



CITY OF FORT LAUDERDALE

MARCH 2021

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN AND PLANNING DIVISION



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EXISTING CONDITIONS

Uptown South Context and Area Character

Uptown South is located adjacent to Inter Miami FC, just south of Uptown Urban Village, west of Interstate 95, and north of Commercial Boulevard. The study area is approximately 192.2 acres in size. The area is predominately industrial and high-intensity commercial. Located near Interstate 95, Tri-Rail Cypress Creek Station, the Fort Lauderdale Executive Airport, and a City designated Opportunity Zone 12011050207 - the location serves as a center for distribution of goods and services and the primary corridor running through Uptown South is North Powerline Road which also serves as a thoroughfare for commuters.

Main stakeholders in the area include Fort Lauderdale Executive Airport, Florida Department of Transportation, Florida Department of Corrections, Inter Miami FC and Xtreme Action Park. There is also a large amount of aviation services (refrigeration, delivery, storage, etc.) and auto service vendors in the area. The area contains one of the City's largest concentration of industrial zoning and uses. Residential development is generally not permitted south of Cypress Creek Road due to the proximity to the airport.

The existing development pattern does not cater to a pedestrian experience with the lack of pedestrian infrastructure such as sidewalks and street trees. Most streets lack sidewalks and many existing structures utilize backout parking resulting with uses disengaged from the public realm and streetscape. With the redevelopment of Inter Miami FC and the designation of Uptown Urban Village as a future mixed use activity center, it is anticipated that the Uptown South area can transform to support economic growth within the vicinity. With access to multi-modal transportation options, infrastructure improvements, the airport, there is potential for change in character. In addition, the nearby Cypress Creek Tri-rail station, second highest ridership station, may provide future opportunities to have a specific connection from the station to the stadium as well as shared parking solutions, shuttle services, and covered parking.



LAND USE AND ZONING

Per the City of Fort Lauderdale's Comprehensive Plan Future Land Use Map, Uptown South consists of 192.2 acres with underlying land use designations of Commercial and Industrial. Per the City of Fort Lauderdale's Unified Land Development Regulations (ULDR), Uptown South zoning districts include Boulevard Business District (B-1), Heavy Commercial/Light Industrial District (B-3), and General Industrial District (I). Table 1 provides a breakdown on the land uses and zoning categories.

Table 1 – Land Use and Zoning Data

LAND USE			ZONING		
Commercial	25%	48.3 acres	Boulevard Business (B-1)	3%	5.6 acres
Industrial	75%	143.9 acres	Heavy Commercial (B-3)	29%	55.2 acres
Total	100%	192.2 acres	General Industrial (I)	68%	131.4 acres

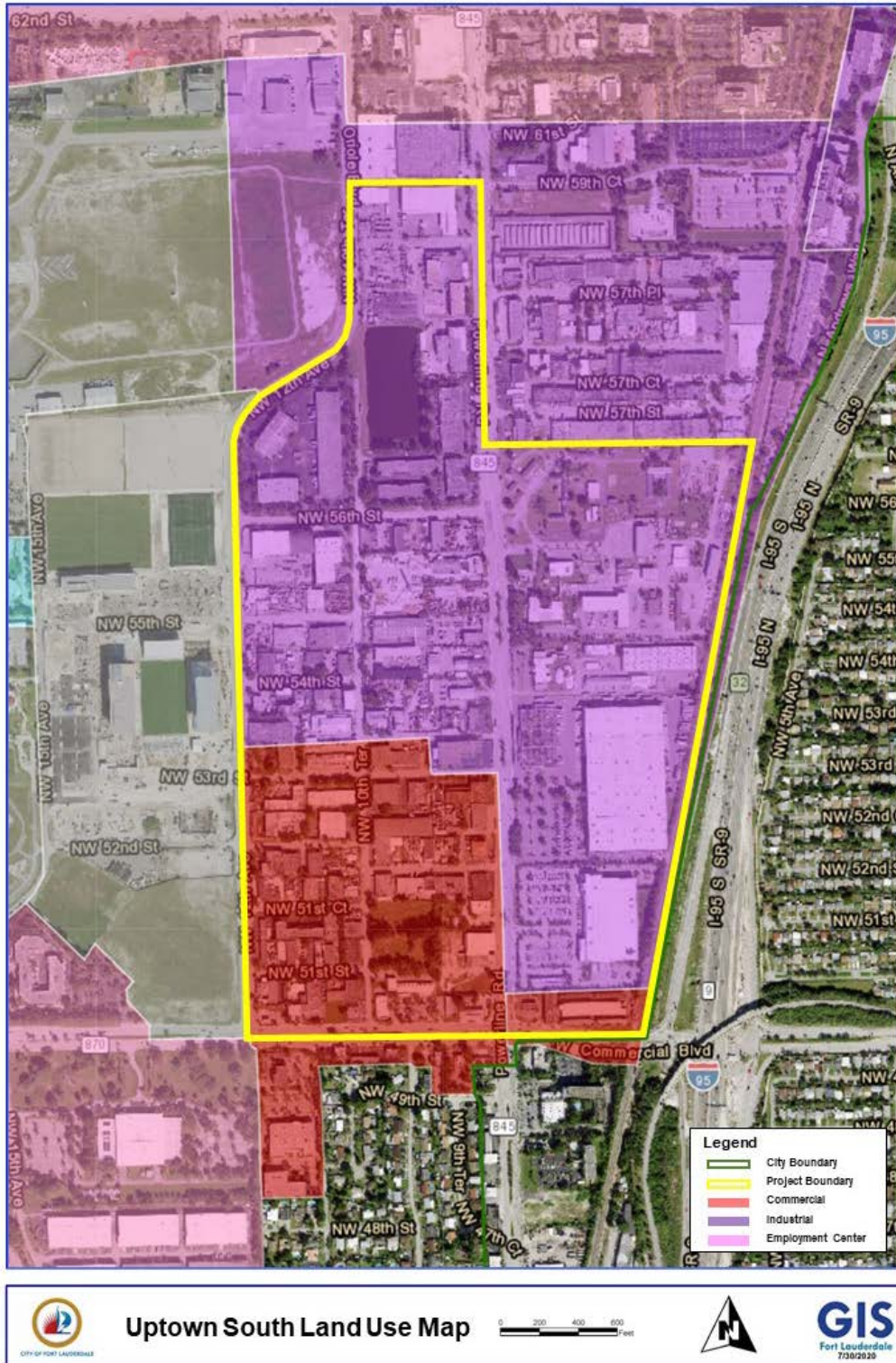
Land Use:

- *Commercial*
Commercial land use makes up 48.3 acres or approximately 25% of the Uptown South area. For reference, commercial land use accounts for approximately 9.7% of the land use citywide.
- *Industrial*
Industrial land use makes up 143.9 acres or approximately 75% of the Uptown South area. For reference, industrial land use accounts for approximately 3.5% of the land use citywide.

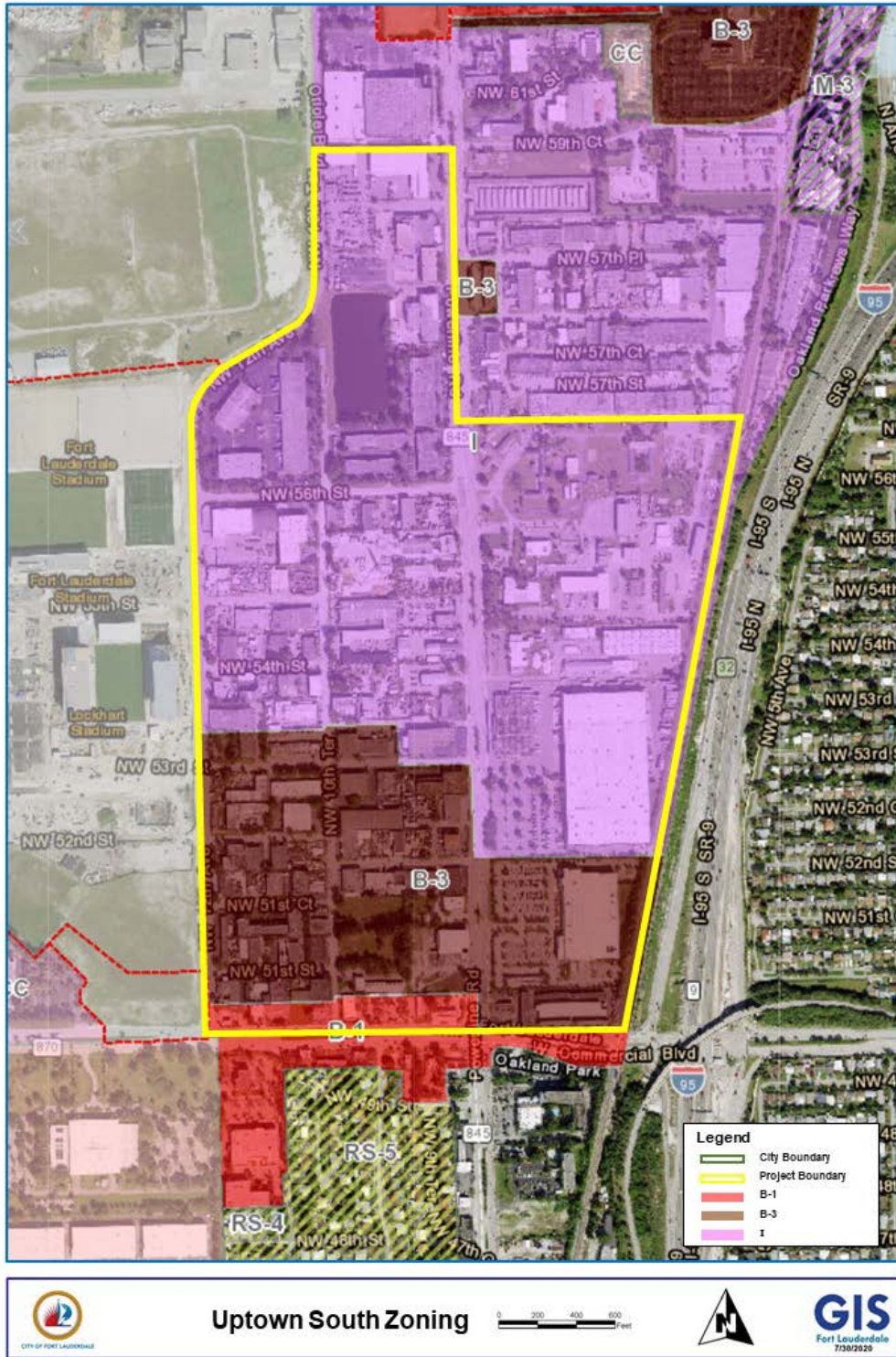
Zoning:

- *Boulevard Business District (B-1)*
The B-1 district is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements.
 - The B-1 district is in the southernmost portion of Uptown South along West Commercial Boulevard, totaling 5.6 acres or approximately 3% of Uptown South.
- *Heavy Commercial/Light Industrial District (B-3)*
The B-3 district is intended for heavy commercial business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character. The B-3 district is located along major transportation arterials which have convenient access to the interstate yet are limited in their accessibility to local streets thereby limiting high traffic generating commercial business uses at such locations.
 - The B-3 district is located immediately north of the B-1 district, totaling 55.2 acres or approximately 29% of Uptown South.
- *General Industrial District (I)*
The I district is intended for industrial, manufacturing, and related uses not involving potential nuisances (noise, odor, emissions, etc.). Industrial uses that fall within 300 feet of residential areas require a conditional use permit to be viable.
 - The I district encompasses the majority of Uptown South, totaling 131.4 acres or 68% of the area.

