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\$500 Million FAT Village Revamp Rising in Downtown Fort Lauderdale

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The transformation of Fort Lauderdale's once-buzzing FAT (Food, Art, and Technology) Village is now firmly underway, with a \$500 million redevelopment set to deliver a walkable, artsy, and vibrant new district to the heart of downtown. After years of planning, land assembly, and demolition, the long-anticipated revival is finally taking shape and poised to redefine Flagler Village.

The former warehouse district, known for its edgy street art and popular monthly Art Walks, is being reimagined into a mixed-use destination with more than 850 new apartments,

modern office space, retail shops, restaurants, galleries, and artist studios. The plan calls for four main towers, with the tallest reaching 305 feet. These include a 24-story tower, a 13-story residential building, a 6-story office space, and a future 25-story tower that may become a hotel or additional offices, depending on market demand.

The apartment towers are expected to open by mid-2026, while the office building and commercial areas will debut in late 2025. Developers Tim Petrillo and Alan Hooper of Urban Street Development spent more than a decade acquiring the land parcel by parcel, eventually assembling 5.6 acres between North Andrews Avenue and the Florida East Coast Railway, stretching from Northwest Fifth to Sixth Streets.

Petrillo, who also leads hospitality group The Restaurant People, emphasized the importance of honoring the neighborhood's artistic roots. He said the new FAT Village will stay true to the spirit of Flagler Village by featuring public art, vibrant street murals, and a revival of the popular monthly Art Walks, all designed to foster a strong sense of community.

Neighborhood Revival

What sets FAT Village apart is its vision of creating more than just buildings. It's a curated community focused on local flavor, forward-thinking design, and long-term identity. A key feature is the new office tower, which will be the first mass timber high-rise in South Florida. The environmentally conscious design, developed in partnership with global real estate firm Hines, offers quicker construction and lower carbon output than traditional concrete and steel.

Commissioner Steve Glassman, who represents the Flagler Village area, said he was impressed with the pace of the build. "It's really taking shape rather quickly," he said. "They're creating a village within a village. That kind of centralized, mixed-use development just doesn't exist elsewhere in Fort Lauderdale."

The shift from a hotel to a top-tier office space was strategic. Charlie Ladd, board member of the Fort Lauderdale Downtown Development Authority, said high-quality office space has been long overdue in the area. "Downtown is more than just apartments," he explained. "You need other stuff. And this brings that."

Petrillo also plans to add two new restaurants, including PesKa, a seafood spot created with a longtime chef. "We're working hard to bring in operators who aren't part of the big-box

chain scene,” he said. “It’s about building a neighborhood that feels fresh and exciting.”

Doug McCraw, co-founder of the original FAT Village Arts District, remains deeply involved in the redevelopment. “We’ll be back,” he said, referring to earlier concerns about artists being displaced. “Art will always be part of FAT Village’s DNA.”

With multiple towers already topped off, the once-gritty warehouse zone is fast becoming one of South Florida’s most anticipated cultural and commercial hubs. Residents like Phillip Dunlap, the Flagler Village Civic Association President, say the project has promise. “It brings real character to the city,” he said. “It’s not just another tower. It feels like a real place, with energy and a sense of community.”