

# CITY OF FORT LAUDERDALE Downtown Regional Activity Center Development Projects

Updated October, 2024

**IN REVIEW**  
Residential Units - 4,644  
Restaurant/Retail Sq. Ft. - 106,978  
Office Sq. Ft. - 52,173  
Hotel Rooms - 155  
Marina (Boat slips) - 90  
Public Parking Spaces - 302

**APPROVED**  
Residential Units - 12,080  
Restaurant/Retail Sq. Ft. - 446,112  
Office Sq. Ft. - 125,600  
Hotel Rooms - 529  
Art Studio/Gallery - 11,262  
Grocery - 24,245

**UNDER CONSTRUCTION**  
Residential Units - 5,178  
Restaurant/Retail Sq. Ft. - 140,870  
Office Sq. Ft. - 149,045

**Completed**

<b>114. 418NE2 Condos (UDP-S21049)</b> 418 NE 2nd Avenue 26 stories, 53 residential units Developer: 418 NE2 AVE LLC	<b>145. Las Olas Heron Garage (UDP-SR23001)</b> 216 SE 8th Avenue 5 stories, Public Parking Garage with 302 spaces, 17,036 SF Retail/Restaurant Developer: City of Fort Lauderdale
<b>132. Muse Tower (UDP-S22052)</b> 416 NE 1st Avenue 30 stories, 112 residential units 534 SF Retail/Restaurant Developer: 416 NE 1st Assembly, LLC	<b>146. 400 Andrews Ave (UDP-S23048)</b> 400 N Andrews Avenue 41 stories (both towers), 852 Residential Units, 5,481 SF Retail/Restaurant Developer: Kushner Realty Acquisition, LLC
<b>134. Nautica Residences and Hotel (UDP-S22055)</b> 400 SW 3rd Avenue 50 stories (res. condo), 39 stories (res. hotel), 32 stories, (hotel), 695 residential units, 152 Hotel Rooms, 34,450 SF Retail/Restaurant, 90 Boat Slip Marina Developer: DFW 18, LLC, and PCN Warehouse, LLC	<b>149. 650 N Andrews Avenue (UDP-S23057)</b> 650 N Andrews Avenue 34 stories, 257 Residential Units, 11,400 SF Retail/Restaurant Developer: 650 North Andrews, LLC
<b>136. 201 N Federal (UDP-S22081)</b> 201 N Federal Hwy 47 stories, 936 residential units, 5,509 SF Retail/Restaurant Developer: 201 N Federal Highway, LLC	<b>151. Flagler Village Residences (UDP-S23067)</b> 500 N 3rd Avenue 40 stories, 345 Residential Units, 3,645 SF Retail/Restaurant Developer: 501 NE Holdings, L.P.
<b>137. 409 SE 8th (UDP-S23004)</b> 409 SE 8th Street 30 stories, 328 residential units, 3,000 SF Retail/Restaurant Developer: 409 SE 8th Street, LLC	<b>153. 200 W Broward (UDP-S24007)</b> 200 W Broward Blvd 46 stories, 384 Residential Units, 3,354 SF Retail/Restaurant Developer: 200 West Property Owner, LLC
<b>142. Flagler Assemblage (UDP-S23033)</b> 704 NE 2 Avenue Change of Use: Warehouse to 6,520 SF Retail/Restaurant Developer: AP Flagler Village, LLC	<b>154. 500 Art Lofts (UDP-S24025)</b> 500 SW 2nd Avenue 27 stories, 230 Residential Units, 3,070 SF Retail/Restaurant Developer: Global Dynamic Group, LLC
<b>143. The Link (UDP-S23025)</b> 105 NW 3rd Avenue 40 stories, 392 Residential Units, 6,874 SF Retail/Restaurant Developer: Brightland FTL Owner, LLC	<b>155. 203 NE 3rd (UDP-S24029)</b> 203 NE 3rd Street 48 stories, 439 Residential Units, 2,711 SF Retail/Restaurant Developer: 3rd Street Capital 203-215