Map 1.3



Map 1.4



CHALLENGES AND OPPORTUNITIES

Uptown South Area Challenges

- Proximity to Fort Lauderdale Executive Airport(FXE)
The Federal Aviation Administration (FAA) has restrictions on height, flight path clearance, and acceptable decibel levels for development in the area. The location of uses and development are evaluated based on the FXE master plan as approved by FAA.
- Loss of Industrial Area
The City has a limited amount of Industrial land use and zoning, with a significant percentage located within Uptown South. If existing industry is successful it may not be in the best interest of the city to transition the area into a different zoning district or development type given its unique designation.
- Traffic Congestion and Parking Infrastructure
Being a center of industrial land use and located at the crossroads of many transportation networks and corridors, Uptown South sees a lot of freight and heavy vehicle traffic that may make planning multi-modal transportation and a pedestrian environment challenging. Furthermore, the area has an extensive amount of "back-out" parking as the prevalent layout for many businesses. This could also complicate the development of a pedestrian friendly street corridors.
- Government Owned land
Florida Department of Corrections, as well as the Florida Department of Transportation have a substantial stake of land in the area, and thus a vested interest in any development that would take place in Uptown South. This could be challenging should the respective agencies take up a position of opposition for redevelopment of the area. Broward County is also a property owner in the area.
- Potential Creation of an "Artificial District"
Planned districts typically evolve from a grassroots effort, stemming from a longstanding population and cultural setting. To create a vibrant and distinct, self-sustaining district from scratch can present challenges potentially creating conflicts with existing stakeholders and nearby residential populations.
- Potential Loss of Supporting Economies
Loss of supporting economies could impact development in the Uptown South area. For example, the tenure of the Inter Miami MLS soccer team could impact the viability of the area if the team leaves. Competing interests with the Downtown Regional Activity Center for commercial tenants could create a competitive factor between two areas of development.

Opportunities for Uptown South Area

- Proximity to Uptown Urban Village and other Major Entities
The Uptown Urban Village Master Plan is beginning to attract and create an area of investment. This could help spur and initiate interest in the Uptown South area, and also provide a "spillover" effect in which development in both areas could enhance the attractiveness and economic potential of the broader area. In addition, the proximity to Uptown Urban Village and the major employment centers in the area (Citrix, City Bank, Sheraton, Microsoft, etc.) could create a synergy that further enhances the appeal, development, and potential of the Uptown South area.
- A Center of Transportation
The location of Uptown South near I-95, Tri-rail Station, as well as Fort Lauderdale Executive Airport provides a prime location not only for transportation infrastructure, but also a

staging ground for new local transportation initiatives that can incorporate multimodal transportation and pedestrian infrastructure.

- *Affordable Alternative*
Uptown South could provide a prime location for affordable workforce housing alternatives in close proximity to services, goods, and employment opportunities, supporting more jobs, which would further enhance the vision of a livable Uptown Urban Village. However, such units would need to be associated with the business such as a live work unit and not a standalone residential development project.
- *A Diverse Economy*
As the city of Fort Lauderdale looks to diversify its portfolio of development and commercial businesses, the Uptown South area could provide an opportunity to further diversify the types of businesses and services that are present in the City.
- *Attraction to Other Major Tenants*
Dependent on the goals of the Uptown South initiative, the area could become of interest for other large tenants seeking more commercial opportunity and economic development. Service industry, entertainment venues, retail, hospitality, and employment centers could all find the location of Uptown South to be an appealing business location.
- *Improve Area Infrastructure*
Investment in the Uptown South area can provide an opportunity to revitalize, rehabilitate, and redevelop existing infrastructure such as streets, sidewalks, and create a sense of place for the broader area. Uptown South also is largely on higher ground compared to other areas of the city, presenting a more amicable environment to upgrade infrastructure such as stormwater and sewage.
- *Adaptive Reuse*
Given a significant portion of Uptown South is Industrial land use, this could provide a great setting for adaptive reuse of existing buildings and infrastructure. Creating an inclusive redevelopment and planning initiative that would incorporate existing businesses and tenants while also supporting new mixed uses in shared facilities. Further diversifying the portfolio of the city while also maintaining the industrial tenants in the area.
- *Government Owned land*
With Uptown South being in the center of many County and State government facilities, an Uptown South redevelopment initiative could create a partnership with other governmental agencies that could provide more resources and possible funding. Given these agencies have a large workforce present in the area, they may be inclined to contribute to better transit and pedestrian infrastructure in the area.
- *Inter Miami FC*
Proximity to the newly built Inter Miami FC and Inter Miami FC provides an opportunity to utilize the unique asset of a sports entertainment facility as a focal point for future business attraction, development, and revitalization efforts.
- *Lockhart South Parcel - City Park*
With the City evaluating potential park space for the parcel south of Inter Miami FC, there could be additional interest in the area for people seeking recreational options, a venue for events, and other similar activities such as food trucks.
- *Zoning Amendments*
Potential zoning amendments could provide incentives for prospective redevelopment efforts by property owners in the Uptown South area and could provide an amicable environment for redevelopment.

CASE STUDIES

As part of this redevelopment analysis, three case studies were identified as a basis of comparison of redevelopment potential. Each case study contains a description of the area, current conditions, similarities and differences to Uptown South, and a determination of success. Below is a brief explanation of these elements.

- Description of the Area
A general description of the case study area along with the geographic boundaries that define the study area. A brief historical perspective is also included.
- Current Conditions
A general description of existing conditions including uses and redevelopment efforts.
- Similarities and Differences to Uptown South
A general comparison of similar and different characteristics to Uptown South including the total acreage, uses, proximity to other areas, gentrification impacts, and planning efforts.
- Implementation Achievements
A general base line of determining achievements and success using the following factors; maintaining area character, economic growth, sustainable adaptive reuse, and implementation of best planning practices.

The three case studies included in this document are identified below and summarized on the following pages.



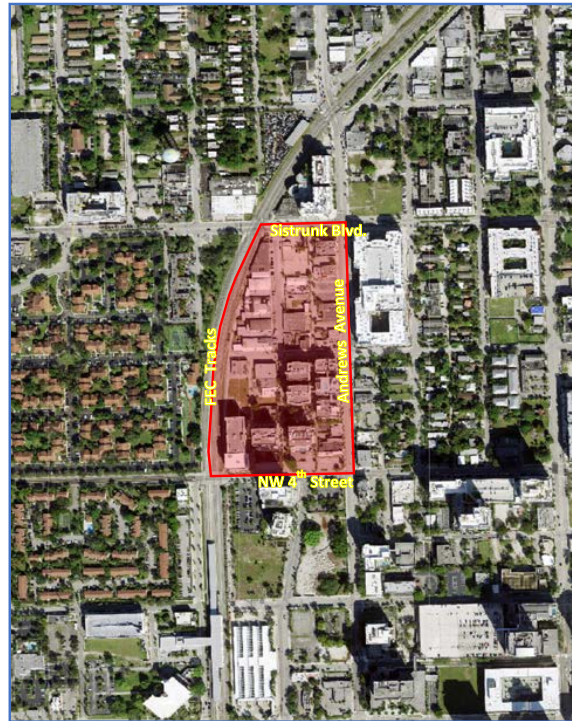
FAT Village – Fort Lauderdale, Florida

Map 1.5

Description of the Area

The Flagler Arts and Technology Village, also known as *FAT Village*, is an arts and warehouse district encompassing four city blocks in Downtown Fort Lauderdale between NW 6th Street to the north, NW 4th Street to the south, Andrews Avenue to the east, and the Florida East Coast railroad tracks to the west. FAT Village totals approximately 17 acres and is part of the Flagler Village Civic Association. The area contains warehouses, art studios, and technology-related businesses.

FAT Village was created through local philanthropic efforts by Doug McCraw and Lutz Hofbauer in an effort to create a district that would serve as a cultural hub for the City and an innovative community for artists, designers, and techies to engage, educate, and showcase their work to the Fort Lauderdale community. A non-profit arts organization called FATVillage Arts District Inc. was established in 2002 to rally and support the artist community to ensure FAT Village was a destination for creative class.



FAT VILLAGE LOCATION MAP



Current Conditions

FAT Village has evolved since 2002 and is now a mixed-use district that contains several residential projects, numerous businesses, and other general services. Some examples are Hooper Construction, Cadence Landscape Architects, Extra Space Storage, Foundry Lofts, Avenue Lofts, C & I Studios, and Henry's Sandwich Station, just to name a few. Recently, the City approved FAT Village East and West Project, which will transform FAT Village into a modern, unique redevelopment project that is based on maintaining the arts and warehouse vibe while providing for new residential units, hotel rooms, art studios and galleries, and supportive retail uses such as restaurants and cafes.



Similarities and Differences to Uptown South

A general comparison of similar and different characteristics to Uptown South is provided in the table below.

Table 2 – FAT Village Comparison Summary

SIMILARITIES	DIFFERENCES
<ul style="list-style-type: none">• <u>Uses</u> – Warehouses, auto businesses, industrial prior to development.• <u>Location</u> – Both located near areas of high development potential (Flagler Village vs Uptown Urban Village).• <u>Adaptive Reuse</u> – Reusing existing structures and infrastructure for purposes of revitalization	<ul style="list-style-type: none">• <u>Uses</u> – Mainly catered to the arts and residential development.• <u>Size</u> – FAT Village total acreage is less than (17 acres) Uptown South.• <u>Location</u> – FAT village is near downtown core, already well integrated in city infrastructure and transportation network.• <u>Project Implementation</u> – District largely a philanthropic effort started by local business leaders and artists.

