



Plantation
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**Plantation Isles/Harbor Area
Neighborhood Plan Report**

April 2003



**Prepared by the City of Plantation Planning, Zoning and Economic
Development Department in conjunction with Plantation Isles,
Plantation Harbor, Plantation Landings, Waterway Estates & Isla Del Sol**

Approved by the Plantation City Council, April 2003

Table of Contents

I. PLANNING PROCESS.....	3
A. NEIGHBORHOOD ORGANIZATIONAL STRUCTURE AND PROCESS	3
B. STATEMENT OF PURPOSE	3
C. CITIZEN PARTICIPATION.....	3
D. IMPLEMENTING THE PLANNING PROCESS	3
II. NEIGHBORHOOD ESTABLISHMENT.....	4
A. BOUNDARY DELINEATION.....	4
B. NEIGHBORHOOD HISTORY	4
C. EXISTING CONDITIONS	5
III. NEEDS ASSESSMENT AND ANALYSIS – COMMUNITY VISION.....	5
Issue 1 - Transportation/Circulation	5
Issue 2 - Code Enforcement.....	6
Issue 3 - Infrastructure & Services/Landscape & Beautification	9
Issue 4 - Other Services.....	11
IV. IMPLEMENTATION SCHEDULE – CAPITAL IMPROVEMENTS PLAN.....	12

APPENDICES

- A. CAPITAL IMPROVEMENTS IMPLEMENTATION PLAN
- B. MAP OF NEIGHBORHOOD
- C. SAMPLE SURVEY FORM

Plantation Isles/Harbor Area Neighborhood Plan Report

I. PLANNING PROCESS

A. Neighborhood Organizational Structure and Process

The City of Plantation's approach to neighborhood planning in the Plantation Isles/Harbor 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 November 2002 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 Isles/Harbor 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 Plantation Isles/Harbor 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 Plantation Isles/Harbor 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 distributing a survey to solicit input from as many residents as possible. In addition, surveys were sent to households in Plantation Harbor, Plantation Landings, Waterway Estates and Isla Del Sol.

As the plan was devised and put in place for the Plantation Isles/Harbor 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 -November 14: Kick-off Meeting / What is Neighborhood Planning?
Distribute Surveys (see Appendix C)
- Meeting 2 -December 12: Present Survey Results /
Issue Discussion / Categorize & Define Issues
- Meeting 3 -February 13: Recommendations on Issues / Neighborhood Feedback
- Meeting 4 -March 13: Present Report to Residents / Approval of Draft Report

II. NEIGHBORHOOD ESTABLISHMENT

A. Boundary Delineation

Plantation Isles/Harbor Area is comprised of approximately 456 acres and is located in the south/central portion of the City, just west of the Turnpike, east of the East Holloway Canal, north of the New River Canal, and south of Peters Road. For the purposes of neighborhood planning, the Plantation Isles/Harbor Area 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-3F up to RM-10Q) creating an easily identifiable “neighborhood.” (See attached Plantation Isles/Harbor Area map – Appendix B.)

B. Neighborhood History

Plantation Isles/Harbor has come a long way from a cow pasture for the Peters Farm. In the early days the land served for grazing cattle and for the growing of Sorghum for feed. Because of its proximity to the New River Canal, the area was ideal for the creation of a boating community. In the late 1950’s ground was broken for the first phase of Plantation Isles. Ollie L. Sorsdahl and his company, Plantation Isles, Inc. handled the transactions of the proposed 700-lot waterfront subdivision. The initial homes were built by the Donaldson-Hawley Company and Milanese Construction Co., which also built later phases along with Concord, Inc. Back in 1958 a 4-bedroom/3-bath waterfront home could be acquired for \$20,500! It was touted one could reach the Port Everglades via the New River or the Dania Canal in nearly the same time it took to go from Lauderdale-By-The-Sea to the port. Other phases continued through the 1960’s and 1970’s. South Plantation High School was completed in 1970 and Seminole Middle School in

1971. Plantation Harbor was developed during the 1980's and Isla Del Sol is currently under construction. Today the Isles neighborhood serves as an example of an integrated residential community with schools, parks, mature trees and well landscaped yards.

C. Existing Conditions

Plantation Isles/Harbor Area is a thriving and diverse community made up approximately 2,395 residents in over approximately 875 households. The housing stock is similar in appearance; ranch and semi-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 32 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, however, some aspects, i.e. traffic management, landscape and infrastructure, could use improvement. Most surveyed agreed that Plantation Isles/Harbor Area is their favorite neighborhood in the City and that they enjoy living there. 44 of the approximately 143 surveys distributed or 30% were returned for tallying. As response rates go, that's a terrific percentage.

Surveys revealed that residents identified only a few related issues. Very few identified crime as an important issue to address. 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 except where physical issues with the schools themselves were raised.

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

ISSUE 1 – TRANSPORTATION / CIRCULATION

Findings

1. Speeding and volume on 52nd, 53rd, 54th, 59th, 16th, and 13th.
2. Traffic management – schools – buses on 16th St and not stopping at stop signs – delivery trucks using local streets between schools.
3. Change mph signs from 30 to 25.
4. Add or clarify school zone signs in vicinity of schools.
5. Traffic noise from I-595.
6. Motorized scooters up and down local roadways.