<b>25. URBN @ Flagler (R15017) (UDP-S21001)</b> 401 NE 3rd Avenue South tower - 19 stories, North tower - 27 stories, 512 residential units 29,074 SF Restaurant/Retail Developer: SE Fourth, LLC	<b>96. 808 SE 4th St (R19052) (UDP-S21010)</b> 808 SE 4th Street 14 stories, 67 Residential Units Developer: SE Fourth, LLC	<b>109. 525 Andrews (UDP-S21010)</b> 525 S Andrews Ave 46 stories, 399 residential units, 3,639 SF Retail/Restaurant Developer: Broward County	<b>121. 520 W Broward (UDP-S21010)</b> 520 W Broward Blvd 41 stories, 362 residential units 2,500 SF Retail/Restaurant Developer: 200 520 Broward Owner, LLC	<b>129. The Benjamin (UDP-S21035)</b> 777 SE 3rd Avenue 30 stories, 542 residential units, 12,352 SF Retail/Restaurant Developer: The Benjamins Companies	<b>147. Hottime (UDP-S23045)</b> 449 NE 1st Avenue 1 story, 1,239 SF Restaurant Developer: 449 NE 1st Avenue, LLC
<b>16. New River Yacht Club West (R14015) (UDP-S21016)</b> 401 SW 1st Avenue 36 stories, 337 residential units 10,640 SF Restaurant/Retail Developer: Related	<b>92. FAT Village West (UDP-S21016)</b> 501 NW 1st Avenue 13 stories, 504 residential units 12,352 SF Retail/Restaurant Developer: FAT Village Properties, LLC	<b>26. Flagler Townhomes</b>	<b>55. Sailboat Bend Apartments (UDP-S21016)</b>	<b>85. Broward County Courthouse</b>	<b>2. New River Yacht Club</b>
<b>133. 200 Third (UDP-S21048)</b> 200 NE 3 Street 43 stories, 388 residential units, 2,628 SF Retail/Restaurant Developer: 200 Third LLC	<b>100. Flagler Creative (PLN-SITE-19120020)</b> 818 NE 4th Avenue 30 stories, 379 Residential Units 7,699 SF Retail/Restaurant Developer: Seastown Warehouse, LLC	<b>122. Ombelle (UDP-S22016)</b> 300 NE 3rd Avenue 43 stories, 999 residential units 11,405 SF Retail/Restaurant Developer: Dependable Equities, LLC	<b>130. 633 SE 3 Ave (UDP-S22042)</b> 633 SE 3rd Avenue 47 stories, 830 residential units, 12,782 SF Retail/Restaurant Developer: South of the River Association, LLC	<b>148. 730 NE 4th (UDP-S23055)</b> 730 NE 4th Avenue 12 stories, 77 residential Units, 1,682 SF Retail/Restaurant Developer: 730 NE 4th Avenue, LLC	<b>33. 1st Avenue Residences (R15057) (UDP-S21017)</b> 477 SW 1st Avenue 35 stories, 380 residential units, 2,700 SF Restaurant/Retail Developer: SWA, LLC
<b>115. 300 W Broward (UDP-S21052)</b> 300 W Broward Blvd 48 stories, 950 residential units, 23,819 SF Retail/Restaurant Developer: FT/LAD, LTD	<b>102. Seastown (Parcel II) (PLN-SITE-19120002)</b> 550 NE 9th Street 16 stories, 22 residential units, 2,689 SF Retail/Restaurant Developer: RK Associates #5, Inc.	<b>123. Flagler SV (UDP-S22020)</b> 501 NE 4th Street 30 stories, 270 residential units, 8,895 SF Retail/Restaurant Developer: Mainstreet NCC Flagler, LLC.	<b>131. RD Las Olas Residences (PLN-SITE-19120002)</b> 529 E. Las Olas Blvd 45 stories, 192 residential units, 3,295 SF Retail/Restaurant Developer: RD 3B, LLC	<b>150. Huizenga Park (UDP-S23056)</b> 32 E Las Olas Boulevard 3 stories, 12,888 SF Retail/Restaurant, 2,947 SF Retail/Restaurant Developer: Fort Lauderdale Downtown Development Authority	<b>41. Society Las Olas II (R16049) (PLN-SITE-19120002)</b> 300 SW 1st Avenue N Tower 40 stories, 3 tower 35 stories (Phase 1) - mixed 1 tower 1,214 residential units, 40,000 SF Restaurant/Retail Developer: Las Olas Riverfront, L.P.
<b>116. DNA (UDP-S21054)</b> 300 N Andrews Avenue North tower - 40 stories, South tower - 45 stories, 612 residential units, 4,245 SF Retail/Restaurant Developer: BH3 TCO SUB LLC	<b>124. 11 Andrews (UDP-S22023)</b> 11 N Andrews Avenue 24 stories, 289 residential units, 1,914 SF Retail/Restaurant Developer: Jeansusan, Inc.	<b>133. 101 SE 7th Street (UDP-S21056)</b> 101 SE 7th Street 45 stories, 630 residential units, 7,013 SF Retail/Restaurant Developer: 116 SE 6th Court Towers, LLC	<b>46. Riverwalk Residences (R16066) (UDP-S22029)</b> 333 N New River Drive 43 stories, 285 residential units, 2,947 SF Retail/Restaurant Developer: John Rapas Riverwalk Plaza	<b>112. Advantis Station at Flagler Village (UDP-S21034)</b> 600 NE 3rd Avenue 12 stories, 252 residential units, 2,087 SF Retail/Restaurant Developer: Third Avenue Investment Corp	<b>11. Amaray Las Olas</b>
