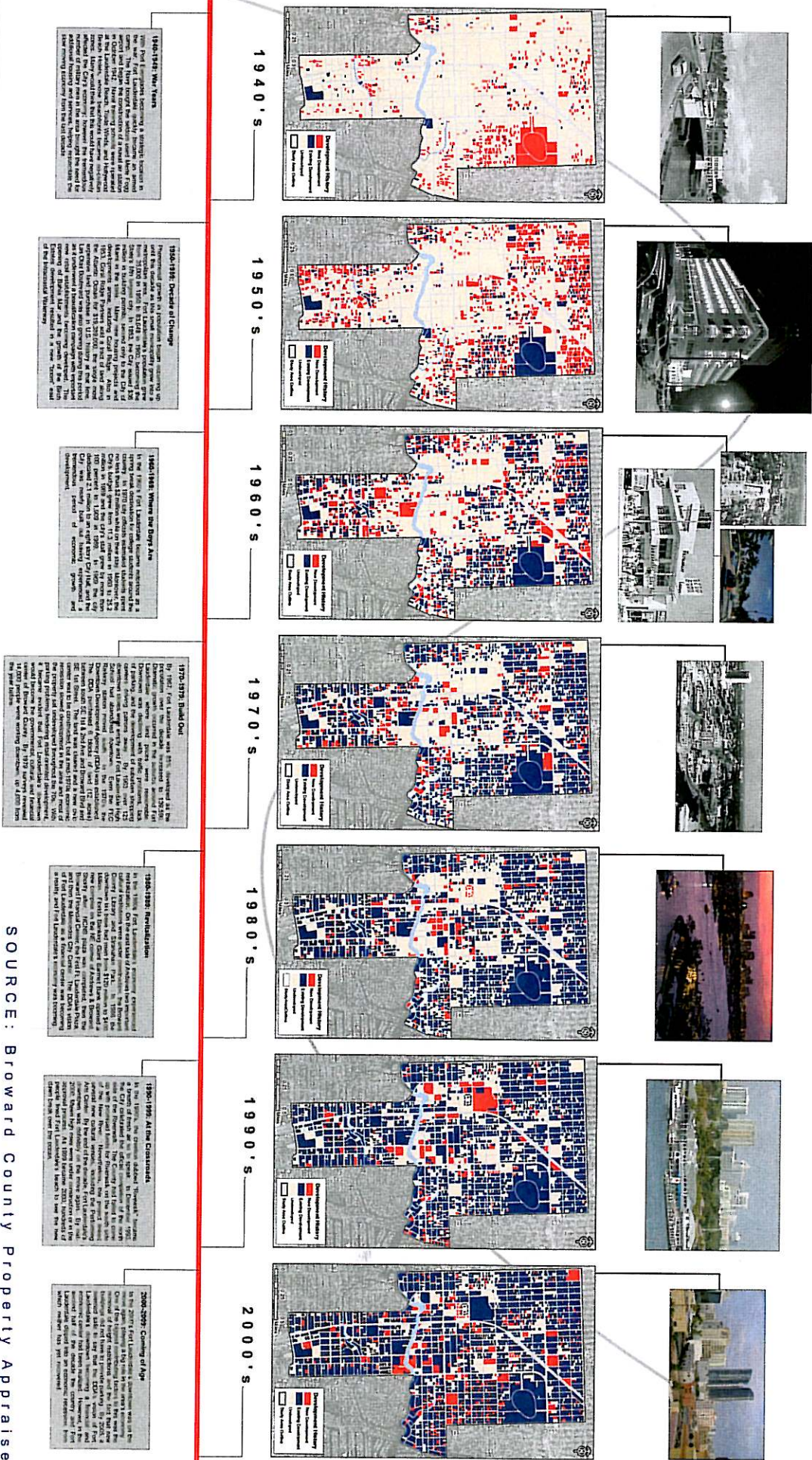


DISCOVERING FORT LAUDERDALE I

Undergraduate Research Symposium
April 1, 2011

YEAR BUILT OF THE EXISTING URBAN FABRIC



SOURCE: Broward County Property Appraiser

TAXABLE VALUE

RESEARCH OBJECTIVE

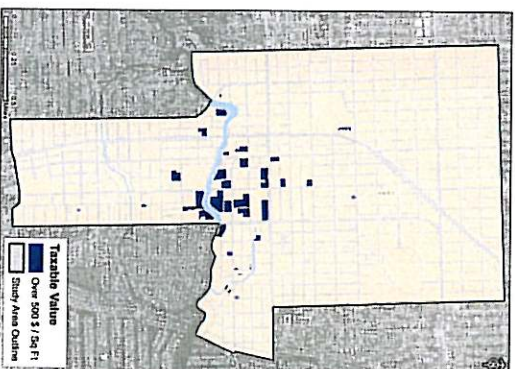
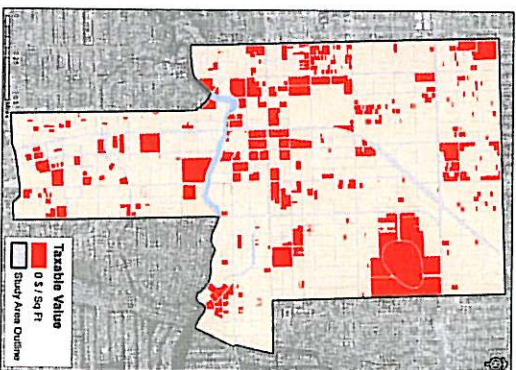
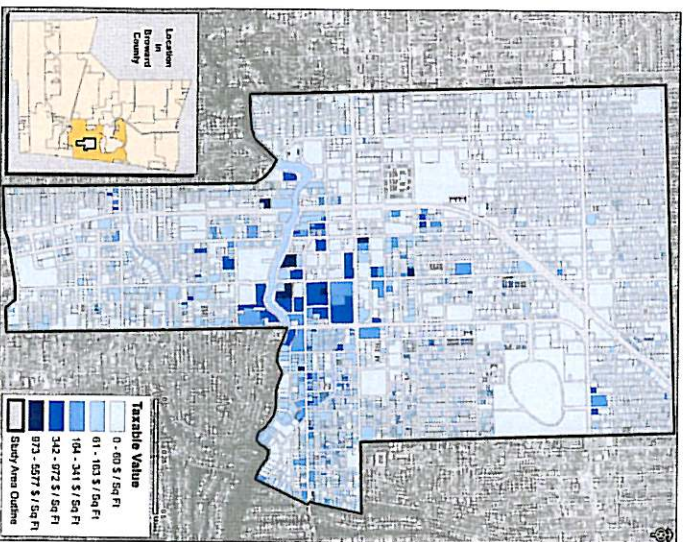
Determine the physical location of downtown Fort Lauderdale by examining the taxable value per square foot and the ownership of each parcel.

HYPOTHESIS

Downtown should have some of the highest taxable values per square foot and should include most of the civic buildings.

RESEARCH METHODOLOGY

Data was collected manually from the website of the Broward County Property Appraiser. After being examined and corrected, the taxable value