

THE STUDY AREA - EXISTING CONDITIONS



The Study Area

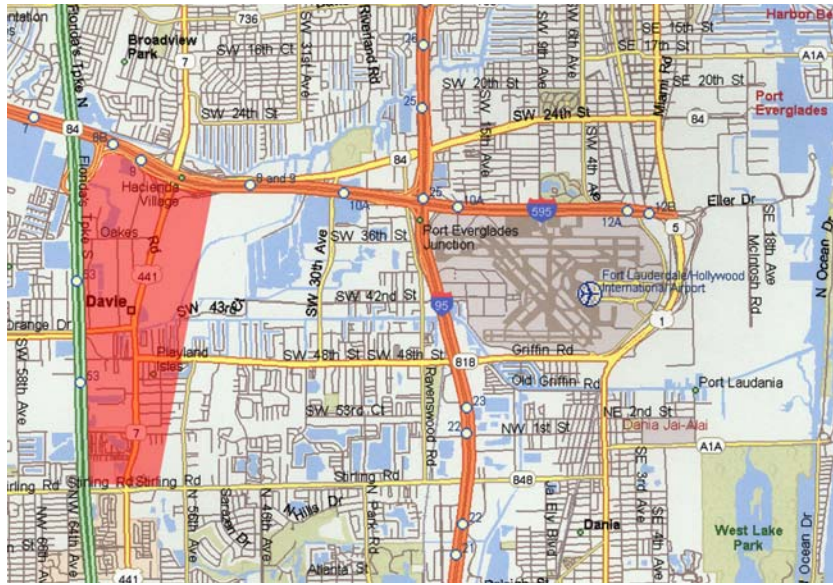
The study area has access to both the Florida Turnpike and I-595. The study area includes lands east and west of SR 7 between I-595 and Stirling Road. The study area includes portions of Davie, Hollywood, and the Seminole Nation.



Existing Conditions

The study area includes a large amounts of industrial and workplace uses (particularly those associated with automobile salvage), attractions such as the Seminole Hard Rock Hotel and Casino, technology companies such as Andrx Pharmaceutical, a variety of commercial services, and affordable housing.

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The study area has great access and visibility from the Florida Turnpike, I-595, and SR 7 and close proximity to the Fort Lauderdale/Hollywood International Airport and Port Everglades. With such a great location and large amounts of vacant or underutilized land, this location provides the area with unusual opportunities for redevelopment.