Implementation Achievements

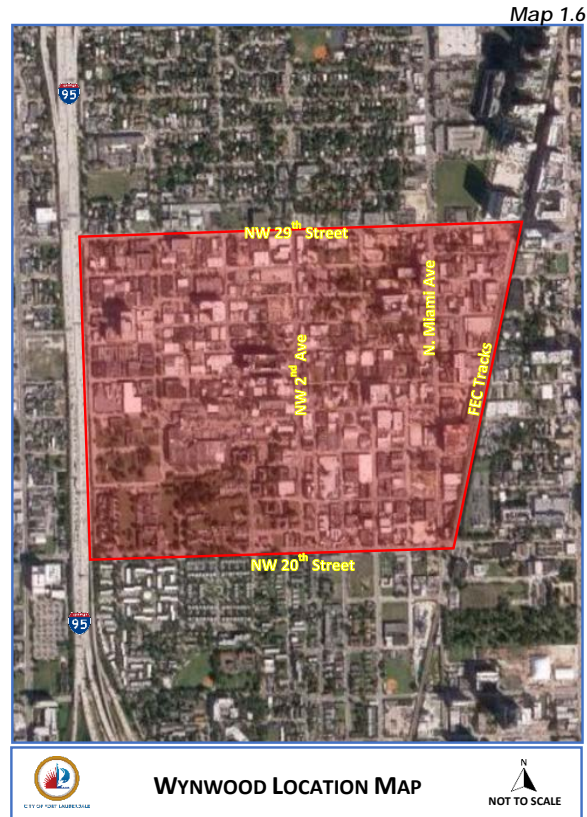
The creation of FAT village is a great example of a grass roots effort to create a unique and prosperous district through revitalization efforts. The development and growth of the district both benefited from and aided in the boom of development in Flagler Village neighborhood. The district is unique as compared to other areas of the City such as Las Olas Boulevard or Central Beach, entertainment and tourism areas, respectively. Hosting art festivals, exhibits, and providing educational opportunities to locals, the district continues to prosper and develop its own unique identity and attract a younger and innovative population through its arts-based movement.

Wynwood – Miami, Florida

Description

Wynwood is an eclectic district in the urban core of Miami defined by its vibrant look and feel and is home to a diverse fabric of people, businesses, and organizations rooted in creativity since the 1990s. For the purpose of comparison, the boundaries are NW 29th Street to the north, NW 20th Street to the south, I-95 to the FEC Railway to the west, and North Miami Avenue to the east, which is reflective of the Wynwood Business Improvement District (BID).

Goldman Properties, led by visionary maker and creator of the Wynwood Walls, Tony Goldman, along with other developers and street artist collaborated to transform the area into a destination with galleries, restaurants, bars, showrooms, performance venues, and other adaptive reusable space. The BID was formed in 2013 to foster the improvements needed to bring the vision to fruition and in 2015 new zoning was adopted that aligned such vision.



Current Conditions

Since 2013, the Wynwood area has exploded with world-renowned fame for its arts, fashion, entertainment, and historic character. As industrial businesses closed, leftover buildings and space was left blighted but the grassroots efforts to transform Wynwood took such space and created new business that attracted retail, restaurants, artists, and fashion to the area. With a focus on redevelopment, the Wynwood BID began to establish a revitalization plan based upon creating a walkable and prosperous community with access to residential, retail and restaurants, and an abundance of public recreational amenities such as the Wynwood Walls. Today, numerous redevelopment projects are underway in Wynwood with some projects replacing entire blocks of old warehouses. There are concerns that new development is eliminating the warehouse, artist, bohemian-esque character that established Wynwood as a destination.



Similarities and Differences to Uptown South

A general comparison of similar and different characteristics to Uptown South is provided in the table below.

Table 3 – Wynwood Comparison Summary

SIMILARITIES	DIFFERENCES
<ul style="list-style-type: none">• <u>Uses</u> – Warehouses, auto businesses, industrial prior to development.• <u>Location</u> – Located near major transportation infrastructure and area with high development potential (Midtown Miami vs Uptown Urban Village).• <u>Unique Assets</u> – Infill development and adaptive reuse of existing structures.	<ul style="list-style-type: none">• <u>Uses</u> – Catered to fashion, small business, arts, and residential• <u>Size</u> – Wynwood total acreage is larger than (Approximately 523 acres) Uptown South.• <u>Project Implementation</u> – Wynwood is a historical neighborhood, and the Wynwood today is the result of a largely grass-roots effort.• <u>Economy</u> – Area was blighted and largely abandoned - Uptown South has many operating businesses.

Implementation Achievements

Over the past 20 years, Wynwood rose rapidly from abandoned warehouses to an international arts destination thanks to sustained investment and support from state and local government, visionary developers, philanthropic organizations, and an established local arts scene. Today, Wynwood is in danger of becoming a victim of its own success through gentrification, as rising property values and rents risk driving away the very artists that made it such a unique and attractive place.

Arena District – Columbus, Ohio

Description

The Arena District in Columbus, Ohio is a 75-acre master planned, mixed use, section of the city serving as an entertainment and commerce center that utilizes its unique assets of sports facilities to create an identity. The area was originally the site of the Ohio State Penitentiary, and upon the Penitentiary's deterioration, became a brownfield site. It laid undeveloped and blighted for years, until a large public/private initiative helped to spur redevelopment in the area.

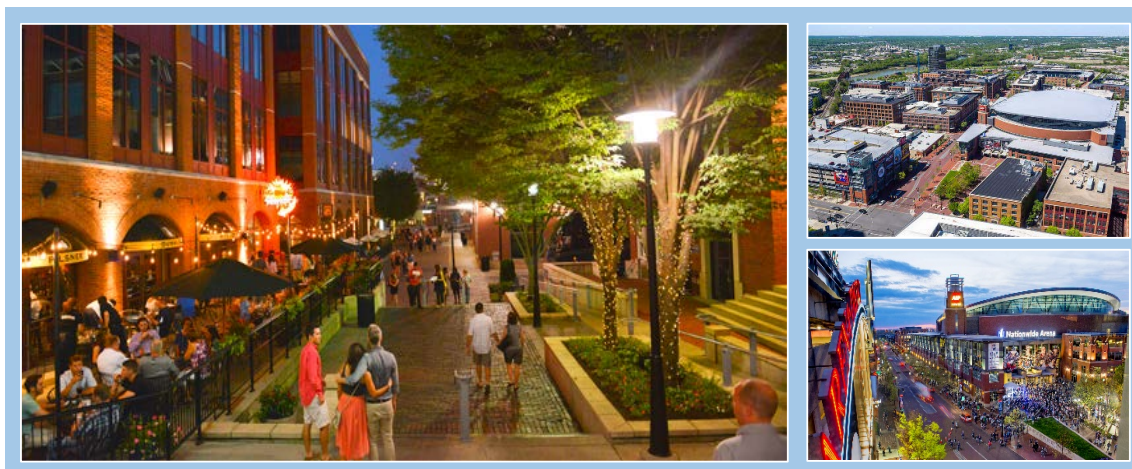
Current Conditions

The Arena District today is a unique district in that it serves as a major sports and entertainment center of Columbus. The district hosts Columbus's NHL, AFL, MiLB, and soon the MLS team. It also hosts numerous commercial and retail vendors and serves as a historical district through its adaptive reuse of existing warehouses and infrastructure. The district also hosts a concert venue, a park, and residential units. Creating a "one stop shop" district that promotes a pedestrian-friendly environment.

Map 1.7



In 2006 there were 1.1 million square feet of commercial space that was occupied by an expansive portfolio of businesses from the national level to local level. The street level floors of most structures in the district, both residential and commercial, also serve as the venue for businesses such as retail, bars, and restaurants with outdoor seating, eye catching signage, and intuitive paving and landscaping. The district also excels in accessibility, located off multiple bus lines, bike trails, and at the crossroads of a highway interchange. Creating an attractive environment for active transportation and multi-modal transit.



Similarities and Differences to Uptown South

A general comparison of similar and different characteristics to Uptown South is provided in the table below.

Table 4 – Arena District Comparison Summary

SIMILARITIES	DIFFERENCES
<ul style="list-style-type: none">• <u>Uses</u> – Previously an industrial area prior to development.• <u>Unique Assets</u> – Location of sport’s venues for both cities.• <u>Transportation</u> – Located at crossroads of transportation corridors and facilities.• <u>Project Implementation</u> – City initiated effort (Arena district result of Public/Private Partnership).	<ul style="list-style-type: none">• <u>Size</u> – Columbus Arena District total acreage is less than (75 acres) Uptown South.• <u>Location</u> – Arena District not located near any major government facilities or land. (airports, state agencies, etc).• <u>Resources</u> – Larger city than Fort Lauderdale, public/private partnership had more partners and resources.• <u>Economy</u> – Area was blighted and largely abandoned - Uptown South has many operating businesses.

Implementation Achievements

The Arena District is a successful case of multiple planning efforts - including public/private partnership, revitalization, adaptive use, and infill development. It's location as a center of revitalization and adaptive use created an attraction for the City's sports teams to relocate to the area, and further attracted businesses and commercial vendors of all sizes. It also generated a walkable neighborhood with an amicable pedestrian experience that helped to spur residential development and create a unique sense of place.

CONCLUSION AND RECOMMENDATIONS

Conclusion

Based on this analysis, the City would need to take a series of preliminary planning steps to evaluate future potential land use and zoning changes to the Uptown South area. This conclusion is based on the following:

- Public outreach has not been conducted to determine if property owners and businesses support land use and zoning changes, which would impact property rights and potentially impact future viability of businesses;
- There is an absence of a local grassroots effort, business organizational group, or official district association;
- A market analysis would need to be completed to determine the viability of land use and zoning changes as there are competing interests throughout the City with other planned efforts such as Downtown, FAT Village, Uptown Urban Village, etc. Such competing interests would include resource allocation from the City's budget as well as competition for redevelopment interest and attracting businesses to the area; and
- The economic benefits or impacts from the Inter-Miami Soccer at Inter Miami FC have not been evaluated.

Potential Master Plan Concept

If there are future planning efforts for the Uptown South area, there should be a focus on creating a unique district that would not compete with other economic, social, and activities in the City. The concept of a "sports district" with sports-related activities and events should be considered for the future. Such a district could support restaurants, bars, and accessory retail. Other uses could include sports training facilities, sport camps, relocation of other sports leagues, college sport facilities, and other similar-like uses. There is also opportunity to coordinate with other government entities given the State of Florida and Broward County own large parcels as well as City owned parcel. The publicly owned land totals 49.9 acres. This may present the opportunity for land swaps to encourage public private partnerships. In addition, there needs to be a well-coordinated effort with all the stakeholders, especially Fort Lauderdale Executive Airport, given FAA restrictions and proximity to the airport.

