

CITY OF FORT LAUDERDALE Downtown Development Projects

Updated August 2017

**Total Development
(Built and Approved Projects)**
Residential Units 15,601
Commercial Square Ft 2,688,375
Office Square Ft 4,155,380
Hotel Rooms 1,241

In Review
Residential Units - 3,276
Retail Square Ft. - 116,711
Office Square Ft. - 582,00
Hotel Rooms - 529

Approved
Residential Units - 6,477
Retail Square Ft. - 252,827
Office Square Ft. - 422,926
Hotel Rooms - 332

Under Construction
Residential Units - 1,663
Retail Square Ft. - 100,979
Office Square Ft. - 78,537
Hotel Units - 108

Completed since 2012
Residential Units - 1,853
Retail Square Ft. - 67,782
Office Square Ft. - 1,594,656

30. URBN @ Flagler
401 NE 3rd Avenue
16 Story residential, 342 residential units,
18,450 SF commercial
Developer: Third Avenue Dev LLC & First Evangelical Lutheran Church

54. 488 Residences
444 SW 1st Avenue
38 Story residential, 362 residential units,
6,200 SF retail
Developer: SWFLB LLC

51. Riverfront
* In permit review
330 SW 1st Avenue
E Tower 46 stories, W Tower 42 stories
1,214 residential units
40,000 s.f. retail
Developer: Las Olas Riverfront, LP

29. Quantum at Flagler Village
* In permit review
701 N. Federal Highway
15 Story residential, 328 residential units
9 Story hotel, 137 rooms
7,572 sf retail
\$87.3 million construction value
Developer: F.V. Land Trust

48. The Residences of Las Olas
200 E. Las Olas Blvd.
42 Stories, 419 residential units,
4,450 sf retail
Construction value: \$150,000,000
Developer: TRESH 200 E LAS OLAS
HOLDCO, LLC

36. Sistrunk Townhouses
103 NE 6 Street
3 Story residential, 24 residential units
\$4.5 million construction value
Developer: FLL Land Holdings LLC

37. 100 Las Olas
100 E. Las Olas Boulevard
46 Story residential and hotel
120 residential units, 228 hotel
rooms
6,983 sf retail
\$200 million construction
value
Developer: KG Las Olas
Trustee, LLC

**35. All Aboard Florida -
Parking Facility**
155 NW 3 Avenue
7 Story parking facility
1,582 SF retail
Developer: All Aboard Florida

16. One West Las Olas
1 W. Las Olas Boulevard
7 Story office building
1,827 sf retail, 29,190 sf office
\$5 million construction value
Developer: One West LOA, LLC

59. Southside City Center
43 Story Mixed Use Multifamily/Hotel
679 Residential Units, 330 Hotel Units,
207,000 SF Office, 52,000 SF Retail
Developer: Kygo, LLC

55. Apache Lofts
401 NW 1 Avenue
7 Story residential, 33 residential units.
Developer: HOOPER
CONSTRUCTION, INC

46. New River Yacht Club III
8 Story, 190 residential units
1,800 s.f. retail/restaurant
Construction value: \$26,000,000
Developer: New River III, LLC

41. New River Central
416 SW 1st Avenue
35 stories, 408 residential units
5,697 s.f. of retail
Developer: New River Central, LLC

44. Flagler 626
626 NE 1st Ave
12 stories, 39 residential units
\$18.5 million construction value
Developer: BRYL Development LLC

27. Tribute/Element Hotel
299 N. Federal Highway
24 Story hotel, 323 rooms
10,897 sf retail
Developer: 299 N. Fed Master LLC

28. ORA
673 NE 3rd Avenue
292 residential, 292 residential units
Developer: Fairfield

2. The Manor, Flagler Village
525 NE 5th Avenue
7 Story residential, 382 residential units
24,750 sf retail
Developer: The Related Co.

10. Amaray Las Olas
215 SE 8th Avenue
30 Story residential, 262 residential units
2,500 sf retail
Developer: The Rockefeller Group

60. 201 East Las Olas
201 E Las Olas
15 Story of office
375,000 SF Office, 13,920 SF Retail
Developer: Broward College Foundation, Inc.

58. Riverwalk Residences
353 N New River Drive
42 Story Mixed Use Multifamily
Residential, ACLF, Memory Care,
297 units, 223,591 SF non-residential,
Developer: John Ropes Riverwalk Plaza

7. Marina Lofts
400 SW 3rd Avenue
8 Story, 190 residential towers,
900 residential units, 19,200 sf retail
\$250 million construction value
Developer: Cymbal Development

45. 4 West Las Olas
4 W Las Olas
25 Story residential, 260 residential units
3,195 SF retail
Developer: One River Plaza Co.

32. Flagler Townhomes
* In permit review
645 NE 4 Avenue
3 Story residential, 5 residential units,
\$1.88 million construction value
Developer: 645 Art Lofts, LLC

24. New Restaurant/Bar
301-307 SW 2 Street
10,430 sf restaurant/bar
\$3 million construction value
Developer: 301 Second Corporation

33. 788 East Las Olas
788 E. Las Olas Boulevard
18,142 sf retail, 16,287 sf office,
Developer: Las Olas Company Inc.