per square foot was calculated and added to the database. The database was consequently imported into ESRI's ArcGIS. A map showing the taxable value per square foot for every parcel was created. A map showing only the properties with zero taxable value was created in order to show the civic buildings. Additionally, a map showing only the properties with a taxable value greater than five-hundred dollars per square foot was made in order to show the location of the most valuable land in the area.



OWNERSHIP

HYPOTHESIS

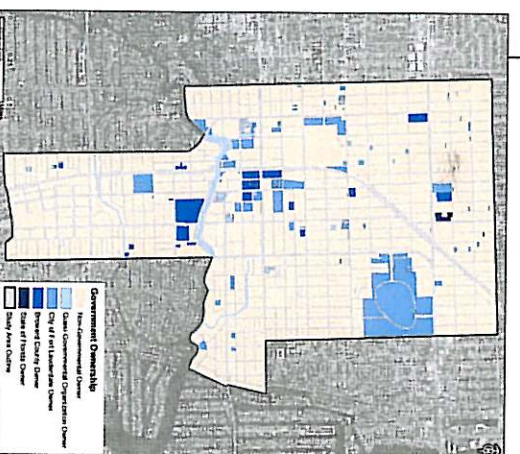
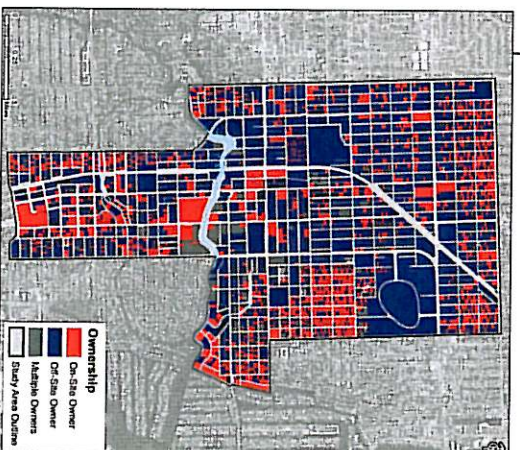
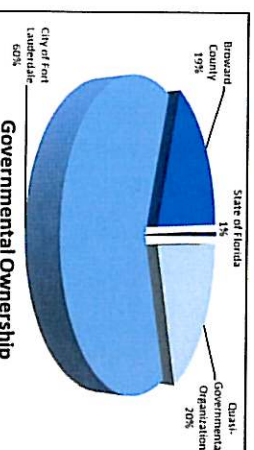
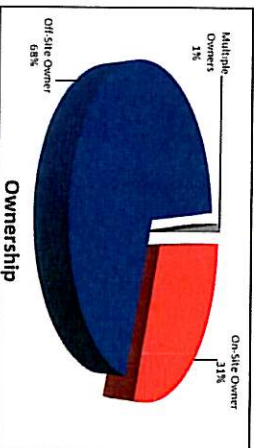
A high proportion of on-site ownership should indicate a greater willingness for investment in the community.