Illustrative Examples of Sports Districts



Recommendations

For the purpose of evaluating future planning efforts, the recommended steps listed below provide a framework to determine the level of resources needed to develop a potential plan for the area. These recommendations are strategically listed and align with typical planning practices of creating a plan, amending land use, and generating new zoning districts.

1 Public Outreach

Public outreach should be conducted as the first step in determining if property owners are receptive to land use and zoning changes. There needs to be a clear understanding on the impact to property owners and businesses in the study area. The formation of an entity comprised of stakeholders should be encouraged during the public outreach to help drive the effort.

- > Action Step: Conduct public outreach meetings.
- > General Timeline: Six to nine months to prepare, conduct, and generate results of public meetings.

2 Identification of Resources

Based on the outcome of the public outreach meetings and desire by the property owners for amending land use and/or zoning for the area, then funding resources should be identified and procured in the City's budget including any potential Federal and State grants.

- > Action Step: Identify project as a City Commission Priority with timeframe for procuring funding.
- > General Timeline: City Commission Priorities 2021.

3 Procuring a Consultant

Consultant services will be needed to complete a master plan and any potential land use and zoning changes. In addition, there should be a traffic analysis and market analysis requirement in the requested services.

- > Action Step: Request proposals from consultants based on a scope of services that includes, at a minimum, evaluation of land use plan amendment, zoning and development regulation amendments, economic and market analysis, and multimodal and traffic analysis. Initial funding has been approved as part of Fiscal Year 2021 in the amount of \$100,000 to further plan macro level connectivity of Uptown including Inter Miami FC and Uptown South. Such funding has been identified as part of the Transportation and Mobility Department continuing consultant service contract for the next two years.
- > General Timeline: Fiscal Year 2021 through 2022 – Procure consultant services.

APPENDIX 1 – PROPERTY OWNERSHIP DATA

OWNER	FOUO	SITE ADDRESS	OWNER ADDRESS	OWNER CITY	STATE	ZIP	SITE SIZE (SQ FT)	USE	LAND VALUE	BLDG VALUE
1000 NW 56TH STREET LLC	494216010022	1000 NW 56 ST, FORT LAUDERDALE, FL 33309	1000 NW 56 ST	FORT LAUDERDALE	FL	33309	61,616	Industrial	\$492,930	\$0
1010 NW 51ST PLACE LLC	494216020031	1010 NW 51 PL, FORT LAUDERDALE, FL 33309	1010 NW 51 PL	FORT LAUDERDALE	FL	33309	16,100	Industrial	\$128,800	\$0
	494216100010	1165 NW 55 ST, FORT LAUDERDALE, FL 33309	1165 NW 55 ST	FORT LAUDERDALE	FL	33309	17,023	Industrial	\$140,980	\$3,436,510
1163 HOLDINGS LLC	494216100090	1140 NW 55 ST, FORT LAUDERDALE, FL 33309	1165 NW 55 ST	FORT LAUDERDALE	FL	33309	13,500	Industrial	\$108,000	\$360,040
	494216060160	1101 NW 54 ST, FORT LAUDERDALE, FL 33309	1165 NW 55 ST	FORT LAUDERDALE	FL	33309	7,000	Industrial	\$70,000	\$0
5400 FLORIDA LLC	494216060150	1111 NW 54 ST, FORT LAUDERDALE, FL 33309	9601 COLLINS AVE BPH-307	FORT LAUDERDALE	FL	33309	7,000	Industrial	\$70,000	\$0
5551.2 NW 10 TERR LLC	494216010210	5400 NW 10 TER, FORT LAUDERDALE, FL 33309	2101 NW 10 AVE	MIAMI	FL	33154	54,451	Industrial	\$435,610	\$2,373,080
	494216010210	5512 NW 10 TER, FORT LAUDERDALE, FL 33309	2101 NW 10 AVE	MIAMI	FL	33172	54,451	Industrial	\$435,610	\$1,363,690
5551 NW 9TH AVENUE 1-5 LLC	494216010042	5551 NW 9 AVE, FORT LAUDERDALE, FL 33309	2101 NW 10 AVE	MIAMI	FL	33172	19,011	Industrial	\$152,090	\$5,415,560
	494216010040	5551 NW 9 AVE, FORT LAUDERDALE, FL 33309	2101 NW 10 AVE	MIAMI	FL	33172	27,292	Industrial	\$238,220	\$0
7-ELEVEN INC	494216010041	5551 NW 9 AVE, FORT LAUDERDALE, FL 33309	2101 NW 10 AVE	MIAMI	FL	33172	15,972	Commercial	\$127,780	\$2,009,980
	494216010180	5520 NW 10 TER, FORT LAUDERDALE, FL 33309	2101 NW 10 AVE	MIAMI	FL	33172	19,089	Industrial	\$152,710	\$0
	494216010340	901 W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	1722 ROUGH ST STE 1000	DALLAS	TX	75201	27,226	Industrial	\$238,230	\$3,824,020
961 NW 53 LLC	494216010270	953 NW 53 ST, FORT LAUDERDALE, FL 33309	3200 NW 77 CT	MIAMI	FL	33122	25,477	Commercial	\$636,800	\$2,994,740
988 FLORIDA LP	494216020030	988 NW 51 PL, FORT LAUDERDALE, FL 33309	9601 COLLINS AVE BPH-307	FORT LAUDERDALE	FL	33122	29,407	Commercial	\$235,210	\$6,825,590
A & J RLY LLC	494216010520	5050 NW 12 AVE #9, FORT LAUDERDALE, FL 33309	5997 SEMINOLE WOODS DR	BAL HARBOR	FL	33154	16,000	Industrial	\$128,000	\$26,050
A&H REAL ESTATE GROUP LLC	494216010220	5340 NW 10 TER, FORT LAUDERDALE, FL 33309	6851 MAXWELL DR	BOCA RATON	FL	33127	9,088	Industrial	\$72,680	\$620,820
AIRGAS USA LLC	494216010232	999 NW 53 CT, FORT LAUDERDALE, FL 33309	6851 MAXWELL DR	BOCA RATON	FL	33496	54,451	Commercial	\$435,610	\$364,510
ASK ENTERPRISES OF FT L INC	494216010090	5401 NW 9 AVE, FORT LAUDERDALE, FL 33309	259 N RADNOR-CHESTER RD STE 100	RADNOR	PA	19087	17,501	Industrial	\$435,610	\$376,000
ATLANTIC PALLET INC	494216010570	5051 NW 10 TER, FORT LAUDERDALE, FL 33309	5055 NW 10 TER	FORT LAUDERDALE	FL	33309	14,000	Industrial	\$112,000	\$300,190
	494216010560	1008 NW 51 ST, FORT LAUDERDALE, FL 33309	1213 SW 81 TER	FORT LAUDERDALE	FL	33068	14,000	Industrial	\$112,000	\$1,290
B I C CORP	494216010420	5108 NW 10 TER, FORT LAUDERDALE, FL 33309	PO BOX 414	KENILWORTH	IL	60043	54,451	Commercial	\$544,500	\$342,250
	494216010410	5100 NW 10 TER, FORT LAUDERDALE, FL 33309	PO BOX 414	KENILWORTH	IL	60043	54,451	Commercial	\$544,500	\$4,100
BASSANIO H K WONG REV TR	494216010360	933 NW 50 ST, FORT LAUDERDALE, FL 33309	1041 W COMMERCIAL BLVD #202	FORT LAUDERDALE	IL	60043	113,395	Commercial	\$1,474,140	\$336,550
BELLABIANO LLC	494216030180	5144 NW 12 AVE, FORT LAUDERDALE, FL 33309	1041 W COMMERCIAL BLVD #202	FORT LAUDERDALE	FL	33309	10,684	Commercial	\$138,890	\$103,220
BIC CORP	494216030180	5144 NW 12 AVE, FORT LAUDERDALE, FL 33309	11331 WATERCRESS CIR W	PARKLAND	FL	33076	9,015	Commercial	\$72,120	\$0
BKF & ASSOCIATES LLC	494216010320	1170 NW 51 ST, FORT LAUDERDALE, FL 33309	PO BOX 414	KENILWORTH	IL	60043	96,556	Industrial	\$772,450	\$101,240
BLACK MALCOLM TR	494216030020	1100 NW 53 ST, FORT LAUDERDALE, FL 33309	5300 N POWERLINE RD #100	FORT LAUDERDALE	FL	33309	0	Industrial	\$3,480	\$380,050
BNB MANAGEMENT INC	494216030260	1101 NW 52 ST, FORT LAUDERDALE, FL 33309	6278 N FEDERAL HWY STE 221	FORT LAUDERDALE	FL	33308	32,026	Industrial	\$256,210	\$1,556,560
BOBBY'S WORLD INC	494216030290	5300 NW 12 AVE #8, FORT LAUDERDALE, FL 33309	6278 N FEDERAL HWY STE 221	FORT LAUDERDALE	FL	33308	32,026	Industrial	\$256,210	\$704,610
	494216030290	1040 NW 53 ST, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE #8	FORT LAUDERDALE	FL	33309	2,557	Industrial	\$33,880	\$817,960
BROWARD COUNTY	494209000162	POWERLINE RD, FORT LAUDERDALE, FL 33309	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33309	21,693	Commercial	\$173,540	\$548,170
	494209000380	NW 53 CT, FORT LAUDERDALE, FL 33309	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	22,974	Miscellaneous	\$11,670	\$581,300
BROWN, ELLA M LE	494215160010	5400 N POWERLINE RD, FORT LAUDERDALE, FL 33309	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	21,000	Miscellaneous	\$10,710	\$2,400
BUTLER, JOHN T	494216100050	1101 NW 55 ST, FORT LAUDERDALE, FL 33309	541 NW 18 ST	POWANO BEACH	FL	33060	276,055	Government	\$1,518,300	\$372,480
CARING PROPERTIES LLC	494216030020	1011 NW 51 ST, FORT LAUDERDALE, FL 33309	2921 NE 28 ST APT 204	LIGHTHOUSE POINT	FL	33064	17,477	Industrial	\$170,400	\$1,630,940
CES PROPERTY DIVISION	494216030250	1011 NW 52 ST, FORT LAUDERDALE, FL 33309	2921 NE 28 ST APT 204	LIGHTHOUSE POINT	FL	33064	17,066	Industrial	\$166,390	\$472,630
CIRCLE K STORES INC	494216010050	1177 NW 50 ST, FORT LAUDERDALE, FL 33309	2414 CORAL WAY	MIAMI	FL	33145	13,500	Industrial	\$108,000	\$600
CITY OF FORT LAUDERDALE	494209290050	5600 NW 12 AVE, FORT LAUDERDALE, FL 33309	2414 CORAL WAY	MIAMI	FL	33145	14,000	Industrial	\$112,000	\$353,990
CIVILEK ALI RIZA	494216010301	915 NW 51 PL, FORT LAUDERDALE, FL 33309	2414 CORAL WAY	MIAMI	FL	33145	43,006	Industrial	\$344,050	\$6,400
COCONUT FIELDS FOREVER LLC	494216020150	5149 NW 9 AVE, FORT LAUDERDALE, FL 33309	PO BOX 130206	MIAMI	FL	33145	18,151	Commercial	\$272,270	\$153,690
CRK PARTNERSHIP	494216010440	5250 NW 10 TER, FORT LAUDERDALE, FL 33309	1130 W WARNER RD	TEMPE	AZ	85284	440,253	Industrial	\$3,632,090	\$1,004,720
DANIAS FAM REV TR	494216010100	5317 NW 9 AVE, FORT LAUDERDALE, FL 33309	6555 NW 9 AVE #104	FORT LAUDERDALE	FL	33309	440,253	Industrial	\$3,632,090	\$1,004,720
	494215000031	5300 POWERLINE RD #20, FORT LAUDERDALE, FL 33309	1744 63 ST 2 FLOOR	BROOKLYN	NV	11204	21,000	Commercial	\$210,000	\$624,930
	494215000031	5300 POWERLINE RD #20, FORT LAUDERDALE, FL 33309	999 NW 87 AVE	CORAL SPRINGS	FL	33071	26,401	Industrial	\$211,210	\$153,170
	494215000031	5300 POWERLINE RD #16, FORT LAUDERDALE, FL 33309	3800 GALT OCEAN DR PHIS	FORT LAUDERDALE	FL	33308	16,800	Commercial	\$134,400	\$416,800
	494215000031	5300 POWERLINE RD #16, FORT LAUDERDALE, FL 33309	3020 N FEDERAL HWY STE 6	FORT LAUDERDALE	FL	33306	54,451	Industrial	\$435,610	\$207,030
DEZER POWERLINE LLC	494215000031	5300 POWERLINE RD #21, FORT LAUDERDALE, FL 33309	5647 GOLFWAY DR	BOCA RATON	FL	33433	21,251	Commercial	\$170,010	\$182,590
	494215000031	5300 POWERLINE RD #21, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	305,430	Commercial	\$79,560	\$313,000
	494215000031	5300 POWERLINE RD #17, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$2,140	\$221,630
	494215000031	5300 POWERLINE RD #16, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$2,680	\$2,747,520
	494215000031	5300 POWERLINE RD #16, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$2,140	\$394,590
	494215000031	5300 POWERLINE RD #23, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$4,550	\$309,720
	494215000031	5300 POWERLINE RD #4, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$2,010	\$13,230
	494215000031	5300 POWERLINE RD #5, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$81,890	\$12,350
	494215000031	5300 POWERLINE RD #5, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$76,940	\$532,470
	494215000031	5300 POWERLINE RD #6, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$79,620	\$917,330

