

# PLANTATION, FL

Central Convenience for Growing Families



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AIROS HOMES AT REAL BROKER, LLC

# AT A GLANCE:

## PLANTATION BY NUMBERS



### Population

Home to around **95,000 residents**, offering a close-knit community feel.

### Median Home Price

Homes typically range between **\$375,000 and \$525,000**, making it relatively affordable.

### School Rating

**B+** rated districts that are steadily improving year over year.

### Crime Rate

Crime levels are **65% lower than** the national average, ensuring a safer environment.

### Commute

Just a **20–25 minute** drive to Fort Lauderdale for work or leisure.

### Family-Friendly Score

**Rated 8/10** for its family-oriented atmosphere and amenities.

# WHY PLANTATION WORKS FOR FAMILIES

## ► The Strategic Location Advantage:

Plantation offers the perfect balance of affordability and accessibility. Located in the heart of Broward County, everything is within reach while maintaining a family-friendly suburban atmosphere.

### 01

#### Prime Central Location

Perfectly positioned in South Florida, offering easy access to major attractions and key destinations.

### 03

#### Diverse Housing Choices

From modern condos to spacious estates, there's a home to match every lifestyle and budget.

### 02

#### Affordable Living

Enjoy competitive prices compared to neighboring premium cities without compromising on lifestyle.

### 04

#### Vibrant & Well-Connected

Experience a growing arts and cultural scene supported by strong infrastructure and modern upgrades.

# SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



## Elementary Schools

- Plantation Elementary
- Rating: B+
- Grades: K-5
- Special Programs: STEM focus, Arts integration
- Highlights: Strong community support, improving test scores

## NovaHigh School (nearby)

- Rating: A
- Grades: 9-12
- Special Programs: IB Program, Engineering Academy
- Notable: Many Plantation students attend this highly-rated school

## Pinewood Elementary

- Rating: A
- Grades: K-5
- Special Programs: Gifted program, Advanced academics
- Highlights: High-performing school, excellent teachers

## Middle Schools

- Plantation Middle School
- Rating: B+
- Grades: 6-8
- Special Programs: AVID program, Band, Athletics
- Highlights: Strong sports programs, community involvement



# WHY PARENTS CHOOSE PLANTATION SCHOOLS?

Smaller class sizes than larger districts

Growing investment in tech & programs

Diverse student body & cultural awareness

Strong parent involvement opportunities

Improving test scores & college preparation



# NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



## Plantation Acres - Estate Living

- Price Range: \$650K - \$1.2M
- Home Style: Large estates on 1+ acre lots
- Features: Horse property, private roads, mature landscaping
- Best For: Families wanting space & privacy

02



## Jacaranda - Golf Course Community

- Price Range: \$450K - \$750K
- Home Style: Golf course homes, Mediterranean style
- Amenities: Championship golf, clubhouse, tennis
- Best For: Golf enthusiasts, families loving resort amenities

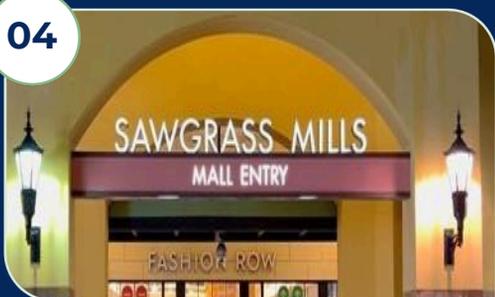
03



## Pine Tree Estates - Family Neighborhoods

- Price Range: \$400K - \$600K
- Home Style: Traditional family homes, varied styles
- Features: Established neighborhoods, mature trees
- Best For: Families wanting character & value

04



## Sawgrass Mills Area - Convenient Living

- Price Range: \$350K - \$500K
- Home Style: Newer construction, contemporary
- Features: Close to shopping and highways
- Best For: Commuter families, convenience seekers

# FAMILY ACTIVITIES & RECREATION



## City Parks & Recreation Volunteer Park

### Volunteer Park

- Historic 38-acre park in city center
- Playgrounds for different age groups
- Sports fields and courts
- Community events and festivals