RESEARCH METHODOLOGY

A codification system was created to examine each parcel by the relation of the site address to the mailing address of the owner as reported on the website of the Broward County Property Appraiser. Those properties with the same site and mailing addresses were determined to be on-site owners. Those sites with a different site address than mailing address were determined to be off-site owners.

CONCLUSIONS

Fort Lauderdale's downtown is located between Broward Boulevard and the New River to the north and south and between Avenue of the Arts and Federal Highway to the east and west. While the on- and off- site ownership map shows greater off-site ownership, it does not take into account the governmentally owned properties and therefore is not a good measure of the community investment in the area.



SOURCE: Broward County Property Appraiser

LAND USE

RESEARCH OBJECTIVE

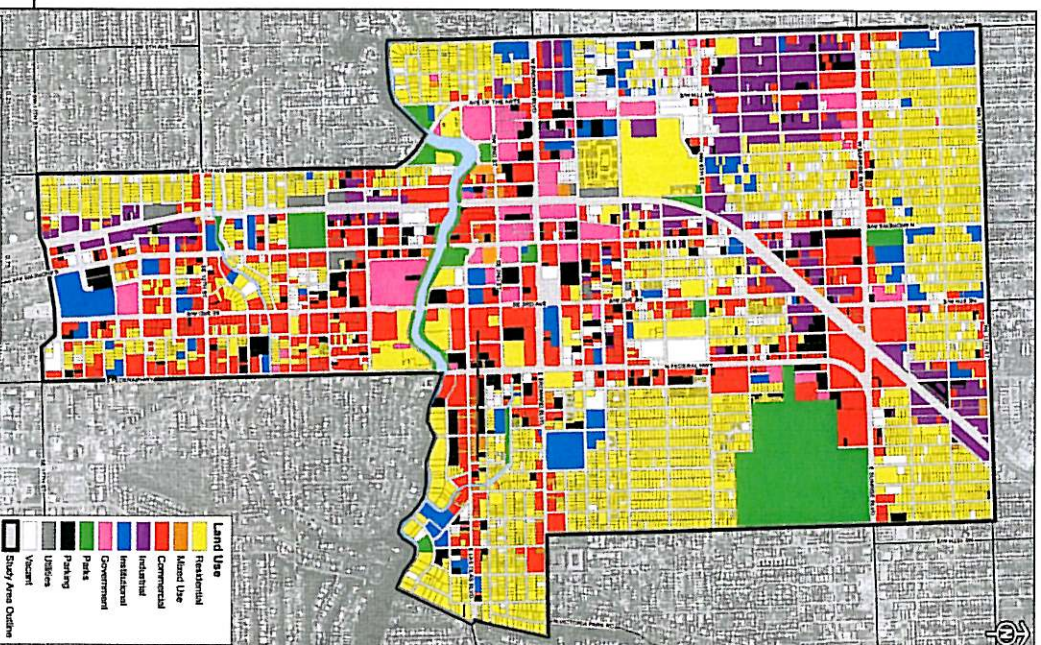
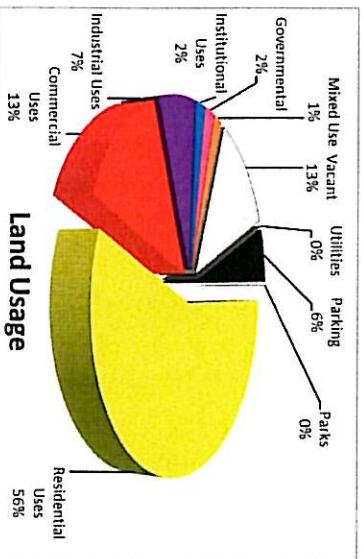
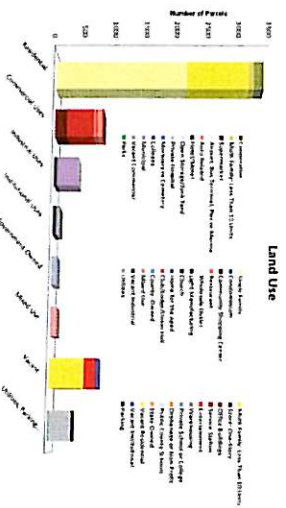
Determine the existing land uses in the urban core of Fort Lauderdale and identify spatial groupings of similar uses in order to create redevelopment strategies that either build on existing strengths or address weaknesses in the urban fabric.

