



CITY OF FORT LAUDERDALE

CITY COMMISSION CONFERENCE MEETING  
JUNE 1, 2021

DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
URBAN DESIGN AND PLANNING DIVISION

# UPTOWN SOUTH

## REDEVELOPMENT ANALYSIS REPORT

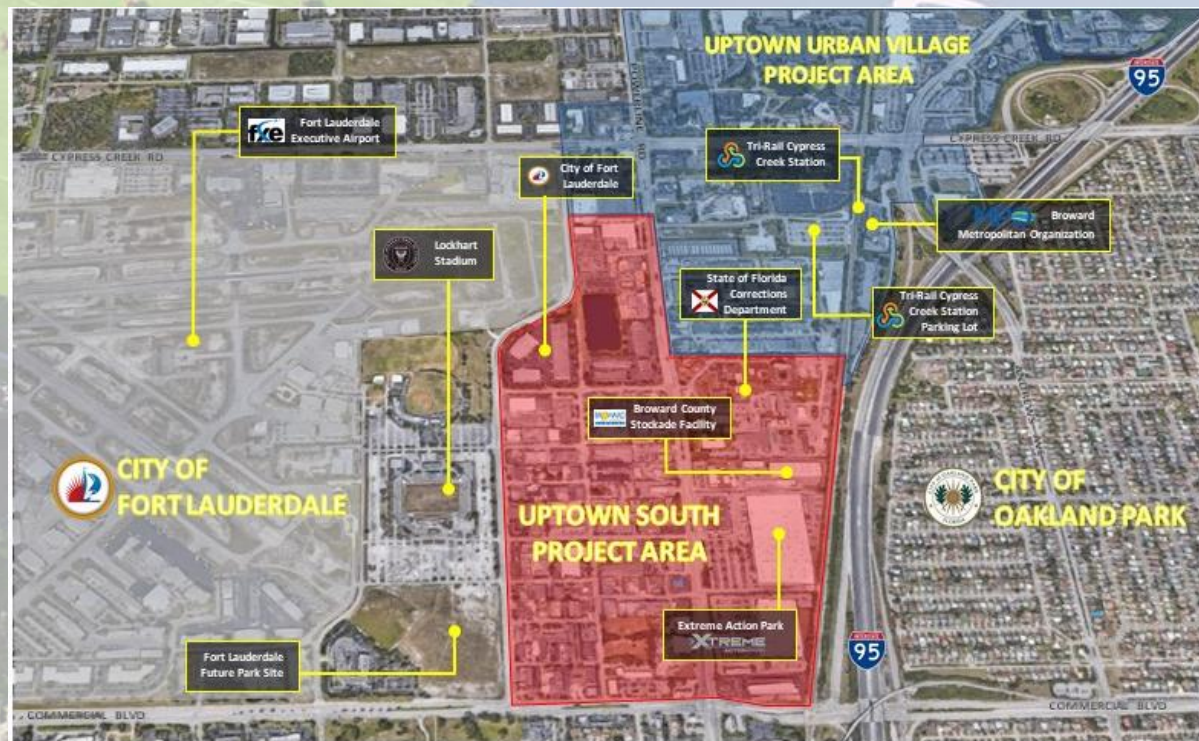






# INTRODUCTION

- East of Inter Miami Stadium, west of I-95, and north of Commercial Boulevard
- Approximately 192.2 acres (142.3 privately owned / 49.9 government owned)
- Preliminary analysis on redevelopment potential
- Land use and zoning patterns
- Case study comparisons
- Recommendations





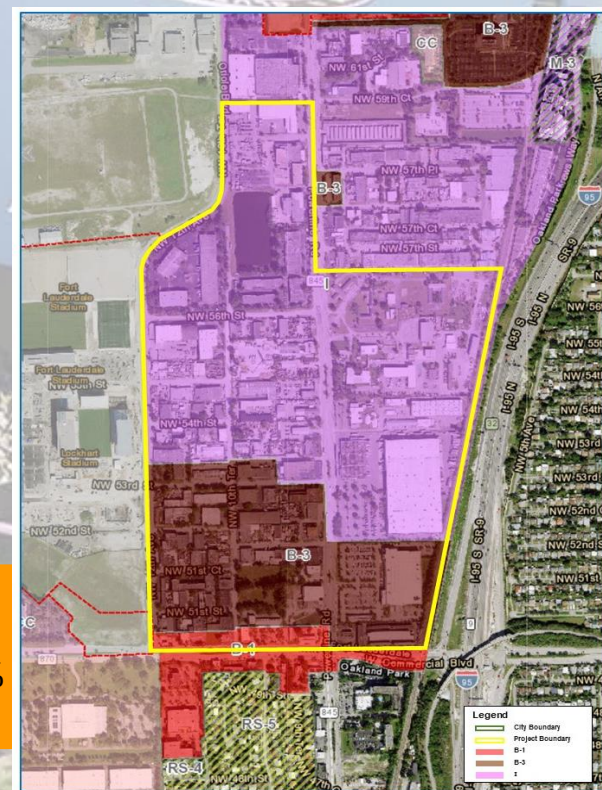


- ## Land Use

Commercial 25%  
Industrial 75%

## Zoning

Boulevard Business (B-1) 3%  
Heavy Commercial (B-3) 29%  
General Industrial (I) 68%







