What’s Happening in Plantation
Midtown Update
June 18, 2019
Welcome to Plantation!

• Plantation is a premier City, bordered by State Road 7, Flamingo Road, Sunrise Boulevard, and I-595.
• Ninth largest City in Broward County, and is home to a number of large national and international firms
• Stable business community supported by three distinct Business Districts.
• Recognized for over 35 consecutive years, as “Tree City USA”
• National Wildlife Federation “Community Wildlife Habitat”
• Recognized by America’s Promise Alliance as one of the “100 Best Communities for Young People”
• Recognized by Florida Green Building Coalition as a “Green Local Government”
Welcome to Plantation!

- Run by a Strong Mayor and five-member City Council with a focus on business district redevelopment, neighborhood improvement, and streamlined government operations and procedures.
- Home to our own municipal Golf Course, Plantation Preserve
- One of the few cities in Broward County with its own municipal library – Helen B. Hoffman Plantation Library
- The largest all volunteer Fire Department in Florida (ISO rating of 2)
- Police Department is fully accredited both nationally and by the State of FL
- The largest all volunteer athletic program in the country (PAL)
- Councilmembers are reconnecting with our schools; new PIO reaching out to promote their activities on our social media platforms
- *One of the lowest millage rates in Broward County*
Plantation Walk

Former Fashion Mall property

Signed tenants:

• Aetna has moved in and is open for business.
• UFC Fitness
• Mana Poke Restaurant
• Downtown Cigar Bar
• Urban Bricks Pizza
• Avalon Nail Spa
Plantation Walk

Currently in lease negotiation with approx. 26,000 sf of specialty restaurants and soft good clothing retailers.

Restaurants will include both quick casual and sit down themes.

Cuisine will include breakfast/lunch, Asian, Mexican, Italian and standard American fare.

Have interest from service related uses such as dry cleaning/alterations, hair salons, med spas, cell phones, etc.
Seritage/Westfield Broward Mall

- Well underway on demolition phase
- Construction to start at the end of June
- Project opening late next year
Seritage/Westfield Broward Mall

Signed tenants:

Restaurants
• Yolo
• Whiskey Cake
• Lazy Dog

Entertainment
• Game Time

Fitness
• Powerhouse Gym

Personal Care
• Noire Nail Bar
• Sola Salons
Kaluz Restaurant

- 100 N University Drive
- Parcel previously occupied by Macaroni Grill (demo March 2019)
Kaluz Restaurant

- 10,911 Sq ft restaurant on 1.87 acres
- Indoor and outdoor dining
- Indoor and outdoor lounge/bar area
Additional recent development projects

In various stages of approval/permitting/completion

- Camden at Fountains
- Amli Crossroads
- Millcreek Cornerstone
- Millcreek Plantation (fmr Holiday Inn)
- Pollo Tropical
- Temple Kol Ami Residential
- Starbucks/Retail
- Aldi/Suntrust Bank
- Palms at Plantation
- 311 Residential
What does this mean for your clients?

$1 billion in projected development value!

$1.2 billion estimated improved value!

6.1 PERCENT increase in property value this year!*

FURTHER INCREASES next year when these development projects hit the books.

*per Broward County Property Appraiser 2019 Taxable Value Report
Getting around

To help manage traffic and facilitate usage of multiple properties

• The City will commence shuttle service in January 2020. This service will connect residents to Plantation’s entertainment areas and various medical facilities
• Adaptive lighting will be installed on University Drive to better manage peak time traffic
• A Midtown connecting road that will improve mobility
Westside Regional Medical Center

8201 W. Broward Blvd.

• A 87,715 square foot, three-story expansion

• 72 patient rooms and a new entrance lobby on the south side of the building

• Existing semi-private rooms will be converted to private rooms

• Scheduled to open in 2019
1225 Pine Island Road at Cornerstone

• Broke ground in mid-March
• The facility will include primary care, diagnostic imaging, urgent care, multispecialty surgery, medical oncology, physical therapy and a spine care clinic.
• The new facility is part of Baptist Health’s mission to bring high-quality compassionate care to the South Florida community.
Renewed focus on partnering with Plantation schools.

- Introducing “Plantation University,” internship program
On the horizon: Plantation Technology Park

- 160 acres located in the northeast section of the City of Plantation
  - Along the curve of Sunrise Boulevard between NW 65th Avenue and University Drive
  - Conveniently located near the Florida Turnpike, minutes from I-95, I-595, and Fort Lauderdale/Hollywood International Airport.

- Zoned for commercial business to light industrial
  - High technology and biotechnology is encouraged.
  - In 2011 the City amended the Technology Park zoning code to stimulate growth and establish flexible regulations.

- It is the home Kenig Aerospace, Goodwin Technology, eBuilder, and over 200 other small to medium sized businesses on the areas of engineering, distribution, automotive, printing, manufacturing, home improvement/building, and more.
Thank you!