



Plantation  
the grass is greener<sup>®</sup>

# What's Happening in Plantation Midtown Update

June 18, 2019



# Welcome to Plantation!



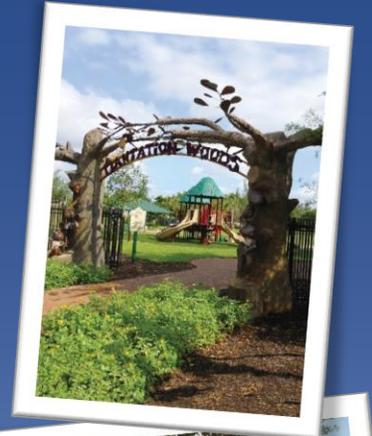
- Plantation is a premier City, bordered by State Road 7, Flamingo Road, Sunrise Boulevard, and I-595.
- Ninth largest City in Broward County, and is home to a number of large national and international firms
- Stable business community supported by three distinct Business Districts.
- Recognized for 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



Plantation  
the grass is greener®



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
- Amlı Crossroads
- Millcreek Cornerstone
- Millcreek Plantation (fmr Holiday Inn)
- Pollo Tropical
- Temple Kol Ami Residential
- Starbucks/Retail
- Aldi/Suntrust Bank
- Palms at Plantation
- 311 Residential
- 7-11/Mobil
- PIXL
- Strata
- Burger King
- Preferred Storage
- Broadstone
- Bank of America Plaza



# 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!\*

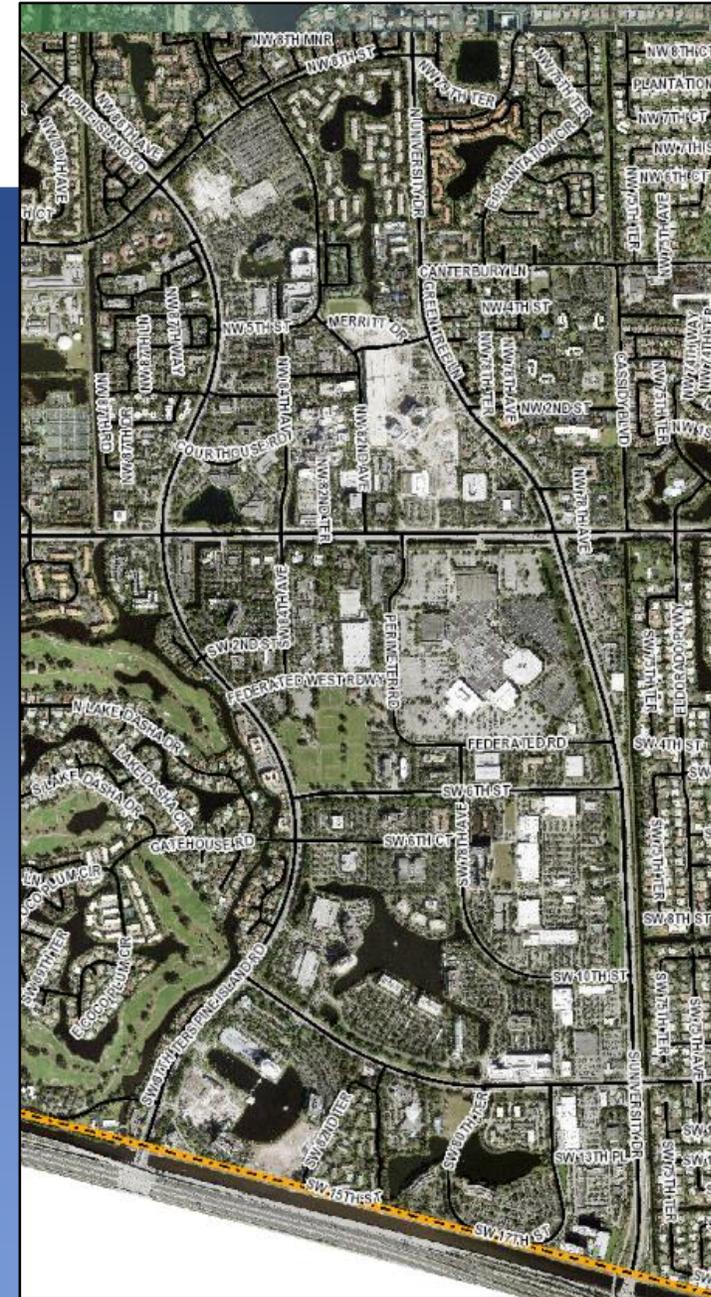
**FURTHER INCREASES** next year when these development projects hit the books.

*\*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



Plantation  
the grass is greener™

# 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



# Baptist Health South Florida



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.

# Plantation Schools



Renewed focus on partnering with Plantation schools.

- Introducing “Plantation University,” internship program







Plantation  
the grass is greener®

Thank you!

