

## NEIGHBORHOOD DESIGN ELEMENT

### INTRODUCTION

The following recommendations constitute an urban design oriented "neighborhood analysis" of Plantation. It is an optional Comprehensive Plan Element. The five "Flexibility Zones" (see Figure 1.6) as designated in the City's Future Land Use Map were used as the neighborhood areas for analysis. Plantation Midtown was pulled out of "Flex Zone" 75 for separate analysis and recommendations. It is recognized that most of these flex zones are made up of several neighborhoods in the traditional sense.

The intent of this optional element is to use these policy recommendations as a basis for:

- reviewing zoning and land use change requests
- capital improvements programming
- discussions with neighborhood groups
- policy formulation by City officials
- further neighborhood planning.

### FLEX ZONE 68: PLANTATION ACRES GOALS, OBJECTIVES AND POLICIES

- GOAL 1** Preserve, protect, and enhance the unique residential character of this area. (Ord. No. 1990, 8/17/94)
- OBJECTIVE 1.1** Assure that a fully developed Plantation Acres has preserved its rural residential character.
- Policy 1.1.1** Develop a pedestrian/equestrian trail along Flamingo Road and 112 Avenue, ultimately linking west and east to the equestrian center, and at the southern ends, with Broward County's proposed linear park along the North New River Canal, and at the northern ends, with the City limits, by 2014. (Ord. No. 1990, 8/17/94)
- Policy 1.1.2** Although the traffic pressure and housing mix in the Flamingo Road corridor near Broward and Sunrise Boulevards will create pressures for high density residential and commercial land use changes, avoid such changes.
- Policy 1.1.3** Now that Northwest 8th Street has been removed from the County Trafficways Plan to protect the neighborhood from adverse traffic impact,

oppose any efforts to place Northwest 8th Street back on the County Trafficways Plan in such a manner as to provide access to or from outside of the Plantation Acres community across the Hiatus canal. Additionally, no ingress/egress will be permitted into Plantation Acres from the east on an east/west roadway except at the intersection of Sunrise Boulevard and 112<sup>th</sup> Avenue, and West Broward Boulevard and 112<sup>th</sup> Avenue. (Ord. No. 1883, 10/14/92: Ord. No. 1990, 8/17/94)

**Policy 1.1.3.A** On the west side of Plantation Acres, preserve and protect the horse trail and berm that parallel Flamingo Road by prohibiting access breaks in such berm and horse trail except where access currently exists to serve otherwise land locked residential and non-residential property.

Additionally, no ingress/egress will be permitted into Plantation Acres from the west on an east/west roadway except at the intersection of Flamingo Road and Sunrise Boulevard, and West Broward Boulevard and Flamingo Road. (Ord. No.1990, 8/17/94)

**Policy 1.1.4** Protect housing near Broward Boulevard, Sunrise Boulevard, and Flamingo Road from adverse land use and traffic impacts through increased buffering and setback requirements in the development code.

**Policy 1.1.5** The City shall review the Special Public Interest overlay zoning district and all other regulations to assure maximum protection of Plantation Acres through design controls.

### **FLEX ZONE 73: NEIGHBORHOOD EAST OF TURNPIKE GOALS, OBJECTIVES AND POLICIES**

**GOAL 1** To reverse the trends that may inhibit reinvestment in this zone.

**OBJECTIVE 1.1** Achieve a revitalized Plantation Gateway Corridor.

**Policy 1.1.1** Use the Safe Neighborhoods Act and CRA District Plan to achieve improved security, circulation, landscaping and property owner confidence, and thus reinvestment in the corridor.

**Policy 1.1.2** Refine and rigorously use the Special Public Interest overlay zoning district applying to the Plantation Gateway frontage to assure quality development therein.

- OBJECTIVE 1.2** Achieve an attractive residential neighborhood with no substandard housing.
- Policy 1.2.1** Utilize enforcement of the Dilapidated and Inadequately Maintained Structures Code to require correction of substandard housing conditions.
- Policy 1.2.2** City officials shall work with neighborhood associations to develop neighborhood "confidence building" programs modeled on the Neighborhood Housing Services' national experience.
- Policy 1.2.4** The City shall use traffic engineering and tree planting solutions to improve such neighborhood entrance points and to assist in traffic calming.
- OBJECTIVE 1.3** The City of Plantation shall take specific measures to promote redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures in the Plantation Gateway District, and encourage innovation in land planning and site development techniques in the Plantation Gateway District.
- Policy 1.3.1** The City shall continue to utilize its Community Redevelopment Area (CRA) Program and Federal programs such as the Community Development Block Grant (CDBG) program to facilitate redevelopment of dilapidated or abandoned buildings and the renovation, rehabilitation or adaptive reuse of existing structures in the Plantation Gateway District.
- Policy 1.3.2** The City through its land development regulations identify reforms to facilitate transit oriented development, and review development incentives to encourage higher density, mixed use and transit-oriented development in the Plantation Gateway District.
- Policy 1.3.3** The City through land development regulations achieve the on-site mixing of residential and commercial uses in the Plantation Gateway District.
- Policy 1.3.4** The City through land development regulations promote multi-story commercial/office/residential mixed-use development and multi-story office use developments in the Plantation Gateway Districts. Multi-story use is defined as per the City's land development code.