### Central Park

- 90 acres of family recreation
- Swimming complex with pools
- Tennis courts and fitness trail
- Pavilions for parties and gatherings

### Golf Course & Club

- Public golf course
- Junior golf programs
- Family dining at clubhouse
- Special events and tournaments



## Youth Sports Programs

### Plantation Athletic Association

- Baseball and softball leagues
- Ages 4-18
- Travel and recreational teams
- Strong volunteer community

### Plantation Soccer Club

- AYSO and competitive programs
- Ages 4-19
- Multiple fields throughout city
- Parent volunteer opportunities

### Basketball Association

- Youth leagues and camps
- Skill development programs
- Community center leagues
- Summer programs

# FAMILY ACTIVITIES & RECREATION

## Community Events



### Annual Celebrations:

- Plantation Heritage Festival (March)
- Fourth of July Spectacular
- Halloween in the Park
- Holiday Tree Lighting and Festival

### Weekly/Monthly Activities:

- Family movie nights
- Art shows and cultural events
- Youth programs and camps



# SHOPPING & NOTABLE LOCAL SPOTS



## Quick Intro for Newcomers

Plantation offers a vibrant food scene that reflects South Florida's multicultural mix. From authentic Latin American and Caribbean flavors to fresh seafood and modern American dining, there's something for every taste.

The city's prime location between Fort Lauderdale and the Everglades gives residents access to both beachside dining and hidden local gems. Beyond the major chains, Plantation's charm lies in its family-owned restaurants that blend fresh ingredients with casual, welcoming atmospheres

## Notable Local Spots

- Seasons 52 – Fresh, seasonal American cuisine.
- Tavolino Della Notte – Italian favorite with a loyal local crowd.
- Zov's Café & Bar – Mediterranean-inspired dining

## Sawgrass Mills

- One of the largest outlet malls in the US
- 350+ stores including major brands
- Entertainment complex with restaurants
- IMAX theater and arcade

## The Fountains at Plantation

- Upscale shopping and dining
- Target, Barnes & Noble, specialty stores
- Family restaurants and casual dining
- Beautiful outdoor shopping experience

## Plantation Towne Square

- Publix, CVS, local businesses
- Family services and dining
- Convenient neighborhood shopping

# TRANSPORTATION & ACCESSIBILITY

## Commuting Advantages

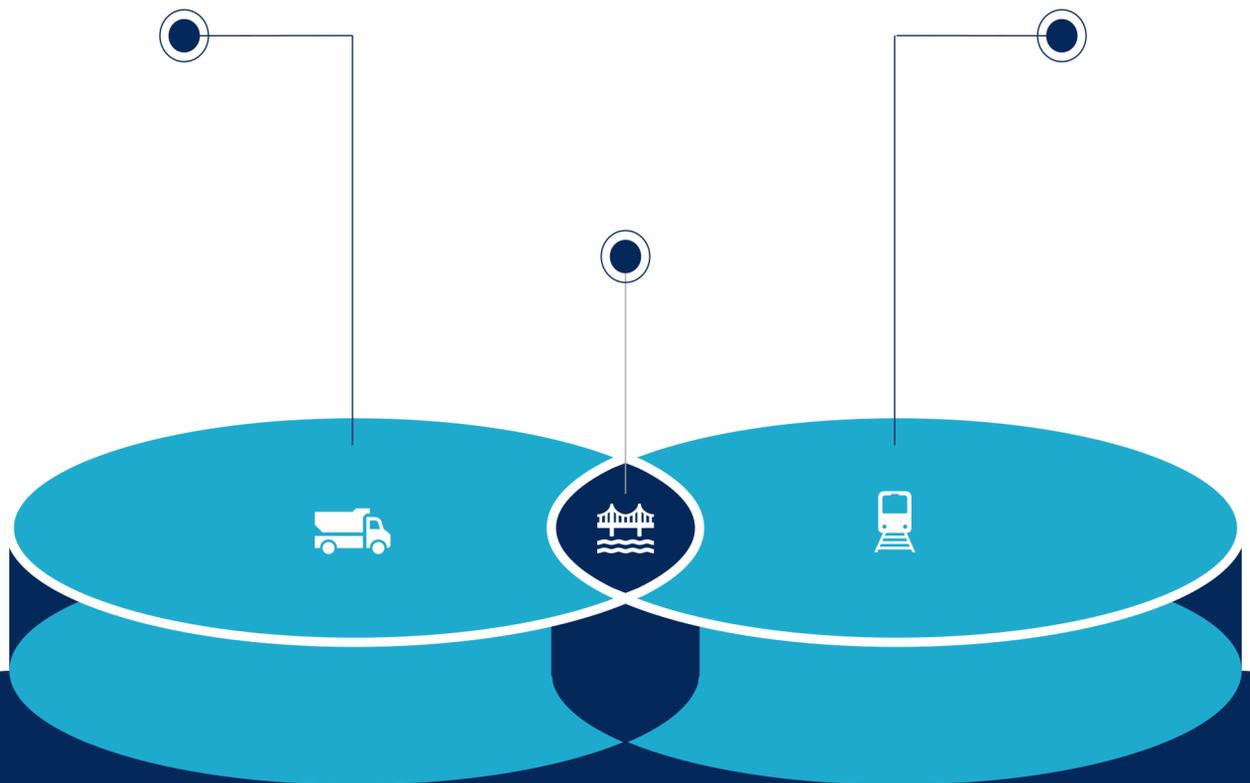
- To Downtown Fort Lauderdale: 20-30 minutes
- To Miami Airport: 45-55 minutes
- To Boca Raton: 25-35 minutes

