, 124th Aves; 12th, 8th, 6th and 4th Streets.
2. Running stoplights and excessive speed on Sunrise Boulevard.
3. Problem with traffic flow and stacking in through lanes at American Heritage School.
4. Need traffic light at Broward and 118th Avenue.
5. Lack of visibility at 12th Street, 112th Avenue and 3rd Street, and Hiatus northbound at Sunrise (overgrown vegetation); also at 21st Court and 118th Avenue tree blocking stop sign.
6. Concern about U-turn on Sunrise to access Volunteer Park.
7. Feasibility of wall along Flamingo Road.
8. Difficult ingress/egress (especially going left) at commercial plazas along Sunrise Blvd.

Goals

1. Slow and reduce traffic through area.
2. Enforce stop signs and stop lights.
3. Improve traffic circulation.
4. Improve visibility by managing vegetation.
5. Improve ingress/egress at commercial plazas.

Recommendations / Action Steps

1. Implement traffic calming techniques, and enforcement of speed limits. The City Engineer is in the process of implementing traffic calming techniques, i.e. speed tables, traffic circles, medians, etc.
2. 118th Avenue will remain opened with three traffic circles installed at 4th, 8th and 12th Streets.
3. Two 175' landscaped median separators will be installed on 118th Ave. near the horse arena.
4. Speed table installation on 124th Avenue is completed and being posted at 25 MPH.
5. 118th Avenue/Broward Boulevard intersection to be widened to facilitate left turn lane for east bound Broward Boulevard traffic.
6. Installation of traffic light at Broward Boulevard and 118th Avenue (warrant study has been completed and is being submitted to the County).
7. Police Department to conduct periodic speed limit and stop light/sign enforcement.
8. Engineering Department to coordinate with American Heritage School to modify circulation to mitigate impacts on Broward Blvd.
9. Vegetation cleared to improve visibility on 12th Street, 21st Court, 112th Avenue and 3rd Street, and Hiatus at Sunrise Blvd.
10. Future park entrance off of 118th Avenue in conjunction with additional park improvements. There are no plans to open access until park improvements are made.
11. City to look into feasibility of landscaped berm or wall (preference is wall) installation along Flamingo Road.
12. City to coordinate with Broward County and private property owners to improve ingress/egress at commercial plazas along Sunrise Boulevard.

Issue 2 – Code Enforcement

Findings

1. Lack of proper house and yard maintenance.
2. Perceived imbalance of codes and level of enforcement.
3. Concern about overly restrictive codes, especially horse trailers.
4. Dumping on empty lots.

Exhibit #1 Poor Property Maintenance



Exhibit #2 Poor Property Maintenance/Vehicles



Exhibit #3 Parking of Recreational Vehicles in Open



Exhibit #4 Dumping



Exhibit #5 Dumping



Goals

1. Enhance and enforce property maintenance standards.
2. Familiarize community with code enforcement policies.
3. Remedy large vehicle storage problem.
4. Code enforcement to be proactive and consistent.

Recommendations / Action Steps

1. Community Appearance Ordinance is in place.
2. Code enforcement to hold public informational meetings in Plantation Acres.
3. New door hanger tags and new notice of violation forms, which include warning, are being utilized.
4. New Ordinance adopted by City Council regarding screening of recreational vehicles, exempting horse trailers.
5. City Staff will work with City Attorney to simplify and clarify City Codes as they are developed.
6. Provide amended and adopted Ordinances to Homeowners Association for their information.

Exhibit #6 Well Maintained Property



Exhibit #7 Well Maintained Property



Exhibit #8 Well Maintained Property



Issue 3 – Infrastructure & Services / Landscape & Beautification Improvements

Findings

1. Lack of street trees and insufficient tree canopy
2. Cul-de-sacs need landscaping.
3. Hiatus Road maintenance - lack of consistency and coordination.
4. Bulk pickup not frequent enough.
5. Lack of hazardous waste removal.
6. Drainage Issues – excess runoff and flooding
 - Serious flooding at 118th Avenue and Hiatus Road
 - Lack of retention areas and culverts
 - Runoff from City of Sunrise
 - Pumps unable to handle load.

Exhibit #9 Poor Drainage



Exhibit #10 Poor Drainage



Goals

1. Provide more street trees and improved tree canopy.
2. Landscaping at cul-de-sacs.
3. Better maintenance of Hiatus Road.
4. Increase frequency of bulk and hazardous waste pickup.
5. Conduct drainage study.

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 Landscape Department staff on improving appearance of cul-de-sacs and other areas by applying for a Broward Beautiful grant.
3. The City maintains the west side of the canal along Hiatus Road and SFWMD maintains the east side, which accounts for the inconsistency in maintenance. Public Works Department will attempt to address this issue with SFWMD.
4. City to explore possibility of more frequent bulk and hazardous waste pickup/dropoff.
5. Drainage study: *Stormwater Management Master Plan* for the City to serve as a guide to address needed drainage related improvements in the Acres. PAID is the water management authority for Plantation Acres.

Exhibit #11 Well Maintained Landscape / Streetscape



Issue 4 – Land Use - Parks, Trails and Open Space

Findings

1. Preference for no further commercial development.
2. Lack of parks and open space, including amenities.
3. Lack of recreation programs.
4. Need for linear park at Old Hiatus Road.
5. Need to expand equestrian facility.
6. Status of School Board Property.
7. South sides of canals need to be accessible as horse trails.
7. Access to Volunteer Park and Equestrian Center via east gate and canals.

Goals

1. Restrict further commercial development.
2. Provide parks and open space.
3. Provide recreation programs.
4. Provide linear park.
5. Expand equestrian Facility.
6. Acquire School Board property.
7. Arrange equestrian access along canals and swales.
8. Better access to Volunteer Park.

Recommendations / Action Steps

1. The City Land Use Plan and Development Code restrict further commercial development.
2. The Parks and Recreation Department will coordinate programming at the new community 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 along Old Hiatus Road.
4. Equestrian Facility to be expanded.
5. Currently a bid has been submitted to acquire the School Board property.
6. City to explore possibility of allowing equestrian access to canals and swales.

Exhibit #11 “Plantation Acres - A Horse Community”



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 Plantation Acres 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).