**FLEX ZONE 75X: PLANTATION DRIVE AND JACARANDA NEIGHBORHOODS  
GOALS, OBJECTIVES AND POLICIES: PLANTATION DRIVE**

- GOAL 1** To achieve more attractive and functional commercial and major street corridors, and preserve the existing assets within the neighborhood.
- OBJECTIVE 1.1** Create more visual identity and circulation options within the Northwest 4th Street office, retail, residential and government center sub-area by the year 2015.
- Policy 1.1.1** Use a unifying system of signage, lights, street trees and other streetscape elements to indicate that this is a coherent office and governmental area along Northwest 4th and 5th Streets.
- Policy 1.1.2** Develop a plaza with a major water or sculptural element near City Hall in order to provide a focal point.
- Policy 1.1.3** Pedestrian Circulation: Develop a clear bicycle/pedestrian path loop linking the condominium area, shopping centers, new housing and "town center" office area.
- OBJECTIVE 1.2** Preserve and enhance the particularly unique character of the southeastern or North Fig Tree Land sub-area of the zone.
- Policy 1.2.1** Continue to implement programs of street tree plantings, code enforcement and land use/zoning continuity.
- OBJECTIVE 1.3** Conserve the existing character of the other sub-sections of the zone, all of which are healthy assets to the City. See policies for measurability.
- Policy 1.3.1** Through zoning and housing code enforcement, protect the attractive, stable residential areas along Plantation Drive and west of Northwest 70th Avenue, including protection of housing from impacts of any Northwest 65<sup>th</sup> Avenue widening/improvements.
- Policy 1.3.2** Protect the industrial park areas by streetscape improvements and zoning continuity.
- Policy 1.3.3** Preserve industrial land use to maintain viable economic and job base.

## **GOALS, OBJECTIVES AND POLICIES: JACARANDA**

- GOAL 2** Preserve and enhance this quality set of neighborhoods known as Jacaranda.
- OBJECTIVE 2.1** Continue the basic current pattern of the land use plan and zoning, but refine design controls.
- Policy 2.1.1** Improve pedestrian amenities in existing and future shopping and office centers along Sunrise Boulevard near University Drive through a combination of public and private improvements.
- Policy 2.1.2** Refine development code provisions and prepare schematic site plans to achieve better buffering from commercial uses, pedestrian circulation connections among the sub-areas of the Zone, and more design features such as fountains or sculpture.

## **FLEX ZONE 76: PETERS ROAD NEIGHBORHOOD GOALS, OBJECTIVES AND POLICIES**

- GOAL 1** Preserve and enhance this quality set of neighborhoods.
- OBJECTIVE 1.1** Achieve a neighborhood with strong entrances and park features.
- Policy 1.1.1** Strengthen the Southwest 54th Avenue entrance to the high school area through street trees and other streetscape improvements.
- Policy 1.1.2** City officials shall work with SFWMD and County park planners to achieve a well designed linear park along the North New River Canal (New River – State Road 84 Greenway) and to determine if Heritage Park can better relate to the neighborhood in terms of accessibility and image.
- Policy 1.1.3** Maintain the current basic land use/zoning pattern.

