



**Plantation**  
the grass is greener<sup>SM</sup>

**Plantation Gardens Historic District  
Neighborhood Plan Report**

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**December 2003**

**DRAFT**



**Prepared by the City of Plantation Planning, Zoning and  
Economic Development Department in conjunction with  
Plantation Gardens Historic District**

*Approved by the Plantation City Council, December 2003*

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# Plantation Gardens Historic District Neighborhood Plan Report

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## I. PLANNING PROCESS

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

The City of Plantation's approach to neighborhood planning in the Plantation Gardens Historic District 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 July 2003 to take the neighborhood through the planning process.

Based upon input through survey forms and meetings, 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 Gardens Historic District 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 Gardens Historic District 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 Gardens Historic District 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 residents within the defined neighborhood for distribution of a survey to solicit input from as many residents as possible.

As the plan was devised and put in place for the Plantation Gardens Historic District 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 -July 8: Kick-off Meeting / What is Neighborhood Planning?  
Distribute Surveys (see Appendix C)
- Meeting 2 -August 12: Presentation by City Engineer Regarding FDOT /  
Broward Boulevard Modifications
- Meeting 3 -September 9: Present Survey Results /  
Issue Discussion / Categorize & Define Issues
- Meeting 4 -October 14: Recommendations on Issues / Neighborhood Feedback
- Meeting 5 -November 4: Present Report to Residents / Approval of Draft Report

## II. NEIGHBORHOOD ESTABLISHMENT

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

Plantation Gardens Historic District is comprised of approximately 620 acres and is located in the eastern portion of the City, just west of the Turnpike, east of the East Holloway Canal, north of Broward Boulevard, and south of Sunrise Boulevard. For the purposes of neighborhood planning, the Plantation Gardens Historic District has been defined to include areas with Community Facility, Park and Residential Land Uses, zoned Community Facility (CF-P), Park (S-CP) and Residential (RS-1A to RS-3J) creating an easily identifiable “neighborhood.” (See attached Plantation Gardens Historic District map – Appendix B.)

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

In 1945 Fred C. Peters, the “Father of Plantation” hired Russell T. Pancoast as the first City Planner who together laid out the master plan for the City. Chauncey Clark along with his brothers and son came up from Miami Beach to start the development of Plantation. The first houses were built along East Acre Drive. A brochure was designed to send to other parts of the country to illustrate to people considering moving to Florida, the desirability of buying homes and property in unincorporated Plantation. Homes were on one-acre lots called “long acres” with the back 2/3 of the property designed for gardens and fruit trees. A “co-op farmers market”

was envisioned whereby residents could pool their produce and sell it for a profit. Property was valued at about \$200 an acre in the mid-40's.

In 1947 Plantation was hit with two hurricanes and experienced significant flooding. The canal system was incomplete at the time of the storms. There were two hurricanes in a short space of time followed by floodwaters, which completely covered the entire new village of Plantation. The only way to get west of US 441 was by boat. Many of the original homes built by the Clarks were underwater. Even though it caused the financial ruin of Chauncey Clark, he repaired or restored every home damaged in the flood at his own expense. In 1948, 12 homes housed the approximately 36 residents of Plantation.

Plantation was chartered on April 30, 1953 and held its first formal council meeting on May 11, 1953 in an old feed warehouse near the intersection of East Acre Drive and Broward Boulevard. This same feed warehouse was the site of the first city hall, fire station and police station. The Peters Farm office was located in the area between the future Turnpike and East Acre Drive and their warehouse was just behind the office. The President of the Plantation Homeowners Association (formed in 1949) became the first appointed mayor. Branch's country store located on East Acre and Broward Boulevard became the commercial, social and political hub of the city. The Village Shopping Center is now located on this site.

During this early 1950's period, Plantation Homes, Inc, headed by L. C. Judd, began developing the Plantation Gardens section north of the original Clark-built homes, followed by Wells Development Corporation's development of Plantation Manors in the late 1950's. Also around this time, custom homes built by individual builders were going up in the Historic District just west of the original settlement.

In 1963 the Kennedy Community Center was built and dedicated on the 10<sup>th</sup> Anniversary of Plantation. The Library, established in 1961, was moved to the Community Center at this time and remained there until the present library building was finished in 1968. Deicke Auditorium was built and dedicated in May 1973.

The Plantation Gardens Historic District today remains a desirable place to reside with lovely mature shade trees and abundant landscaping. Many nice homes on one (1) acre lots are located here.

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

Plantation Gardens Historic District is a thriving and diverse community made up approximately 2,755 residents in over approximately 1035 households. The housing stock ranges in appearance from cottage and ranch to custom. The neighborhood is considered stable, and includes both long-term homeowners, as well as newcomers. Surveys indicated people have lived in the neighborhood for as long as 36 years. The housing stock is in very good condition and most homes are very well kept.