## Major Highways & Access

- I-595: Direct east-west access
- Sawgrass Expressway: North-south corridor
- I-75: Access to southwest Florida
- Florida's Turnpike: Quick access to entire state

## Public Transportation

- Broward County Transit: Multiple bus routes
- Tri-Rail Access: Connect to regional rail system
- Fort Lauderdale Airport: 25-30 minutes



# REAL ESTATE MARKET OVERVIEW



- Median Home Price: \$425,000
- Price Appreciation: 6-8% annually
- Days on Market: 35-45 days
- Market Type: Balanced with seasonal variations

## Upper Market (\$550K+):

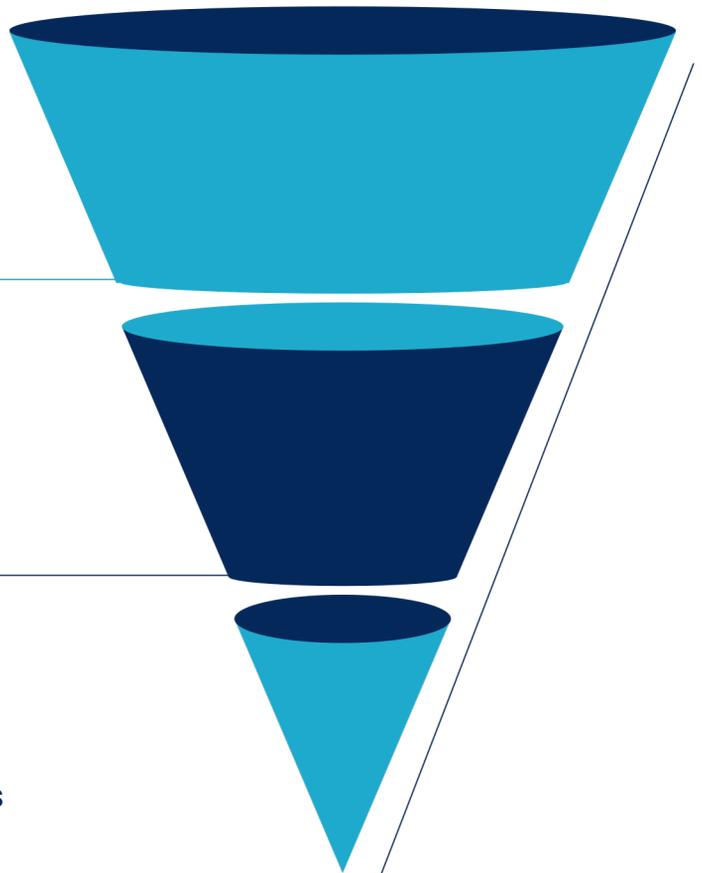
- Golf course and estate properties
- Luxury neighborhoods
- Custom & newer construction