OWNER	FOLIO	SITE ADDRESS	OWNER ADDRESS	OWNER CITY	STATE	ZIP	SITE SIZE (SQ FT)	USE	LAND VALUE	BIDG VALUE
DEZER POWERLINE LLC	494215AA01380	5300 POWERLINE RD #15, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$5,490	\$1,649,290
	494215AA0160	5300 POWERLINE RD #13, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$3,080	\$791,590
	494215AA00860	5300 POWERLINE RD #13, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$81,490	\$1,024,690
	494215AA0170	5300 POWERLINE RD #14, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$2,810	\$538,000
	494215AA0250	5300 POWERLINE RD #22, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$2,010	\$757,190
	494215AA0210	5300 POWERLINE RD #18, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$10,300	\$1,149,280
	494215AA0220	5300 POWERLINE RD #19, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLR	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$2,270	\$1,871,690
	494215000030	5320 N POWERLINE RD, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLOOR	SUNNY ISLES BEACH	FL	33160	97,832	Commercial	\$782,660	\$1,292,950
	494215000033	5320 NW 9 AVE, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE 31 FLOOR	SUNNY ISLES BEACH	FL	33160	42,353	Commercial	\$370,590	\$1,088,490
	494216010021	5550 NW 12 AVE, FORT LAUDERDALE, FL 33309	67 MOUNTAIN BLVD EXT # 201	WARREN	NJ	07059	108,718	Industrial	\$978,460	\$736,130
	494216010230	5520 NW 10 TER, FORT LAUDERDALE, FL 33309	7 POPLAR LN	MEDFORD	NV	11763	16,250	Industrial	\$130,000	\$247,980
	494215AA0061	5300 POWERLINE RD #38, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD 38	FORT LAUDERDALE	FL	33309	0	Industrial	\$80,690	\$2,265,140
DUNKIN PROPERTIES LLC	494216010031	5595 NW 9 AVE, FORT LAUDERDALE, FL 33309	942 NW 56 ST	FORT LAUDERDALE	FL	33309	38,074	Industrial	\$304,590	\$1,296,140
	494216010150	942 NW 56 ST, FORT LAUDERDALE, FL 33309	942 NW 56 ST	FORT LAUDERDALE	FL	33309	23,746	Industrial	\$189,970	\$1,088,490
ELLISON PROPERTIES LLC	494216060200	5407 NW 10 TER, FORT LAUDERDALE, FL 33309	5407 NW 10 TER	FORT LAUDERDALE	FL	33309	15,723	Industrial	\$125,780	\$866,270
	494216060190	1051 NW 54 ST, FORT LAUDERDALE, FL 33309	5407 NW 10 TER	FORT LAUDERDALE	FL	33309	7,000	Industrial	\$68,250	\$3,800
EMILY RAE LLC	494216060080	1064 NW 54 ST, FORT LAUDERDALE, FL 33309	1830 RADIUS DR #1114	HOLLYWOOD	FL	33020	7,000	Industrial	\$56,000	\$180,970
	494216060090	1060 NW 54 ST, FORT LAUDERDALE, FL 33309	1830 RADIUS DR #1114	HOLLYWOOD	FL	33020	7,000	Industrial	\$56,000	\$621,400
EXTRA SPACE PROPERTIES	494215140010	855 NW 50 ST, FORT LAUDERDALE, FL 33309	PO BOX 800729	DALLAS	TX	75380	90,221	Industrial	\$1,082,650	\$619,800
	494216010550	1010 NW 51 ST, FORT LAUDERDALE, FL 33309	150 BLACK OAK DR	ASHEVILLE	NC	28804	14,000	Industrial	\$112,000	\$1,700,860
FAASSEN HOLDINGS FLA LLC	494216010470	1049 W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	150 BLACK OAK DR	ASHEVILLE	NC	28804	11,000	Commercial	\$176,000	\$958,670
	494216010480	1055 W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	150 BLACK OAK DR	ASHEVILLE	NC	28804	11,000	Commercial	\$176,000	\$0
FDRE #8 LLC	494216010490	1101 NW 50 ST, FORT LAUDERDALE, FL 33309	150 BLACK OAK DR	ASHEVILLE	NC	28804	11,000	Commercial	\$143,000	\$1,012,510
	494216AA0080	5300 NW 12 AVE #7, FORT LAUDERDALE, FL 33309	6100 N POWERLINE ROAD	FORT LAUDERDALE	FL	33309	2,881	Industrial	\$37,650	\$445,890
FINAL NOTICE ENTERPRISE LLC	494216010070	5475 NW 9 AVE, FORT LAUDERDALE, FL 33309	5475 NW 9 AVE	FORT LAUDERDALE	FL	33309	54,451	Industrial	\$435,610	\$793,860
	494209000171	NW 9 AVE, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	9,901	Miscellaneous	\$19,550	\$798,150
FLORIDA DEPT OF TRANSPORTATION	494209000191	5700 NW 10 TER, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	217,802	Miscellaneous	\$84,220	\$409,670
	494216010361	COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	8,250	Miscellaneous	\$4,210	\$1,670
	494216010501	W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	4,952	Miscellaneous	\$2,530	\$740,480
	494215000045	W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	11,741	Miscellaneous	\$5,870	\$534,380
	494215130011	NW 9 AVE, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	1,970	Miscellaneous	\$1,000	\$1,161,960
	494215000090	COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	276,487	Miscellaneous	\$141,010	\$0
	494216010471	COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	6,817	Miscellaneous	\$3,480	\$346,770
	494216010481	COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3,000	Miscellaneous	\$1,530	\$529,800
	494216010361	COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	8,250	Miscellaneous	\$4,210	\$1,046,530
	494216010471	COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	6,817	Miscellaneous	\$3,480	\$893,980
	494216010362	COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	4,734	Miscellaneous	\$2,410	\$399,020
	494215000043	W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	2,274	Miscellaneous	\$1,160	\$326,530
GALA HOME LLC	494216160010	5235 N POWERLINE RD, FORT LAUDERDALE, FL 33309	13874 SE 40 ST	DAVIE	FL	33330	26,335	Industrial	\$210,680	\$734,240
	494216AA00100	5300 NW 12 AVE #9, FORT LAUDERDALE, FL 33309	109 SANDY COVE AVE	ISLAMORADA	FL	33036	1,544	Industrial	\$18,970	\$386,520
GEORGE W YOUNG III REV LIV TR	494216030010	5101 NW 10 TER, FORT LAUDERDALE, FL 33309	5101 NW 10 TER	FORT LAUDERDALE	FL	33309	14,000	Industrial	\$12,000	\$489,390
	494216030020	5101 NW 10 TER, FORT LAUDERDALE, FL 33309	5101 NW 10 TER	FORT LAUDERDALE	FL	33021	17,242	Industrial	\$137,940	\$539,480
GILBERT DUNCAN PROPERTIES	494216010060	1050 NW 55 ST, FORT LAUDERDALE, FL 33309	5830 SHERIDAN ST	HOLLYWOOD	FL	33021	17,242	Institutional	\$195,270	\$465,700
	494216010300	5181 POWERLINE RD, FORT LAUDERDALE, FL 33309	PO BOX 120097	FORT LAUDERDALE	FL	33312	24,409	Institutional	\$166,940	\$393,620
GOSPEL TABERNAACLE CHURCH OF GLANSEN, CLIFFORD J	494216060110	5410 NW 12 AVE, FORT LAUDERDALE, FL 33309	1210 STIRLING RD #1A	DANIA BEACH	FL	33309	20,868	Industrial	\$369,610	\$0
	494216010450	960 NW 53 ST, FORT LAUDERDALE, FL 33309	3020 N FEDERAL HWY STE 6	FORT LAUDERDALE	FL	33306	46,201	Industrial	\$222,040	\$578,540
HAZAN COMMERCIAL INC	494216030040	1051 NW 53 ST, FORT LAUDERDALE, FL 33309	1053 NW 53 ST	OAKLAND PARK	FL	33309	27,755	Industrial	\$27,110	\$360,720
	494216030030	5300 NW 12 AVE #3, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE #3	FORT LAUDERDALE	FL	33309	1,852	Industrial	\$23,090	\$564,790
ISRAELS BROTHERS PARTNERSHIP LLC	494216AA0040	5300 NW 12 AVE #3-R, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE	FORT LAUDERDALE	FL	33309	2,001	Industrial	\$83,760	\$488,890
	494215AA0040	5300 POWERLINE RD #2A, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD # 100	FORT LAUDERDALE	FL	33309	0	Industrial	\$7,890	\$491,200
JISSER INVESTMENT CORP	494215AA0140	5300 POWERLINE RD #11, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD # 100	FORT LAUDERDALE	FL	33309	0	Industrial	\$81,490	\$310,350
	494215AA0020	5300 POWERLINE RD #18, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD # 100	FORT LAUDERDALE	FL	33309	0	Industrial	\$24,890	\$6,326,430
JOLUC POWERLINE LLC	494215AA0120	5300 POWERLINE RD #9, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD # 100	FORT LAUDERDALE	FL	33309	0	Industrial	\$4,420	\$659,630
	494215AA0130	5300 POWERLINE RD #10, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD # 100	FORT LAUDERDALE	FL	33309	0	Industrial	\$84,830	\$720,110
JONES, MICHAEL E &	494215AA0090	5300 POWERLINE RD #28, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD # 100	FORT LAUDERDALE	FL	33309	0	Industrial	\$85,770	\$0
	494215AA0030	5300 POWERLINE RD #1C, FORT LAUDERDALE, FL 33309	5300 POWERLINE RD # 100	FORT LAUDERDALE	FL	33309	0	Industrial	\$81,490	\$14,100
KENNETH F RUFF REV TR	494216060170	1071 NW 54 ST, FORT LAUDERDALE, FL 33309	2330 NE 8 ST	FORT LAUDERDALE	FL	33304	14,000	Industrial	\$12,000	\$631,410
	494216030040	1111 NW 51 ST, FORT LAUDERDALE, FL 33309	4750 NE 24 AVE	LIGHTHOUSE POINT	FL	33064	14,000	Industrial	\$12,000	\$564,310
KOSTAKIS, GEORGE	494216AA0010	5300 NW 12 AVE #1, FORT LAUDERDALE, FL 33309	1300 E LAKE DR	FORT LAUDERDALE	FL	33316	3,395	Industrial	\$45,180	\$0

