The Study Area

- 3 Miles
- City of Plantation
- Unincorporated Broward County
- City of Ft. Lauderdale
- Town of Davie
How The Week Began
Opening Presentations

Saturday June 25th

How The Master Plan Was Created
Public Process

Saturday, June 25th
The Citizens’ Plans

The Citizens’ Plans
The Citizens’ Requests

- Beautify SR 7 south of Peters Road.
- Create an identity for the Fort Lauderdale/unincorporated parts of the corridor.
- Build a gateway district with a hotel at the southern tip of the study area.
- Beautify the well fields in Broadview Park.
- Build a new community center in Broadview Park.
- Develop a long term strategy for the car dealerships.
- Redevelop the “Four Corners” district into a destination spot with a mass transit stop.
- Build a bus transfer station.
- Plan for a future light-rail line.
- Redevelop Peters Road into a live/work district and make landscape improvements.
- Reconfigure the intersection of Peters Road and 45th avenue.
- Design McGinnis Park as a neighborhood park for Plantation CC Estates.
- Plan for workforce housing.
- Locate an urban grocery store.
- Locate nice restaurants.
- Develop a shared parking strategy for the hospital and area businesses.
- Limit height to 3 stories along corridor.
- Create a connected park system.
- Develop a system of roads parallel to US-1.
The Citizens’ Masterplan

A Tour of the Plan
Hospital/Auto District

The Northern Most District

Hospital/Auto District

Current Conditions
Hospital/Auto District

Current Conditions

Hospital/Auto District

What are the Long-Term Redevelopment Possibilities?
Hospital/Auto District

Alternate Strategies

Hospital/Auto District

A Redeveloped District
Hospital/Auto District

A Redeveloped District

A Redeveloped District
Four Corners

A Regional Crossroads

Four Corners

A Regional Crossroads
Four Corners

A Regional Crossroads
Four Corners
A Regional Crossroads

NW

NE

A Regional Crossroads
Four Corners

A Regional Crossroads

Four Corners

A Regional Crossroads
Four Corners

A Regional Crossroads

SW

A Regional Crossroads
Four Corners

A Regional Crossroads

SE

Altman Project for Plaza Center
Four Corners

Possible Locations

For Consideration
Creating Alternatives to SR 7

An Existing Precedent
Peters Road

A Forgettable Entrance

Peters Road

A Shared Gateway to Both Cities
Peters Road

Current Condition

Peters Road

Humanizing and Beautifying the Street
Peters Road

Live/Work Units on Peters Road

A Video Tour
Peters Road

Creating More Park Space

Peters Road

Creating More Park Space
Peters Road

Creating More Park Space

Peters Road

A Dangerous Intersection Today
Peters Road

A Beautiful and Safe Intersection Tomorrow

A Video Tour
Southern Car Dealerships

Long Term: Phase Out or Build Up

Southern Car Dealerships

Short Term: Improve Lighting and Landscaping
The Building of a New City Neighborhood

Existing Parks and Well Fields
Broadview Park

A New Use for the Well Fields

Davie Property/I-595

Great Location and Potential
The Southern Gateway

The Southern Gateway
Architectural Guidelines

Plantation Has a Great Program in Place

- Clearly Defined Entrance.
- Building Mass Divided into Parts.
- Building Acknowledges the Street.
- Vertically Proportioned Windows
- Limited Number of Window Types.
- Top of Building is Articulated.
- Acts as a Civic Monument.

Mediterranean Architecture

Advance the Architectural Code
Architectural Guidelines
Mediterranean Architecture

What’s Next?

- Complete a Charrette Report
- Adopt the Conceptual Master Plan
- Prioritize Improvements
- Develop a Market Analysis (Plantation has already done this)

And At The Same Time..
- Continue dialogue between communities
- Continue and Reinforce the City’s Role with the SR 7 Collaborative in...
  establishing direction for the future
The Team

• Treasure Coast Regional Planning Council
• South Florida Regional Planning Council
• A+S Architects & Planners (Derrick Smith, Principal)
• ARX Solutions (Patrico Navarro, Adrian Ferrari, Sebastian Ciccoli)
• Architectural Consultants (Jess Linn, Jose Venegas, Shailendra Singh, Sita Singh, Sasha Forbes)
The Study Area
Sunrise Boulevard
to I-595