## **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. These characteristics include: large lot size, central location, mature vegetation and trees, proximity to community center, library and historical museum, to name a few. Most surveyed agreed that

Plantation Gardens Historic District is their favorite neighborhood in the City and that they enjoy living there. 85 of the 164 surveys distributed or over 50% were returned for tallying. As response rates go, that's a fantastic percentage.

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

## **ISSUE 1 – TRANSPORTATION / CIRCULATION**

### **Findings**

1. Speed and volume of traffic throughout neighborhood, especially on Plantation Rd, Cypress Rd, East Acre, Fig Tree, Bel Air and Holly.
2. Complaints of cut through traffic between Sunrise & Broward.
3. Noise created by traffic, including Turnpike.
4. Concerns regarding Broward Boulevard roadway improvements.

### **Goals**

1. Slow and reduce traffic throughout neighborhood.
2. Manage cut-through traffic traveling within the neighborhood.
3. Provide input to County and State on Turnpike and Broward Boulevard planned improvements.

### **Recommendations / Action Steps**

1. Neighborhood to apply through the Neighborhood Traffic Management Program (NTMP) for traffic calming. Existing study information, which includes traffic volume and speed data, will be applied and the neighborhood will be required to participate in traffic calming solutions.

## **ISSUE 2 – CODE ENFORCEMENT**

### **Findings**

1. Better housing and yard maintenance.
2. Cars (registered and unregistered) parked on lawns.
3. Trash thrown into wooded areas and along roadside.
4. Ongoing garage sales and residences used for business purposes.



**Example of poorly maintained property**



**Example of poorly maintained property**

## Goals

1. Enhance and enforce property maintenance standards.
2. Establish a relationship between the community members and City code enforcement staff to familiarize community with code enforcement policies and code enforcement with neighborhood concerns.

## Recommendations / Action Steps

1. Community Appearance Ordinance (minimum housing standards) in place and enforceable where applicable.
2. Provide amended and adopted Ordinances to residents for their information.
3. Code Enforcement to conduct routine patrols through the neighborhood. In addition a Code Enforcement Officer will attend a neighborhood meeting to identify and discuss specific code concerns and priorities for enforcement. (Note: Specific property complaints have been forwarded to the Code Enforcement Office and Code Enforcement conducted follow up visits.)



**Example of well-maintained property**



**Example of well-maintained property**

### **ISSUE 3 – INFRASTRUCTURE & SERVICES / LANDSCAPE & BEAUTIFICATION**

#### **Findings**

1. Street lighting:
  - Enhance lighting where necessary
  - Desire for vintage style lighting on Plantation Road, Fig Tree Lane, East Acre Drive and Cypress Road.
2. Desire for distinctive street signage throughout as much of neighborhood as possible especially historic section.
3. Lack of trees on East Acre.
4. Water Plant screening/noise abatement.
5. Sidewalks are incomplete – add sidewalks on Cypress, Holly and Bel Air.
6. Landscape Ordinance (minimum standards on single-family lots).
7. Consistent landscape edge or buffer treatment along Broward Boulevard.
8. Desire for underground utilities.

#### **Goals**

1. Analyze existing lighting and identify insufficient lighting and explore light fixture options for installation.
2. Enhance tree canopy in specific areas.
3. Complete sidewalk system within neighborhood.

4. Explore possibility of providing underground utilities.

### **Recommendations / Action Steps**

1. Street lighting:
  - Police Department to analyze lighting levels throughout the neighborhood.
  - Engineering to check with FPL for alternative lighting fixtures and poles on Plantation Road, Fig Tree Lane, East Acre Drive and Cypress Road.
2. Landscape Department has funds available for street signage. The sign sample is located at SW 16<sup>th</sup> St. and Linda Springer Drive (at Seminole Park).
3. Look into practicality of enhancing tree canopy on East Acre (very little ROW).
4. Landscape and Utilities to see what can be done about better screening and noise abatement of water plant.
5. Inventory condition and availability of sidewalks throughout neighborhood and meet with residents on affected streets including but not limited to Cypress, Holly and Bel Air.
6. Landscape Department tree ordinance presented to City Council for approval incorporates minimum requirements.
7. Broward Boulevard residents to discuss options for uniform landscape treatment on Broward Boulevard.
8. Underground utilities are very expensive and can be included as a goal but unlikely to be included in 5-year capital plan.

### **ISSUE 4 – OTHER SERVICES**

#### **Findings**

1. Crime – primarily automobile and identity theft.
2. Kennedy Center needs renovation or replacement and facility enhancements.

#### **Goals**

1. Crime prevention through Police Department education program.
2. Renovate or replace Kennedy Center and enhance amenities.

### **Recommendations / Action Steps**

1. Police Department to meet with businesses and residents to provide crime prevention through education program. Officer Bob Wilkins is available to meet and discuss issues and techniques.
2. Kennedy Center will be undergoing a \$3 million remodel or replacement during FY 2007-08. Specific plans are not available at this time.

### **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 Gardens Historic District 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.)