3. The Edge at Flagler Village
495 N. Federal Highway
7 Story residential, 327 residential units
\$70 million construction value
Developer: The Morgan Group

12. Broward County Courthouse
100 SE 6th Street
741,000 sf office space
\$213 million construction value
LEED Silver Certification

52. Las Olas Walk
116 S Federal Hwy
S Tower 8 stories and N Tower 7 stories,
456 residential units
Developer: Las Olas Company Inc.

64. RD Las Olas
201 S. Federal Highway
45 Story Mixed Use Multifamily
352 units, 3,200 SF retail
Developer: Steelbridge Las Olas East LLC

42. Flagler Village Hotel
* In permit review
315 SW 1st Avenue
18 stories, 195 rooms
2,227 s.f. of retail
Developer: 315 Flagler, LP

49. 790 East Broward
790 E Broward Blvd.
25 stories, 329 residential units
6,871 s.f. of retail
Developer: Greystar GP II, LLC

50. Flagler Storage
125 NW 4th St.
8,942 s.f. of self storage
\$5 million construction value
Developer: Fourth Street LLC

18. 105 North
105 N. Federal Highway
3 Story retail
45,935 sf retail
\$4.1 million construction value
Developer: HappyLand FL, LLC

9. Fairfield Inn
30 S. Federal Highway
8 Story, 108 hotel rooms.
Developer: LM Hotels, LLC

25. All Aboard Florida Rail Station
101 NW 2 Avenue
30,276 sf rail station
\$20 million construction value
Developer: FL East Coast Industries, LLC

26. Wisdom Village Crossing
614 N. Andrews Avenue
9 Story residential, 105 residential units
\$20.26 million construction value
Developer: Turnstone Dev Corp

63. Next Las Olas
419 SE 2nd Street
31 Story Mixed Use Multifamily
374 units, 2,733 SF retail
Developer: SE 2nd Street Owner, LLC

65. AlexanTarpon River
501 SE 6 Avenue
24 Story Residential Multifamily
181 units
Developer: Edgewater House LLC

19. New River Yacht Club West
* In permit review
36 Story residential, 349 residential units
6,388 sf retail
\$50 million construction value
Developer: Related

40. Las Olas Townhomes
620 NE 2 Street
3 Story residential, 7 residential units
Developer: Cedar Lofts Alliance LLC

56. Archo Metropolitan
500 N Andrews Ave
7 Story Mixed Use Multifamily Residential,
385 residential units, 14,717 SF retail,
12,099 SF restaurant
Developer: BR Archo Flagler Village LLC

21. Icon Las Olas
500 E. Las Olas Boulevard
42 Story residential, 272 residential units
Developer: Related

4. One20fourth
400 SW 1st Avenue
26 Story residential, 248 residential units
4,400 sf retail
\$36 million construction value
Developer: Related

8. New River Yacht Club
400 SW 1st Avenue
26 Story residential, 248 residential units
4,400 sf retail
\$36 million construction value
Developer: Related

13. The Queue
20 SE 8th Street
7 Story residential, 202 residential units
\$20 million construction value
Developer: Hooper-Petrillo

47. Aloft Hotel
313 NE 2nd Street
12 Stories, 199 hotel rooms,
6,208 sf retail
Construction value: \$24,000,000
Developer: FEDEQ DV003 LLC

20. Pineapple House
501 NE 3 Avenue
7 Story residential, 92 residential units,
88 social service units.
Developer: Phillips Development Company

39. 1st Avenue Residences
477 SW 1st Avenue
35 Story residential, 380 residential units
2,700 sf retail
Developer: SWFA, LLC

5. The Rise
411 NE 2nd Street
212 Southeast 2nd Ave
28 Story Mixed Use
348 Units, 27,911 SF Retail
Developer: 212 Partners LLC

34. Morgan on 3rd Avenue
400 NE 3 Avenue
12 stories, 212 residential units
2,600 s.f. of retail
Developer: ALTA Flagler Village, LLC

31. Justice Building Restaurants
524 S. Andrews Avenue
7 Story building
10,050 SF restaurant/retail, 62,250 SF office.
Developer: Blackhawk Properties

11. VU New River
510 SE 5th Street
16 Story residential, 215 residential units
2,379 sf retail/restaurant
\$68 million construction value
Developer: A.L Ventures

**23. 500 Federal - North &
400 Federal - South**
400 and 500 N. Federal Highway
3 Stories, 18,025 sf retail, 9,000 sf restaurant,
27,138 sf office, 5 Story parking garage.
\$9.5 million construction value
Developer: Gaddis Capital Corporation

**53. 550 Building -
Parking Garage**
500 South Andrews Avenue
8 stories parking garage
14,000 s.f. retail
Developer: Blackhawk Properties
and Investment

62. Fiori Financial Group
311 SE 7th Street
3 Story office building
15,968 SF Office
Developer: Manhattan Project, LLP

57. FAT City
300 N Andrews Ave
30 Story Mixed Use Multifamily Residential,
626 residential units, 96,002 SF retail,
406,989 SF office
Developer: NEWJAG LLC

61. Southeast 2nd Ave
212 Southeast 2nd Ave
28 Story Mixed Use
348 Units, 27,911 SF Retail
Developer: 212 Partners LLC

43. Alta Flagler Village
421 NE 6th Street
12 stories, 212 residential units
2,600 s.f. of retail
Developer: ALTA Flagler Village, LLC

14. Pinnacle At Tarpon River
224 SE 8th Street
10 Story residential, 112 residential units
3,320 sf retail
\$30.5 million construction value
Developer: Pinnacle Group