<b>103. Seastown (Parcel III) (PLN-SITE-19120003)</b> 450 NE 9th Street 15 stories, 135 residential units, 7,013 SF Retail/Restaurant Developer: RK Associates #5, Inc.	<b>125. ArtsPark Lofts (UDP-S22029)</b> 407 N Andrews Avenue 30 stories, 289 residential units Developer: Fort Lauderdale 8th Avenue Hotel, LLC.	<b>139. 100 SE 8th Hotel (UDP-S22031)</b> 100 SE 8th Avenue 11 stories, 160 Hotel Rooms Developer: Fort Lauderdale 8th Avenue Hotel, LLC.	<b>58. RD Las Olas (R17048) aka "Veneto"</b> 201 S. Federal Highway 43 stories, 259 Residential Units, 1,970 SF Restaurant/Retail Developer: East RD Las Olas LLC	<b>126. Park Place (UDP-S22032)</b> 600 SE 2nd Court 1 story, 8,024 SF Retail/Restaurant Developer: PANACOCC Holdings 5, LLC	<b>12. Fairfield Inn</b>
<b>71. 440 NE 3rd Ave (R18055) (UDP-S21018)</b> 440 NE 3rd Avenue 3 stories, 18,697 SF Restaurant/Retail, 15,914 SF office Developer: MMAJCTL, LLC	<b>105. ECI Flagler Village (UDP-S21018)</b> 495 SW 4th Avenue 27 stories, 230 Residential Units, 3,070 SF Retail/Restaurant Developer: Downtown Fort Lauderdale Waterfront 18, LLC	<b>117. 404NW1 Condos (UDP-S21053)</b> 404 NW 1st Avenue 9 stories, 384 residential units, 379 SF Art Gallery Developer: FLAT 404 LLC.	<b>125. ArtsPark Lofts (UDP-S22029)</b> 407 N Andrews Avenue 30 stories, 289 residential units Developer: Fort Lauderdale 8th Avenue Hotel, LLC.	<b>69. 629 Residences (R19002) (UDP-S22002)</b> 629 SE 5th Avenue 34 stories, 251 residential units, 1,129 SF Restaurant/Retail Developer: Lauderdale 629, LLC	<b>13. Pinnacle at Tarpon River</b>
<b>142. Flagler Assemblage (UDP-S23033)</b> 704 NE 2 Avenue Change of Use: Warehouse to 6,520 SF Retail/Restaurant Developer: AP Flagler Village, LLC	<b>106. Raintree Riverwalk Residences (UDP-S20018)</b> 495 SW 4th Avenue 27 stories, 230 Residential Units, 3,070 SF Retail/Restaurant Developer: Downtown Fort Lauderdale Waterfront 18, LLC	<b>118. Station Village (UDP-S22002)</b> 199 NW 5th Avenue 36 stories, 400 residential units, 5,499 SF Retail/Restaurant Developer: Station Village Florida LLC, Etal	<b>127. 200 W. Broward (UDP-S22030)</b> 200 W. Broward Blvd 46 stories, 381 residential units, 1,527 SF Retail/Restaurant Developer: 200 520 Broward Owner, LLC	<b>69. 629 Residences (R19002) (UDP-S22002)</b> 629 SE 5th Avenue 34 stories, 251 residential units, 1,129 SF Restaurant/Retail Developer: Lauderdale 629, LLC	<b>40. Alluvion Las Olas</b>
<b>143. The Link (UDP-S23025)</b> 105 NW 3rd Avenue 40 stories, 392 Residential Units, 6,874 SF Retail/Restaurant Developer: Brightland FTL Owner, LLC	<b>108. Aviva on the River (UDP-S21005)</b> 501 SE 6th Avenue 9 stories, 96 residential units, 7,960 SF Retail/Restaurant Developer: ECI FLAGLER VILLAGE LLC	<b>120. Flagler Residences (UDP-S21059)</b> 513 NE 6th Street 30 stories, 320 residential units, 30,772 SF Retail/Restaurant Developer: Barron Real Estate, Inc.	<b>128. Flagler Residence North (UDP-S22033)</b> 689 N. Federal Hwy 30 stories, 301 residential units, 74,194 SF Retail/Restaurant Developer: Flagler Sixth, LLC	<b>138. Gallery at Flagler Village (UDP-S23006)</b> 600 N. Andrews Avenue 16 stories, 263 residential units (150 units are affordable), 2,394 SF Retail/Restaurant Developer: Broward County Board of County Commissioners	<b>18 &amp; 19. 500 Federal - North &amp; 400 Federal - South</b>
<b>144. 11 Andrews (UDP-S23038, amended #124)</b> 11 N. Andrews Avenue 37 stories (adding 13 stories), Additional 1,525 SF Retail/Restaurant Developer: Jeansusan, Inc.	<b>144. 11 Andrews (UDP-S23038, amended #124)</b> 11 N. Andrews Avenue 37 stories (adding 13 stories), Additional 1,525 SF Retail/Restaurant Developer: Jeansusan, Inc.	<b>91. FAT Village East (UDP-S21015)</b> 21 NW 5th Street 24 stories, 353 residential units, 43,355 SF Restaurant/Retail, 149,045 SF Office Developer: FAT Village Properties, LLC	<b>91. FAT Village East (UDP-S21015)</b> 21 NW 5th Street 24 stories, 353 residential units, 43,355 SF Restaurant/Retail, 149,045 SF Office Developer: FAT Village Properties, LLC	<b>138. Gallery at Flagler Village (UDP-S23006)</b> 600 N. Andrews Avenue 16 stories, 263 residential units (150 units are affordable), 2,394 SF Retail/Restaurant Developer: Broward County Board of County Commissioners	<b>20. All Aboard Florida Rail Station</b>