## Mid-Market (\$400K-\$550K):

- Most single-family neighborhoods
- 3-4 bedroom homes
- Updated properties

## Entry Level (\$300K-\$400K):

- Condos and townhomes
- Older single-family homes
- First-time buyer opportunities



# COST OF LIVING ANALYSIS

## Housing Costs

Category	Details	Estimated Cost
Housing Costs (Example \$425K home)	Monthly Mortgage (20% down, 7%)	~\$2,685
-	Property Taxes	~\$445
-	Homeowners Insurance	~\$160
-	HOA Fees (varies by community)	\$75-\$250
-	Total Housing	~\$3,365-\$3,540

## Family Living Expenses

Category	Details	Estimated Cost
Family Living Expenses	Childcare / After-school	\$175-\$350 per week
-	Youth Sports	\$250-\$1,200 per season (per child)
-	Summer Camps	\$125-\$275 per week
-	Dining Out (family of 4)	\$55-\$85 per meal
-	Utilities (average)	\$155-\$210 per month

# HEALTHCARE & SERVICES



## Westside Regional Medical Center

- Comprehensive medical services
- Advanced cardiac and cancer care
- Pediatric emergency services



## Plantation General Hospital

- Full-service community hospital
- Emergency and urgent care services
- Maternity and pediatric care
- Specialty medical services



## Pediatric & Family Care

- Multiple pediatric practices throughout the city
- Specialized children's dental and orthodontic care
- Mental health services for families
- Urgent care centers with pediatric focus

# ARTS, CULTURE & EDUCATION

## Cultural Attractions

### Plantation Historical Museum

- Local history exhibits
- Educational programs for children
- Community events and activities

### Art at the Fountains

- Monthly art shows
- Cultural events and festivals
- Family-friendly activities

### Broward Center for the Performing Arts

- Broadway shows and concerts
- Children's theater programs
- Educational performances



## Adult Education & Enrichment



### Broward Center for the Performing Arts

- Monthly art shows
- Cultural events and festivals
- Family-friendly activities

# MOVING TO PLANTATION: YOUR ACTION PLAN

60 Days  
Plan

## Action Plan

- Pre-Move Research (60 Days)
- Determine budget and preferred neighborhoods
- Research schools and enrollment procedures
- Connect with real estate professionals
- Visit different areas at various times

30  
Days

## School & Activity Planning

- Complete school enrollment paperwork
- Research youth sports and activities
- Connect with parent groups online
- Plan timing around school calendar

Moving  
Month

## Integration Phase

- Set up utilities and city services
- Register for library and recreation programs
- Find healthcare providers
- Explore community centers and amenities

First  
Month

## Community Connection

- Attend school orientations and meetings
- Join neighborhood and parent groups
- Register for sports and activities
- Explore local parks and recreation

