



CHARACTERISTICS OF THE CITIES, TOWNS, AND NEIGHBORHOODS

Towns are made up of neighborhoods with each neighborhood ranging in size between forty and 125 acres. Multiple neighborhoods are typically clustered around a central business district or “main street” shopping area. Within each neighborhood, there is usually a diversity of uses and housing affordabilities. Residential densities average between six and ten units per acre throughout the entire neighborhood. Some houses occur on large lots, and some units are clustered at higher densities in the form of multifamily apartments or townhouses. Cities may have higher average densities, and at higher densities, a greater variety of services near homes is possible. Towns and cities recognized by their citizens to be great places to live share these and the following characteristics:

Well defined center and edge - The best towns have a strong sense of place. You know when you have arrived; you know when you leave. Well designed towns do not sprawl or merge into one another. These communities have a recognizable center and heart. The center is the place people go to shop, conduct business, get news, and see their neighbors. The center usually occurs at an important intersection where shops have maximum access and exposure. The town center is typically anchored by an important community civic building such as a town hall, library, or community church. The civic building is usually situated on a public green or plaza that serves as a gathering place for residents.

Hierarchy of interconnected streets - Great towns have a diversity of street types. They serve all of the different purposes the community requires and provide strong connections between a diversity of land uses. Streets terminate at intersections with other streets and form a fine network of alternative transportation routes. The best places to live never undermine the value of the interconnected street network by closing streets to public use or gating off neighborhoods.

Streets designed for both cars and pedestrians - Streets are designed and viewed as part of the public realm to be used equally by both cars and people. Equal attention is given to the accessibility of the street to pedestrians and children, attractiveness, and use by automobiles. Great towns recognize that large portions of the community do not have access to an automobile but still need to be able to move. The ability to own and operate an automobile should not be a prerequisite to enjoying a good quality of life. However in much of Florida, this is the case. Significant portions of the population are either too young or too old to drive, and others can not easily afford a car. In the best communities, children can walk to a playground, and the elderly are not forced to abandon their homes of many years because they can no longer drive a car.

THE ULTIMATE TEST OF SUCCESS

THE EXTENT TO WHICH IT IS POSSIBLE TO ENJOY A HIGH QUALITY OF LIFE WITHIN A COMMUNITY WITHOUT HAVING ACCESS TO AN AUTOMOBILE.

Diversity of housing types and affordabilities - All members of the community must be able to find a suitable place to live within the community. Communities need a great variety of people to function well including physicians, bankers, carpenters, shop keepers, teachers, and baby sitters. If the community is not attractive to a few wealthy individuals, there may be no one to donate money to help build a library. Without skilled labor, there would be no one to repair a car or maintain landscaping.

Places for work and shopping in proximity to housing - Quality of life is improved where people are able to live in close proximity to workplaces and frequently used shopping destinations. Ideally, many residents should be able to reach centrally located work places and shopping destinations by walking or short vehicle trips.

Appropriately located sites for civic buildings - Well designed communities have created special and prominent locations for placement of their civic buildings. Civic buildings include churches, libraries, schools, theatres, and community meeting halls.

Variety of parks and open spaces - Communities need a variety of open spaces. The variety includes recreation fields, quiet places for meditation, and small open spaces where young children can safely play within shouting distance of their homes.

Districts - Larger towns and cities often include specialized districts. Examples of districts are industrial and research parks, universities, and entertainment areas and attractions. The best districts include a variety of uses that complement and support the primary function of the district.

Citizens participating in the Davie/Hollywood/Seminole Nation Charrette recognized these principles and developed a series of requests and recommendations.

Citizens' Requests

WELL DEFINED CENTER, EDGE, AND IDENTITY



- Create a mixed use center at SR 7 and Griffin Road
- Create mixed use neighborhoods on lands north and east of the Seminole Hard Rock Hotel and Casino
- Announce arrival with entry features and landscaping
- Use street furnishings and vernacular architecture to create unique identity

HIERARCHY OF INTERCONNECTED STREETS



- Increase the interconnectivity of streets throughout the study area and add new streets
- Create a new north-south parallel to SR 7
- Improve the interconnectivity between businesses
- Extend Oakes Road over the Florida Turnpike to Nova Southeastern University

BEAUTIFUL STREETS DESIGNED FOR BOTH CARS AND PEDESTRIANS



- Maintain SR 7 as a six-lane section
- Improve the corridors physical appearance
- Add landscaping, wide sidewalks, pedestrian scale street lights, and pavers in cross walks
- Increase building heights along SR 7

DIVERSITY OF HOUSING TYPES AND AFFORDABILITIES



- Build new housing to accommodate all incomes
- Create mixed-use residential neighborhoods north and east of the Seminole Hard Rock Hotel and Casino
- Incorporate residential within the industrial district
- Build a waterfront village/marina along the C-11 Canal

PLACES FOR WORK AND SHOPPING IN PROXIMITY HOUSING



- Convert the industrial area into a competitive industrial, commercial, and research district
- Improve the appearance of the industrial area
- Incorporate restaurants, a movie theatre, and hotels into the redevelopment area

APPROPRIATELY LOCATED SITES FOR CIVIC BUILDINGS



- Build new schools
- Create a grand promenade to connect the library and the cultural center

VARIETY OF PARKS AND OPEN SPACES



- Provide recreational opportunities

SPECIAL DISTRICTS



- Encourage resort/tourist/entertainment development near the Seminole Hard Rock Hotel and Casino property
- Convert the industrial area into a competitive industrial, commercial, and research district