OWNER	FOLIO	SITE ADDRESS	OWNER ADDRESS	OWNER CITY	STATE	ZIP	SITE SIZE (SQ FT)	USE	LAND VALUE	BIDS VALUE
LAMBERT PROPERTY LLC	494216010050	5501 N POWERLINE RD, FORT LAUDERDALE, FL 33309	5501 N POWERLINE RD	FORT LAUDERDALE	FL	33309	54,440	Industrial	\$435,520	\$0
LMK EQUIPMENT LLC	494216100020	1131 NW 55 ST, FORT LAUDERDALE, FL 33309	1131 NW 55 ST	FORT LAUDERDALE	FL	33309	13,500	Industrial	\$108,000	\$22,800
	494216100030	1117 NW 55 ST, FORT LAUDERDALE, FL 33309	1131 NW 55 ST	FORT LAUDERDALE	FL	33309	13,500	Industrial	\$108,000	\$0
	494216010110	931 NW 53 CT, FORT LAUDERDALE, FL 33309	931 NW 53 CT	FORT LAUDERDALE	FL	33309	12,500	Industrial	\$100,000	\$282,700
LORD PROPERTIES II LLC	494216010120	931 NW 53 CT, FORT LAUDERDALE, FL 33309	931 NW 53 CT	FORT LAUDERDALE	FL	33309	7,500	Commercial	\$65,630	\$468,590
	494216010240	931 NW 53 CT, FORT LAUDERDALE, FL 33309	931 NW 53 CT	FORT LAUDERDALE	FL	33309	7,500	Commercial	\$65,630	\$790,800
LORETTA J GULLETT REV LIV TR	494216030050	1177 NW 51 ST, FORT LAUDERDALE, FL 33309	1608 NE 46 ST	OAKLAND PARK	FL	33334	14,000	Industrial	\$112,000	\$805,220
M & M BUILDING LLC	494216010260	1001 NW 53 ST, FORT LAUDERDALE, FL 33309	3409 NW 9 AVE #1106	OAKLAND PARK	FL	33309	16,800	Industrial	\$134,400	\$2,275,460
MBR CONSTRUCTION INC	494215A00100	1020 NW 51 ST, FORT LAUDERDALE, FL 33309	1020 NW 51 ST	FORT LAUDERDALE	FL	33309	14,000	Commercial	\$112,000	\$589,290
	494215A00100	5300 POWERLINE RD #7, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE #31, FL	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$75,600	\$114,400
MDG POWERLINE HOLDINGS LLC	494215A00110	5300 POWERLINE RD #8, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE #31, FL	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$344,420	\$11,140
	494215A00120	5300 POWERLINE RD #24, FORT LAUDERDALE, FL 33309	18001 COLLINS AVE #31, FL	SUNNY ISLES BEACH	FL	33160	0	Industrial	\$19,940	\$66,800
MERSINA HOLDING LLC	494215000042	891 W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309	1050 OYSTERWOOD ST	HOLLYWOOD	FL	33019	22,800	Commercial	\$570,100	\$19,568,840
	494216AA0070	5300 NW 12 AVE #6, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE BAY 5	FORT LAUDERDALE	FL	33309	2,881	Industrial	\$37,650	\$304,940
	494216AA0080	5300 NW 12 AVE #5, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE BAY #5	FORT LAUDERDALE	FL	33309	2,925	Industrial	\$37,650	\$338,320
MINVARD & MINVARD	494216AA0120	5300 NW 12 AVE #11, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE	FORT LAUDERDALE	FL	33309	1,838	Industrial	\$23,340	\$338,320
	494216AA0110	5300 NW 12 AVE #10, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE	FORT LAUDERDALE	FL	33309	1,838	Industrial	\$23,340	\$338,320
	494216AA0050	5300 NW 12 AVE #4, FORT LAUDERDALE, FL 33309	5300 NW 12 AVE	FORT LAUDERDALE	FL	33309	2,627	Industrial	\$35,140	\$243,950
MORGAN INVESTMENTS & MURPHY, JOHN & SYLVIA	494216060100	1050 NW 54 ST, FORT LAUDERDALE, FL 33309	2550 NE 16 ST	POMPANO BEACH	FL	33062	15,752	Industrial	\$126,020	\$210,070
NEGREIRA MANUEL	494216060010	5390 NW 12 AVE, FORT LAUDERDALE, FL 33309	3030 NE 44 ST	FORT LAUDERDALE	FL	33308	20,864	Industrial	\$172,130	\$210,070
NEGREIRA MANUEL	494216030030	1101 NW 51 ST, FORT LAUDERDALE, FL 33309	7819 EKETER BLVD E	TAMARAC	FL	33321	14,000	Industrial	\$112,000	\$406,590
PCB INVESTORS LLC	494209300010	5601 N POWERLINE RD, FORT LAUDERDALE, FL 33309	1250 E HALLANDALE BEACH BLVD	HALLANDALE BEACH	FL	33009	261,713	Commercial	\$2,093,700	\$451,760
PENTAGON A INVESTMENTS	494209000163	5899 NW 9 AVE, FORT LAUDERDALE, FL 33309	17872 MITCHELL N	IRVINE	CA	92614	99,350	Industrial	\$794,800	\$207,310
PETER W WALKER REV TR	494216010430	5190 NW 10 TER, FORT LAUDERDALE, FL 33309	2915 NE 21 TER	FORT LAUDERDALE	FL	33306	25,201	Industrial	\$201,610	\$316,240
PHILIP G FURBER REV LIV TR	494216030120	1000 NW 51 CT, FORT LAUDERDALE, FL 33309	3901 NE 34 AVE	FORT LAUDERDALE	FL	33308	14,000	Industrial	\$112,000	\$170,770
PINE RIDGE PARK HOLDINGS LLC	494216030342	1081 NW 53 ST, FORT LAUDERDALE, FL 33309	4901 NW 17 WAY #103	FORT LAUDERDALE	FL	33309	15,250	Industrial	\$122,000	\$1,503,590
	494216030330	1052 NW 53 ST, FORT LAUDERDALE, FL 33309	4901 NW 17 WAY STE 103	FORT LAUDERDALE	FL	33309	43,006	Industrial	\$344,050	\$0
POWERLINE ROAD LLC	494216010130	5301 NW 9 AVE, FORT LAUDERDALE, FL 33309	3200 NW 77 CT	MIAMI	FL	33122	46,152	Industrial	\$369,220	\$0
PRE HOLDINGS LLC	494216030090	1100 NW 51 CT, FORT LAUDERDALE, FL 33309	1120 NW 51 CT	FORT LAUDERDALE	FL	33309	28,001	Industrial	\$224,010	\$0
	494216030080	1120 NW 51 CT, FORT LAUDERDALE, FL 33309	1120 NW 51 CT	FORT LAUDERDALE	FL	33309	14,000	Commercial	\$112,000	\$0
PUBLIC LAND	494209110030	POWERLINE RD, FORT LAUDERDALE, FL 33301	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	3,922	Miscellaneous	\$2,000	\$0
RAYMOND MANAGEMENT INC	494216010280	5251 POWERLINE RD, FORT LAUDERDALE, FL 33309	PO BOX 810716	BOCA RATON	FL	33481	46,153	Industrial	\$369,220	\$0
REC REAL ESTATE HOLDINGS LLC	494216030130	1001 NW 51 CT, FORT LAUDERDALE, FL 33309	1001 NW 51 CT	FORT LAUDERDALE	FL	33309	14,000	Commercial	\$112,000	\$0
REEL PROPERTY INVESTORS LLC	494216010090	5405 NW 9 AVE, FORT LAUDERDALE, FL 33309	1815 NORTH STATE ROAD 7	MARGATE	FL	33063	54,451	Industrial	\$435,610	\$1,999,080
REISS, STEVEN D	494216030240	1000 NW 52 ST, FORT LAUDERDALE, FL 33309	630 PHILIPS DR	BOCA RATON	FL	33432	14,000	Commercial	\$112,000	\$77,800
RM/C REAL HOLDINGS LLC	494216030190	5180 NW 12 AVE, FORT LAUDERDALE, FL 33309	10144 CALUMET IN	LAKE WORTH	FL	33467	22,997	Commercial	\$183,980	\$436,450
ROADY MOTORS LLC	494216030060	5100 NW 12 AVE, FORT LAUDERDALE, FL 33309	5100 NW 12 AVE	FORT LAUDERDALE	FL	33309	9,059	Industrial	\$72,470	\$0
ROMANOVIC, MILO & MILANKA	494216010030	940 NW 56 ST, FORT LAUDERDALE, FL 33309	940 NW 56 ST	FORT LAUDERDALE	FL	33309	13,580	Industrial	\$108,640	\$436,680
RPM PROPERTIES PARTNERSHIP	494216020080	966 NW 51 PL, FORT LAUDERDALE, FL 33309	951 NW 51 PL	FORT LAUDERDALE	FL	33309	7,200	Industrial	\$57,600	\$1,165,380
	494216010431	951 NW 51 PL, FORT LAUDERDALE, FL 33309	951 NW 51 PL	FORT LAUDERDALE	FL	33309	21,000	Industrial	\$168,000	\$31,310
S R T PROPERTIES INC	494216060140	1131 NW 54 ST, FORT LAUDERDALE, FL 33309	730 SW 62 AVE	PLANTATION	FL	33317	7,000	Industrial	\$56,000	\$753,370
S&R IMPACT WINDOWS & DOORS LLC	494216010080	1120 NW 55 ST, FORT LAUDERDALE, FL 33309	1120 NW 55 ST	FORT LAUDERDALE	FL	33309	13,500	Industrial	\$108,000	\$680,410
SAND & STEEL PROPERTIES LLC	494216010200	5470 NW 10 TER, FORT LAUDERDALE, FL 33309	5470 NW 10 TER	FORT LAUDERDALE	FL	33309	54,451	Industrial	\$435,610	\$19,270
SEGAL ASSOCIATES OF	494216010020	NW 12 AVE, FORT LAUDERDALE, FL 33309	67 MOUNTAIN BLVD EXT # 201	WARREN	NJ	07059	7,506	Commercial	\$65,680	\$24,090
SHAUGHNESSY FAM TR	494216060060	1100 NW 54 ST, FORT LAUDERDALE, FL 33309	1120 NW 54 ST	FORT LAUDERDALE	FL	33309	14,000	Industrial	\$112,000	\$71,050
SPIRIT BT FORT LAUDERDALE FL LLC	494215130020	5100-B NW 9 AVE, FORT LAUDERDALE, FL 33309	25 RESEARCH DR	WESTBOROUGH	MA	01581	16,983	Commercial	\$186,810	\$19,370
SPIRIT MASTER FUNDING X LLC	494215130010	5100-B NW 9 AVE, FORT LAUDERDALE, FL 33309	25 RESEARCH DRIVE	WESTBOROUGH	MA	01581	433,043	Commercial	\$4,763,470	\$733,400
STRIVE FAM LIMITED PARTNERSHIP	494216010310	5121 POWERLINE RD, FORT LAUDERDALE, FL 33309	2727 N HARWOOD STREET SUITE 300	DALLAS	TX	75201	51,044	Commercial	\$408,350	\$223,990
STUTTGART INTERNATIONAL AUTO	494216030160	1111 NW 51 CT, FORT LAUDERDALE, FL 33309	2280 W COPANS ROAD	POMPANO BEACH	FL	33069	14,000	Commercial	\$122,500	\$39,740
SUPER FESTIVALS LLC	494216030140	1021 NW 51 CT, FORT LAUDERDALE, FL 33309	1055 NW 51 CT	FORT LAUDERDALE	FL	33309	42,001	Industrial	\$336,010	\$40,940
	494216AA0020	5300 NW 12 AVE #2, FORT LAUDERDALE, FL 33309	5300 NW 12TH AVE STE 2	FORT LAUDERDALE	FL	33309	3,858	Industrial	\$50,200	\$18,060
	49420900182	1001 NW 58 CT, FORT LAUDERDALE, FL 33309	5755 POWERLINE RD	FORT LAUDERDALE	FL	33309	118,959	Industrial	\$951,670	\$737,010
TEAM HORNER RE HOLDINGS LLC	494209110010	5841 NW 9 AVE, FORT LAUDERDALE, FL 33309	5755 POWERLINE RD	FORT LAUDERDALE	FL	33309	60,384	Industrial	\$483,070	\$692,450
	494209110020	5841 N POWERLINE RD, FORT LAUDERDALE, FL 33309	5755 POWERLINE RD	FORT LAUDERDALE	FL	33309	119,073	Industrial	\$952,580	\$179,440
	494209260010	5755 POWERLINE RD, FORT LAUDERDALE, FL 33309	5755 POWERLINE RD	FORT LAUDERDALE	FL	33309	75,884	Industrial	\$607,070	\$716,540
TERANGO R & P & TERANGO, M	494216020100	940 NW 51 PL, FORT LAUDERDALE, FL 33309	951 NW 51 PL	FORT LAUDERDALE	FL	33309	18,760	Industrial	\$150,080	\$49,370
THISTLE ENTERPRISES L L C	494216030210	1050 NW 52 ST, FORT LAUDERDALE, FL 33309	1040 NW 52 STREET	FORT LAUDERDALE	FL	33309	14,000	Industrial	\$112,000	\$763,500
	494216030220	1040 NW 52 ST, FORT LAUDERDALE, FL 33309	1040 NW 52 STREET	FORT LAUDERDALE	FL	33309	14,000	Industrial	\$112,000	\$277,700