# PARENT RESOURCES & COMMUNITY

City of Plantation Website:  
Plantation.org

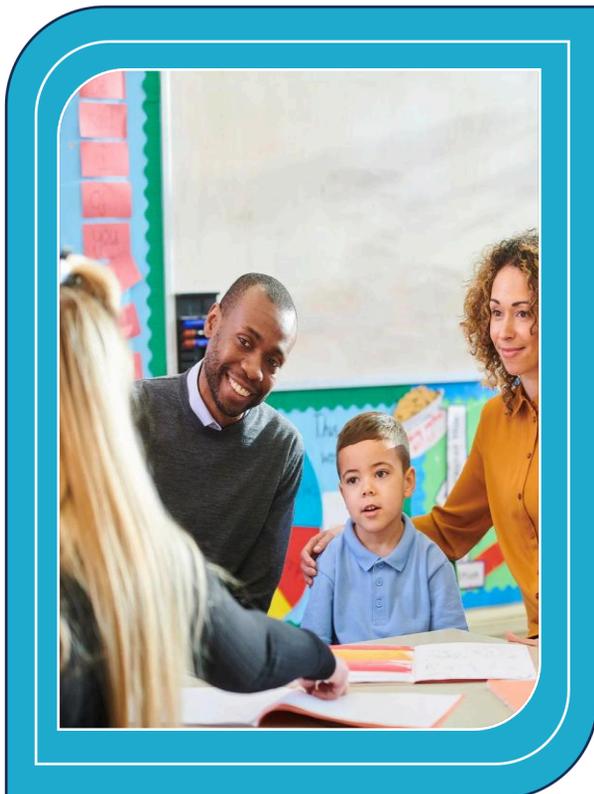
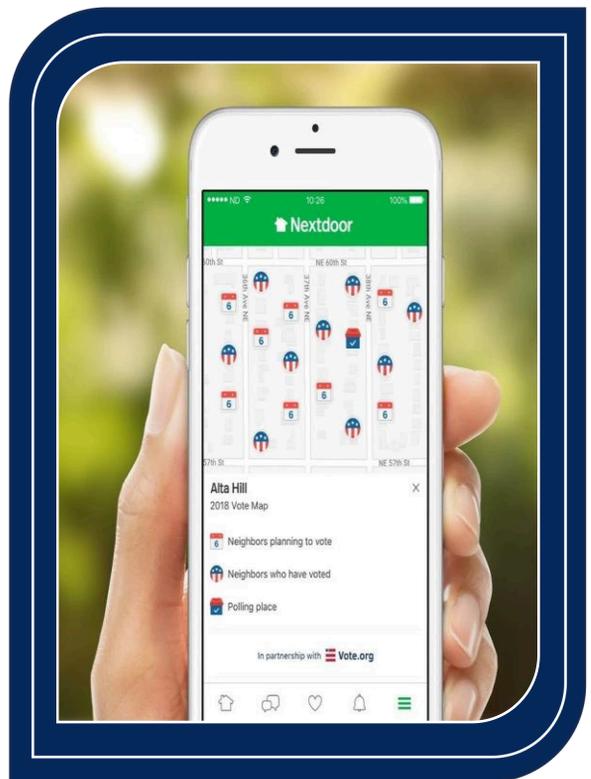
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- Register for sports and activities
- Explore local parks and recreation

Social Media Connections:

- "Plantation Moms" Facebook Group
- "Plantation Community Updates"
- "Plantation Family Network"
- School-specific parent groups

Helpful Apps:

- My Plantation (city services app)
- Next Door (neighborhood information)



## Community Organizations

For Parents:

- PTA/PTO participation opportunities
- Youth sports coaching and volunteering
- Community center programming
- Cultural arts volunteering

For Families:

- Library programs and events
- Recreation center activities
- Community festivals and celebrations
- Environmental and beautification projects

# FREQUENTLY ASKED QUESTIONS ANSWERS



01

How does Plantation compare to more expensive Broward cities?

Plantation offers 70–80% of the amenities at 60–70% of the cost. You get excellent location, good schools, and family amenities without the premium pricing.

02

Are the schools really improving?

Yes! Plantation schools have shown consistent improvement over the past 5 years.

03

Is traffic a major issue?

During rush hours, major roads can be busy, but the central location means shorter commutes overall. Multiple route options help avoid congestion.

04

Are there enough activities for kids?

Absolutely! Between city programs, youth sports, nearby attractions like Sawgrass Mills, and proximity to beaches, there's plenty for families.

# THE VERDICT: IS PLANTATION RIGHT FOR YOUR FAMILY?

## Choose Plantation if you want:

- Central location with easy access everywhere
- More affordable family living in Broward
- Diverse, welcoming community
- Good schools with improving programs
- Shopping and entertainment nearby

## Consider other options if you:

- Must have A+ rated schools exclusively
- Prefer newer construction throughout
- Want luxury community amenities
- Need gated/premium security
- Prioritize prestige over value

## Plantation is perfect for families who:

- Value location and convenience
- Want diversity and cultural richness
- Appreciate good value for their money
- Like having everything nearby
- Enjoy community events and activities



REAL



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**THANK YOU!**



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