# CHALLENGES AND OPPORTUNITIES

## Challenges

- Proximity to Fort Lauderdale Executive Airport
- Loss of Industrial Area
- Traffic Congestion and Parking Infrastructure
- Zoning Amendments
- Potential Creation of an “Artificial District”
- Potential Loss of Supporting Economies

Government  
Owned  
Land

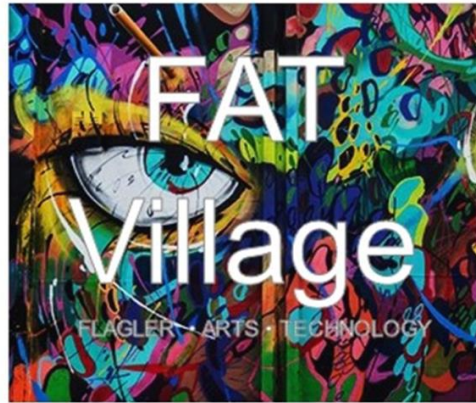
## Opportunities

- Proximity to Uptown Urban Village and other Major Entities
- Center of Transportation
- Affordable Alternative
- Diverse City Portfolio
- Attraction to Other Major Tenants
- Improve Area Infrastructure
- Adaptive Reuse
- Lockhart Stadium
- Proposed Open Space (South of Inter Miami Stadium)
- Government Owned Land



## CASE STUDIES

- Staff analyzed 3 different case studies
- Similar conditions and built environments
- FAT Village Arts District, Wynwood neighborhood in Miami, and Arena District in Columbus, Ohio.







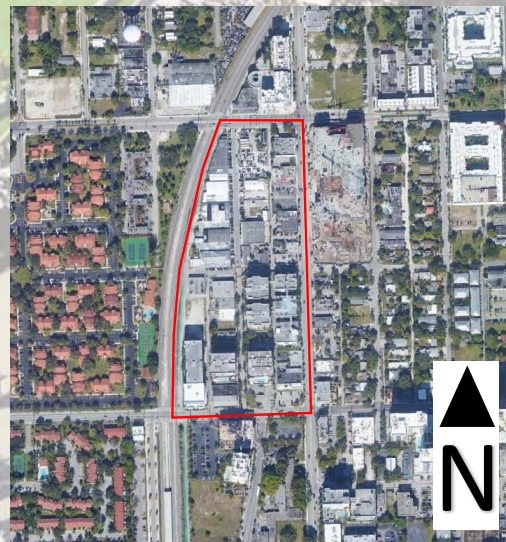
# FAT VILLAGE – FORT LAUDERDALE, FLORIDA

## SIMILARITIES

- Uses – Warehouses, auto businesses, industrial prior to development.
- Location – Both located near areas of high development potential (Flagler Village vs Uptown Urban Village).
- Adaptive Reuse – Reusing existing structures and infrastructure for purposes of revitalization

## DIFFERENCES

- Uses – Mainly catered to the arts and residential development.
- Size – FAT Village total acreage is less than (17 acres) Uptown South.
- Location – FAT village is near downtown core, already well integrated in city infrastructure and transportation network.
- Project Implementation – District largely a philanthropic effort started by local business leaders and artists.







# WYNWOOD – MIAMI, FLORIDA

## SIMILARITIES

- Uses – Warehouses, auto businesses, industrial prior to development.
- Location – Located near major transportation infrastructure and area with high development potential (Midtown Miami vs Uptown Urban Village).
- Unique Assets – Infill development and adaptive reuse of existing structures.

## DIFFERENCES

- Uses – Catered to fashion, small business, arts, and residential
- Size – Wynwood total acreage is larger than (Approximately 523 acres) Uptown South.
- Project Implementation – Wynwood is a historical neighborhood, and the Wynwood today is the result of a largely grass-roots effort.
- Economy – Area was blighted and largely abandoned - Uptown South has many operating businesses.







# COLUMBUS ARENA DISTRICT – COLUMBUS, OHIO

## SIMILARITIES

- Uses – Previously an industrial area prior to development.
- Unique Assets – Location of sport's venues for both cities.
- Transportation – Located at crossroads of transportation corridors and facilities.
- Project Implementation – City initiated effort (Arena district result of Public/Private Partnership).

## DIFFERENCES

- Size – Columbus Arena District total acreage is less than (75 acres) Uptown South.
- Location – Arena District not located near any major government facilities or land. (airports, state agencies, etc).
- Resources – Larger city than Fort Lauderdale, public/private partnership had more partners and resources.
- Economy – Area was blighted and largely abandoned - Uptown South has many operating businesses.







# CONCLUSION AND RECOMMENDATIONS

## Conclusion

- Conduct public outreach
- Land use and Zoning changes will impact property rights
- Absence of local grassroots effort, group, official district
- Economic and market analysis needed
- Evaluation of economic benefits from Inter-Miami operations

## Recommendations

1

Public Outreach

Staff to complete

2

Identification of Resources

Completed

3

Procure Consultant

In process

## Potential Master Plan Concept

### *Illustrations of Sports District*







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MAY 18, 2021

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