HYPOTHESIS

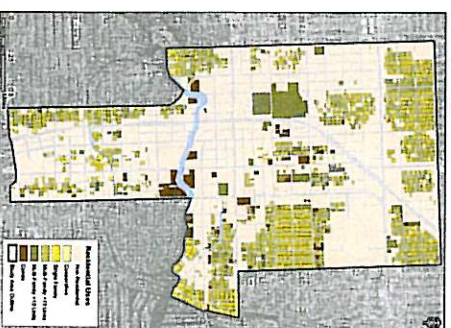
Land use patterns are not random but organized either in clusters or along corridors.

RESEARCH METHODOLOGY

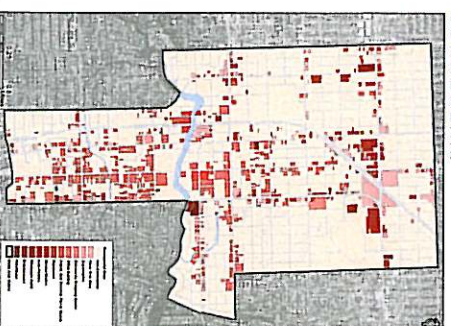
Data was collected manually from the website of the Broward County Property Appraiser. After being examined and corrected where necessary, the usage was mapped by parcel in ESRI's ArcGIS. In addition to mapping all of the uses for the study area to visualize the entire area, a usage map was created for each use to see the pattern more clearly. The data was further analyzed using Microsoft Excel. A chart showing the proportion of the distribution of all uses was generated, as well as charts showing further distribution of each use by intensity.



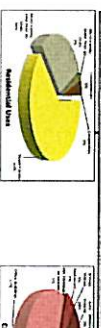
RESIDENTIAL



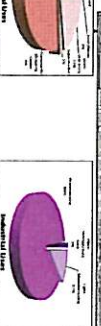
COMMERCIAL



MIXED USE



INDUSTRIAL



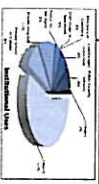
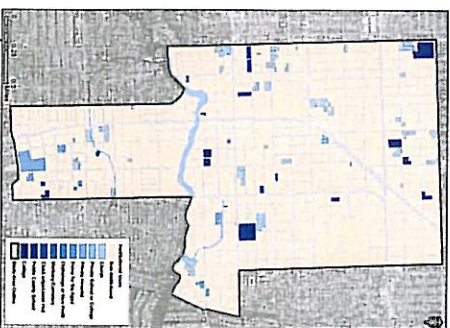
SOURCE: Broward County Property Appraiser

DISCOVERING FORT LAUDERDALE IV

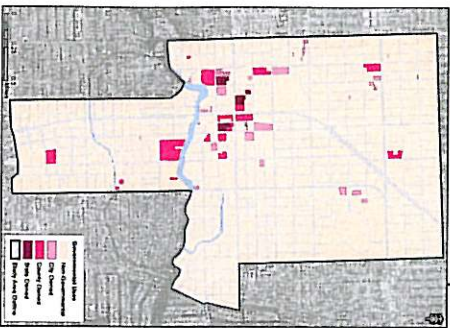
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LAND USE

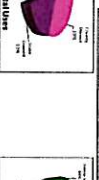
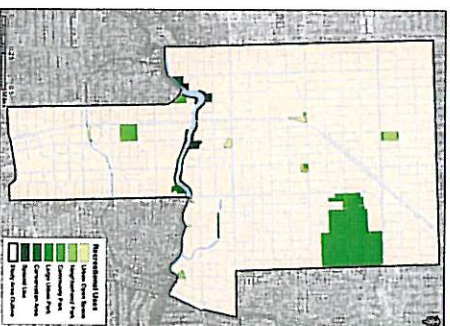
INSTITUTIONAL