OWNER	FOLIO	SITE ADDRESS	OWNER ADDRESS	OWNER CITY	STATE	ZIP	SITE SIZE (SQ FT)	USE	LAND VALUE	BIDG VALUE
TITE/STATE OF FLORIDA	494210000530	5600 N POWERLINE RD, FORT LAUDERDALE, FL 33309280C	DNR DOUGLAS BLDG	TALLAHASSEE	FL	32399	411,771	Government	\$935,550	\$733,400
TROPICAL INVESTORS INC	494215000010	5548 NW 9 AVE, FORT LAUDERDALE, FL 33309	DNR DOUGLAS BLDG	TALLAHASSEE	FL	32399	777,533	Government	\$3,845,790	\$25,290
TRUST NO 5110-12	494216010140	5598 NW 10 TER, FORT LAUDERDALE, FL 33309	5598 NW 10 TER	FORT LAUDERDALE	FL	33309	28,126	Industrial	\$225,010	\$18,060
WILSON 127 LLC	494216030070	5110 NW 12 AVE, FORT LAUDERDALE, FL 33309	PO BOX 186	LAKE WALES	FL	33859	9,041	Industrial	\$72,330	\$771,930
WORLDWIDE IMPORTS ENTERPRISES	494216030170	1121 NW 51 CT, FORT LAUDERDALE, FL 33309	1121 NW 51 CT	FORT LAUDERDALE	FL	33309	14,000	Commercial	\$112,000	\$92,730
ZAR FUTURE INVESTMENTS INC	494216030350	5315 NW 10 TER, FORT LAUDERDALE, FL 33309315C	5315 NW 10 TER	FORT LAUDERDALE	FL	33309	43,006	Industrial	\$344,050	\$20,470
	494216100070	1100 NW 55 ST, FORT LAUDERDALE, FL 33309	51 S COMPASS DR	FORT LAUDERDALE	FL	33308	13,500	Industrial	\$108,000	\$733,400

Pop-Facts® Demographics | Population & Race

ENVIRONICS
ANALYTICS

Trade Area: Uptown South, Ft L

POPULATION

193
HOUSEHOLDS
1

ETHNICITY

14.5%
Index: 75
Hispanic/Latino

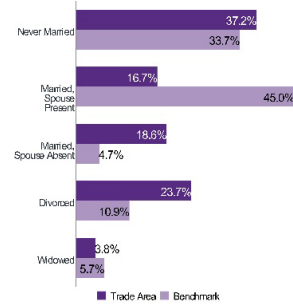
HISPANIC ORIGIN*

46.4%
Index: 188
Non Cuban/Mexican/Puerto Rican

HOME LANGUAGE*

66.9%
Index: 87
Only English

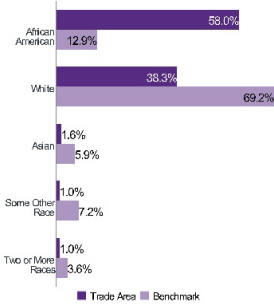
MARITAL STATUS



POPULATION BY AGE

Age	Count	%	Index
0 - 4	12	6.2	103
5 - 9	12	6.2	103
10 - 14	12	6.2	100
15 - 17	6	3.1	80
18 - 20	6	3.1	76
21 - 24	8	4.1	79
25 - 34	29	15.0	111
35 - 44	35	18.1	142
45 - 54	20	10.4	84
55 - 64	18	9.3	73
65 - 74	12	6.2	62
75 - 84	5	2.6	52
85+	18	9.3	463

POPULATION BY RACE**



Benchmark: USA

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(<https://en.environicsanalytics.ca/Spotlight/About/3/2021>)

*Top variable chosen from percent composition ranking
**Top 5 variables chosen from percent composition ranking

Index Colors: <80 80 - 110 110+

Pop-Facts® Demographics | Housing & Household

ENVIRONICS
ANALYTICS

Trade Area: Uptown South, Ft L

Population: 193 | Households: 193

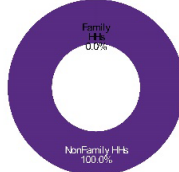
MEDIAN AGE OF HOUSEHOLDER

0
Index: 0

PRESENCE OF CHILDREN*

0.0%
Index: 0

HOUSEHOLD TYPE



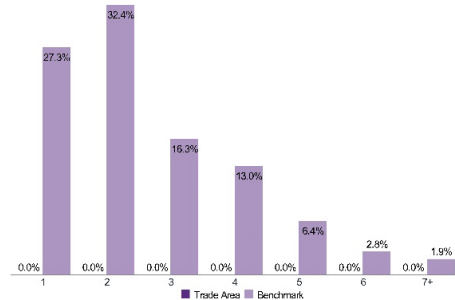
HOUSING TENURE

0.0%
Index: 0
Own
Rent

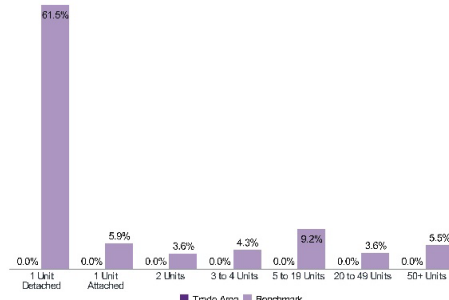
AGE OF HOUSING**

79+ years old
% Comp: 0.0 Index: 0

HOUSEHOLD SIZE



HOUSING UNITS IN STRUCTURE



Benchmark: USA

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*Uses the variable "Households with people under age 18"
**Chosen from percent composition ranking