<b>2. New River Yacht Club</b>	<b>26. Flagler Townhomes</b>	<b>55. Sailboat Bend Apartments (UDP-S21016)</b>	<b>85. Broward County Courthouse</b>
<b>4. The Whitney</b>	<b>28. 550 Justice Building</b>	<b>56. Alta Flagler Village Phase II</b>	<b>86. 105 North</b>
<b>7. The Pearl</b>	<b>29. All Aboard Florida - Parking Facility</b>	<b>61. Main Las Olas - North</b>	<b>87. Icon Las Olas</b>
<b>8. The Queue</b>	<b>30. ID Flagler Village</b>	<b>63. Next Las Olas (R17044) (Registry Las Olas)</b>	<b>88. 00 Saloon</b>
<b>10. The Rise</b>	<b>31. Dalmar Hotel (R16066)</b>	<b>65. Modera 555 (R18060)</b>	<b>89. 788 East Las Olas</b>
<b>11. Amaray Las Olas</b>	<b>32. 100 Las Olas</b>	<b>66. Regatta at New River (New River Yacht Club III)</b>	<b>90. Flagler Storage</b>
<b>12. Fairfield Inn</b>	<b>38. 4 West Las Olas</b>	<b>68. 637 Art Lofts</b>	<b>93. Commercial Building (R19037)</b>
<b>13. Pinnacle at Tarpon River</b>	<b>40. Alluvion Las Olas</b>	<b>77. Village View</b>	<b>97. 550 Building Parking Garage</b>
<b>18 &amp; 19. 500 Federal - North &amp; 400 Federal - South</b>	<b>42 &amp; 45. Las Olas Walk</b>	<b>81. Broward County Courthouse Phase II (48R11)</b>	<b>98. 401 NE 4th</b>
<b>20. All Aboard Florida Rail Station</b>	<b>48. The Forge Lofts (R17006)</b>	<b>82. Flagler Village Hotel (New Residents by Hilton)</b>	<b>99. Village Place</b>
<b>22. ORA</b>	<b>49. Motif</b>	<b>83. EON Flagler Village (EON Squared)</b>	<b>70. One Financial Plaza: Phase III (R19022)</b>
<b>24. Quantum at Flagler Village (R15001)</b>	<b>53. Main Las Olas - South</b>	<b>84. Laurent</b>	

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