## **PLANTATION MIDTOWN GOALS, OBJECTIVES AND POLICIES**

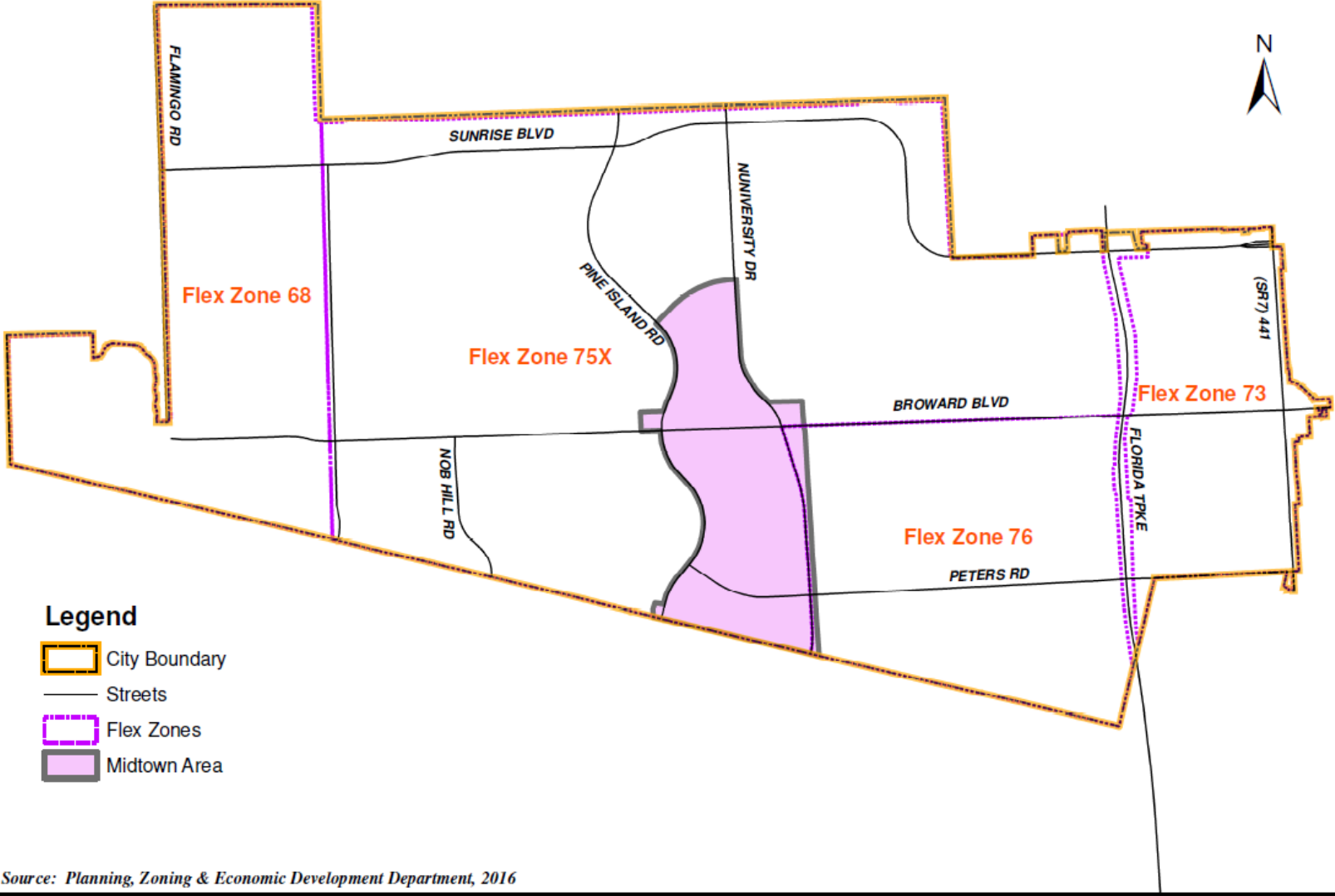
- GOAL 1** To guide the development of an attractive, functional, regional activity center.
- OBJECTIVE 1.1** Implement the Plantation Midtown Conceptual plan that ensures the highest quality development, a safe environment, an appropriate mix of uses and a functional circulation system.

- Policy 1.1.1** Use the Central Plantation Development District (a.k.a. Plantation Midtown), a safe neighborhood district, as a mechanism implement for the redevelopment plan.
- OBJECTIVE 1.2** Develop public facilities and encourage development of private facilities to strengthen the area's character as a major business, residential and cultural activity center.
- Policy 1.2.1** Continue to support the planning and development of a cultural arts center.
- Policy 1.2.2** Continue to implement the internal transit system.
- Policy 1.2.3** Evaluate the function of the City park in terms of use and cultural activities.
- OBJECTIVE 1.3** The City of Plantation shall take specific measures to promote redevelopment and encourage innovation in land planning and site development techniques in the Plantation Midtown District.
- Policy 1.3.1** The City through its land development regulations identify reforms to facilitate transit oriented development, and review development incentives to encourage higher density, mixed use and transit-oriented development in the Plantation Midtown District.
- Policy 1.3.2** The City through land development regulations will achieve the on-site mixing of residential and commercial uses in the Plantation Midtown District.
- Policy 1.3.4** The City through land development regulations promote multi-story commercial/office/residential mixed-use development and multi-story office use developments in the Plantation Midtown District. Multi-story use is as defined in the City's land development code.

# Neighborhoods

City of Plantation

Figure: 1.6



### Legend

- City Boundary
- Streets
- Flex Zones
- Midtown Area

Source: Planning, Zoning & Economic Development Department, 2016