Goals

1. Slow traffic throughout neighborhood.
2. Reduce speed limits.
3. Enforce stop signs and stop lights.



Truck and buses at intersection of SW 59th Avenue and SW 16th Street

Recommendations / Action Steps

1. Due to the design of the interior streets, specifically 52nd, 53rd, 54th, 59th (south of 16th), which include loops and dead-ends lending them to natural traffic calming, outreach via education and enforcement will help reduce speeding. Police Department to conduct periodic speed limit and stop light/sign enforcement.
2. Paving to be completed in the rest of the neighborhood.
3. Explore possibility of traffic light 59th Avenue and Peters Road (County).
4. Traffic counts at the schools are within established tolerances. An application for traffic count on 54th and 59th Avenue is necessary. An application and petition should be submitted to the City Engineering Department.
5. Association to identify specific locations where signage to be changed to 25 MPH.
6. The Engineering Department will follow-up in writing with the School Board regarding bus drivers and delivery trucks to again request that they ensure bus drivers adhere to traffic signs and to remind delivery trucks to stop using local streets as shortcuts.
7. Due to the buffer of the SFWMD, it is anticipated a wall would not be effective. Filling the gaps in the tree canopy within the neighborhood could assist as a sound barrier. The Association can coordinate with the City Landscape Department.
8. Staff researched the use of motorized scooters. These scooters are exempt from State Statute and are not regulated. The Association can invite the Police Department to a meeting and they will educate the parents on the use of scooters.

ISSUE 2 – CODE ENFORCEMENT

Findings

1. Better housing and yard maintenance - especially 59th and 14th (car repair/sales and dilapidated structure) and 57th and 16th (tar paper on roof and on-going construction).
2. Waterway and dock maintenance – runoff draining into canals, illegal dumping of landscape maintenance materials into canals.

3. Parking
 - Schools -16th St totally blocked at 4:00, bus routing and student dropoff and pickup
 - Lawns in front of homes
 - Boats, trailers, etc.
4. Planes flying over neighborhood on a regular basis.



Visually unappealing home – lacks paint and landscaping



Visually unappealing home – lacks roof finish and landscaping

Goals

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



Example of well-maintained property

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. Planning staff to follow up on specific sited properties as to permits and code enforcement.
4. The Engineering Department is aware that the School Board is proposing improvements at Tropical Elementary, Seminole Middle and South Plantation High schools, which may improve traffic circulation in the vicinity of these schools. The City Engineer will request clarification on the schedule and scope and advise association.
5. 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.
6. City staff to contact Miami and Fort Lauderdale Airports to explore flight pattern revisions.



Example of well-maintained property

ISSUE 3 – INFRASTRUCTURE & SERVICES / LANDSCAPE & BEAUTIFICATION

Findings

1. Need for landscape improvements on 54th and 59th.
2. Street lighting issues throughout neighborhood and at Harmony Park.
3. Entrance signage upgrade and other improvements.
4. Sidewalk maintenance.
5. Desire for underground utilities.



Swale in front of Seminole Middle School

Goals

1. Improve landscaping.
2. Analyze lighting.
3. Resolve signage issues.
4. Look into underground utilities.
5. Improve sidewalks.



SW 59th Avenue Median



SW 59th Avenue Median

Recommendations / Action Steps

1. Landscape improvements (work with Landscape Architect)
 - Median on 59th Ave – trees, shrubs and end pavers, etc.
 - Median on 54th Ave also
2. Street lighting
 - Public Works and Landscape Department to trim trees to improve the roadway lighting. The Engineering Department will supply an FPL street lighting plan for the neighborhood; after Public Works trims the trees residents to assess where they think the lighting is still deficient and any notes that might help. Association to clarify why the lighting is deficient at that location (i.e. pole missing, light in tree, etc. The Engineering Department will contact FPL and determine options on brighter bulbs and how much it will cost. The Engineering Department will coordinate with the Police Department on this activity.
3. Planning staff will request Public Works to modify light timing/photocell as necessary if applicable, i.e. lights in Harmony Park.

4. Street signage
 - City Landscape Architect working on signage (pilot program) for streets. Residents request that signs be placed at the canals to assist boaters identify street names/numbers.
 - Brick entryway signage. This will be put in as a line item in the out years.
5. Sidewalk maintenance in front of Seminole School to be aligned with the school cross walk
 - Bus stops need alteration or relocation (off swales) (55th/16th and 53rd, etc.) and swales are in bad condition
 - City staff to send a strong letter to the school board regarding no stopping or parking on the swales. This will be followed up with enforcement.
6. Removal or raising of 16th St Bridge (between 56th and 57th) not a likely possibility, however Engineering to follow-up and research history related to bridge and look at possible options.
7. Check into responsibility for repair of bridge to Isla Del Sol and enforce as necessary.
8. Newsstands will be dealt with by Citywide news rack ordinance, which is in draft review and to be workshopped at City Council.
9. Peters Road fences appearance – stains on fences responsibility of private property owners and to be enforced by code enforcement.
10. Explore possibility of underground utilities.

ISSUE 4 – OTHER SERVICES

Findings

1. Need some kind of meeting place to hold neighborhood meetings, etc.
2. Desire for some kind of park pavilion for picnics, etc.



Lack of shelter in Frumpston Park

Goals

1. Find meeting place.
2. Install park pavilion.

Recommendations / Action Steps

1. Mayor sent a letter to the three schools requesting they permit associations to meet at school facilities. City staff is following up with school requirements, i.e. required insurance and fees, to resolve issues.
2. Parks and Recreation has available a 15' x 15' pavilion which could be installed in Frumpston Park (59th Ave/16th St), however, must receive consent from residents adjacent to the park.

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 Isles/Harbor 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.)