Index Colors: <80 80 - 110 110+

Pop-Facts® Demographics | Employment & Occupation

ENVIRONICS
ANALYTICS

Trade Area: Uptown South, Ft L

Population: 193 | Households: 193

OCCUPATIONAL CLASS*



37.2%

Index: 201

Service and Farming

UNEMPLOYMENT RATE



8.9%

Index: 175

Percent of civilian labor force unemployed

METHOD OF TRAVEL TO WORK: TOP 2*



100.0%

Index: 131

Travel to work by **Driving Alone**

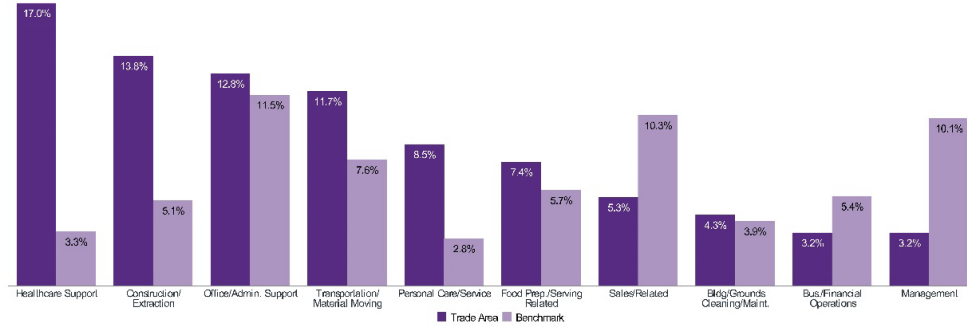


0.0%

Index: 0

Travel to work by **Walking**

OCCUPATION: TOP 10*



Benchmark: USA

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(<https://en.environicsanalytics.ca/Spotlight/About/3/2021>)

*Chosen from percent composition ranking

Index Colors: <80 80 - 110 110+

Pop-Facts® Demographics | Employment & Occupation

ENVIRONICS
ANALYTICS

Trade Area: Uptown South, Ft L

Population: 193 | Households: 193

OCCUPATIONAL CLASS*



37.2%

Index: 201

Service and Farming

UNEMPLOYMENT RATE



8.9%

Index: 175

Percent of civilian labor force unemployed

METHOD OF TRAVEL TO WORK: TOP 2*



100.0%

Index: 131

Travel to work by **Driving Alone**

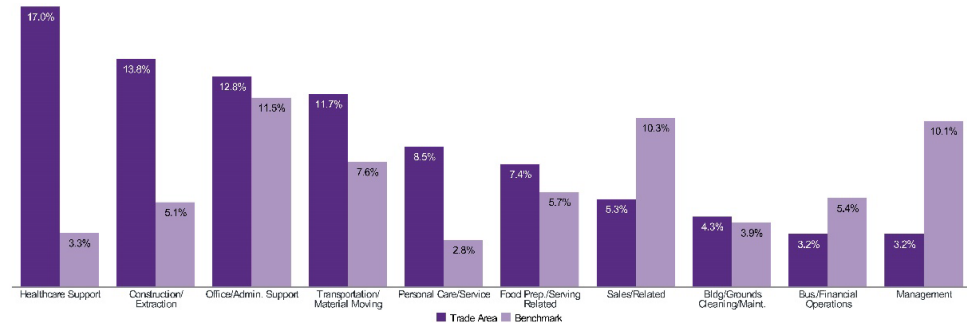


0.0%

Index: 0

Travel to work by **Walking**

OCCUPATION: TOP 10*



Benchmark: USA

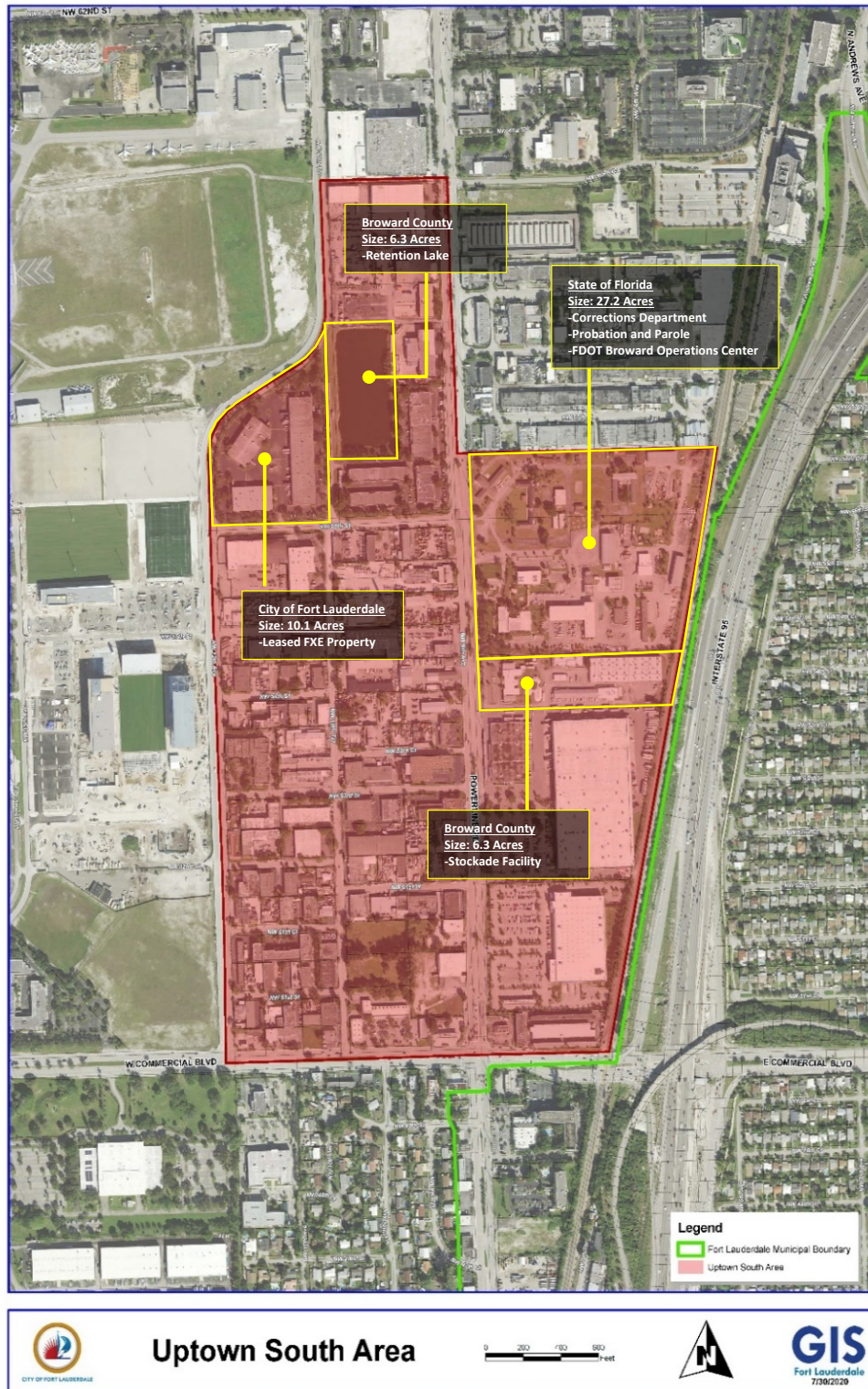
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(<https://en.environicsanalytics.ca/Spotlight/About/3/2021>)

*Chosen from percent composition ranking

Index Colors: <80 80 - 110 110+

Pop-Facts® Demographic Snapshot 2021 Education & Employment		
Trade Area: Uptown South, Ft Lauderdale		
Copyright © 2020 by Environics Analytics, Source: Claritas, LLC 2020		ENVIRONICS
	Count	%
Pop Age 25+ by Edu. Attainment		
Less than 9th Grade	8	5.8%
Some High School, No Diploma	22	16.1%
High School Graduate (or GED)	52	38.0%
Some College, No Degree	28	20.4%
Associate's Degree	5	3.7%
Bachelor's Degree	14	10.2%
Master's Degree	7	5.1%
Professional Degree	0	0.0%
Doctorate Degree	1	0.7%
Pop Age 25+ by Edu. Attain., Hisp./Lat.		
High School Diploma	6	31.6%
High School Graduate	7	36.8%
Some College or Associate's Degree	3	15.8%
Bachelor's Degree or Higher	2	10.5%
Employed Civilian Population 16+ by Occupation Classification		
White Collar	31	33.0%
Blue Collar	28	29.8%
Service and Farming	35	37.2%
In Armed Forces	0	0.0%
Civilian - Employed	94	60.7%
Civilian - Unemployed	9	5.8%
Not in Labor Force	51	32.9%
Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	1	1.1%
Arts/Design/Entertainment/Sports/Media	2	2.1%
Building/Grounds Cleaning/Maintenance	4	4.3%
Business/Financial Operations	3	3.2%
Community/Social Services	0	0.0%
Computer/Mathematical	1	1.1%
Construction/Extraction	13	13.8%
Education/Training/Library	2	2.1%
Farming/Fishing/Forestry	0	0.0%
Food Preparation/Serving Related	7	7.5%
Healthcare Practitioner/Technician	1	1.1%
Healthcare Support	16	17.0%
Installation/Maintenance/Repair	2	2.1%
Legal	0	0.0%
Life/Physical/Social Science	0	0.0%
Management	3	3.2%
Office/Administrative Support	12	12.8%
Production	2	2.1%
Protective Services	1	1.1%
Sales/Related	5	5.3%
Personal Care/Service	8	8.5%
Transportation/Material Moving	11	11.7%

APPENDIX 3 – MAP OF GOVERNMENT OWNED PROPERTIES IN UPTOWN SOUTH





THIS DOCUMENT WAS PREPARED BY THE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT,
URBAN DESIGN AND PLANNING DIVISION.

RESOURCES USED PREPARING THIS DOCUMENT
INCLUDE CITY COMPREHENSIVE PLAN, CITY GIS,
PROPERTY APPRAISER DATA, WYNWOOD BID
DISTRICT DOCUMENTS, CITY OF COLUMBUS,
ARENA DISTRICT WEBSITE, ENVIRONICS MARKET
DATA