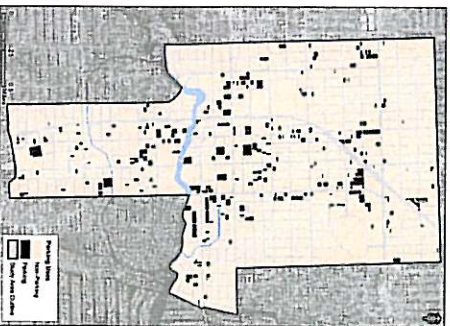
GOVERNMENTAL



RECREATIONAL



PARKING



CONCLUSIONS

To determine if there are conglomerations of similar uses and to better understand the types of development that have occurred in the urban core of Fort Lauderdale, the land uses in the study area were determined. The maps show that there are both corridors with similar land uses and neighborhood scale clusters with similar land uses.

Denser residential uses generally occur closer to the river and to the center of the study area while single family and lower density multi-family uses occur in large conglomerations to the periphery of the study area.

There are strongly pronounced commercial corridors running north-south along Andrews Avenue, 3rd Avenue, and Federal Highway, as well as less pronounced east-west commercial corridors along Sunrise Boulevard, Broward Boulevard, and Davis Boulevard.

There is a large amount of parking in the study area concentrated along the main commercial corridors.

The industrial land use map shows that there is an industrial cluster located in the north-west portion of the study area. The map also shows an industrial corridor along the Florida East Coast railroad.

There is a cluster of governmentally owned and operated properties on the north-western side of the New River.

Institutional uses are scattered throughout the study area and no pattern is apparent.

There are several parks scattered throughout the study area. However, there is only one park large enough for active uses.

There is very little mixed use in the study area and there is no clear pattern of mixed use development.

There is a significant number of vacant properties in the study area. The largest amount of these properties is residential any occurs in the northwestern part of the study area.

The examination of land uses in the study area reveals great potential for (re) development in downtown Fort Lauderdale.

VACANCY

RESEARCH OBJECTIVE

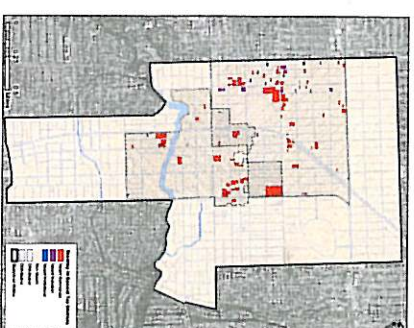
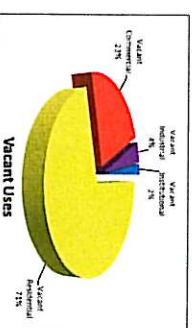
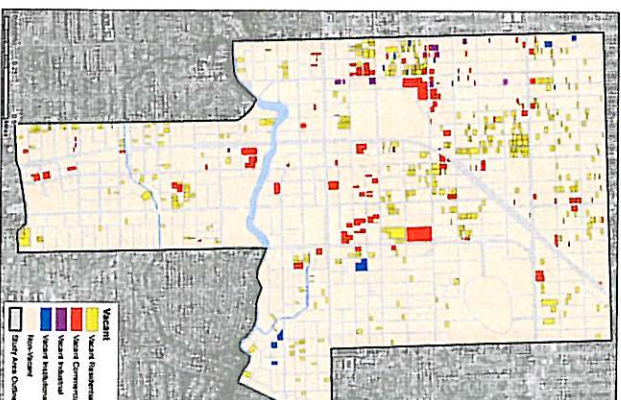
Determine which properties within the city have the highest potential for (re) development.

HYPOTHESIS

Publicly owned vacant properties, especially those within the district of the Downtown Development Authority (DDA) and the Community Redevelopment Agency (CRA), represent the best development opportunities in the downtown area.

RESEARCH METHODOLOGY

Data was collected manually from the website of the Broward County Property Appraiser. After being examined and corrected, the parcels were mapped based on the property appraiser's use codes. The parcels were then mapped three ways: first, to show the opportunities for development, all vacancies in the study area were mapped by use; second to show the parcels with high potential for development by the City, government, owned vacancies were mapped; finally, to show the parcels with the highest potential for development, governmentally owned properties within the DDA and CRA were mapped.



SOURCE: Broward County Property Appraiser