

CITY OF FORT LAUDERDALE Downtown Development Projects

Updated June 2017

Total Development (Built and Approved Projects)

Residential Units 15,106
Commercial Square Ft 2,6888,375
Office Square Ft 4,155,380
Hotel Rooms 1,241

In Review

Residential Units - 3,735
Retail Square Ft. - 249,408
Office Square Ft. - 1,004,926
Hotel Rooms - 529

Approved

Residential Units - 5,459
Retail Square Ft. - 133,542
Office Square Ft. - 362,130
Hotel Rooms - 560

Under Construction

Residential Units - 1,663
Retail Square Ft. - 92,531
Office Square Ft. - 16,287
Hotel Units - 108

Completed since 2012

Residential Units - 1,965
Retail Square Ft. - 66,200
Office Square Ft. - 1,594,656

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

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

51. Riverfront
330 SW 1st Avenue
E Tower 46 stories, W Tower 42 stories
1,214 residential units
9,200 SF retail
Developer: Las Olas Riverfront, L.P.

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

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

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

1. Village Place
700 NE 4th Avenue
6 Story residential, 112 residential units
\$20 million construction value
Developer: The Housing Trust Group

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

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
\$62 million construction value
Developer: The Rockefeller Group

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

6. Broward Center For The Arts Expansion
201 SW 5th Avenue
12,000 SF event pavilion, 27,360 SF educational wing, \$50 million construction value
Destination Restaurant on Riverwalk

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

8. New River Yacht Club
400 SW 1st Avenue
26 Story residential, 248 residential units
4,400 SF retail
\$35 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

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
5 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

22. 111 Broward
121 E. Broward Boulevard
30 Stories, 228 hotel rooms,
9,315 SF retail, 299,880 SF office.
Dev. Groupe Pacific

5. The Rise
411 NE 2nd Street
30 Story residential, 398 residential units
2,200 SF retail
Developer: Encore Housing Opportunity Fund

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

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

4. One20fourth
120 NE 4th Street
2 buildings, 25 & 14 stories, 396 residential units
2,100 SF retail
Developer: Ellis Diversified

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

11. VU New River
510 SE 5th Street
16 Story residential, 215 residential units
2,376 SF retail/restaurant
\$68 million construction value
Developer: A.L. Ventures

34. Morgan on 3rd Avenue
400 NE 3 Avenue
7 Story residential, 357 residential units
4,292 SF retail
Developer: 441 Developers Pulnam Realty

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

31. Justice Building Restaurants
524 S. Andrews Avenue
7 Story building
10,030 SF restaurant/retail, 62,250 SF office
Developer: Blackhawk Properties

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

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

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

44. Flagler 626
626 NE 1st Ave
12 stories, 99 residential units
\$18.5 million construction value
Developer: BRYL Development LLC

41. New River Central
100 SW 6th Street
35 stories, 408 residential units
5,697 S.F. of retail
Developer: New River Central, LLC

46. New River Yacht Club III
416 SW 1st Avenue
8 story, 190 residential units
1,800 S.F. retail/restaurant
Construction value: \$26,000,000
Developer: New River III, LLC

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

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,
12,039 SF restaurant
Developer: BR Archo Flagler Village LLC

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

7. Marina Lofts
400 SW 3rd Avenue
Three 25 Story residential towers,
900 residential units, 19,200 SF retail
\$250 million construction value
Developer: Cymbal Development

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

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

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.

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.

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

20. Pineapple House
501 NE 3 Avenue
7 Story residential, 92 residential units,
88 social service units.
11,897 SF retail
\$50 million construction value
Developer: Phillips Development Company

37. FAT City
300 N Andrews Ave
30 Story Mixed Use Multifamily Residential,
626 residential units, 96,002 SF retail,
406,958 SF office
Developer: NEWJAG LLC

61. Southeast 2nd Ave
212 Southeast 2nd Ave
28 Story Mixed Use
345 Units, 27,811 SF Retail
Developer: 212 Partners LLC

57. 550 Building - Parking Garage
500 South Andrews Avenue
5 stories parking garage
14,000 S.F. retail
Developer: Blackhawk Properties and Investment

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3 Story office building
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