


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



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



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



4. One20fourth
120 NE 4th Street
Two buildings, 25 & 14 stories, 386 units.
2,100 sf retail
Approved Plans Developer: Ellis Diversified



5. The Rise
411 NE 2nd Street
30 Story residential, 398 units.
2,200 sf retail
Approved Plans Developer: Ellis Diversified



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
Completed



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




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



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



10. Amaray Las Olas
215 SE 8th Avenue
30 Story residential, 262 units.
2,500 sf retail
\$62 million construction value
Under Construction Developer: The Rockefeller Group



11. VU New River
510 SE 6th Street
16 Story residential, 215 units.
2,378 sf retail/restaurant
\$68 million construction value
Completed Developer: A L Ventures




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




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



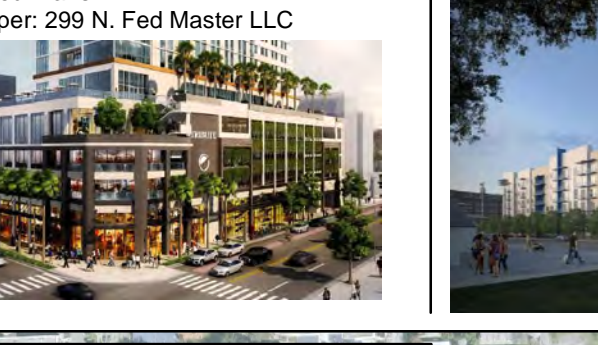
25. All Aboard Florida Rail Station
101 NW 2 Avenue
30,276 sf rail station
\$20 million construction value
Under Construction Developer: FL East Coast Industries, LLC




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




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



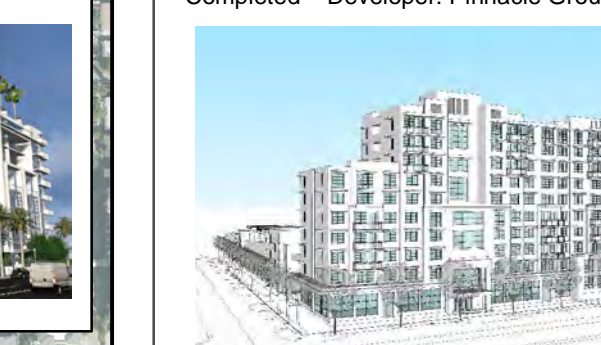
28. Fairfield at Flagler Village
673 NE 3rd Avenue
6 Story residential, 292 units.
Under Construction Developer: Fairfield




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




30. URBN @ Flagler
401 NE 3rd Avenue
33 Story residential, 217 units.
3,200 SF restaurant
In Review Developer: Third Avenue Dev LLC




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




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




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




34. Morgan on 3rd Avenue
400 NE 3 Avenue
7 Story residential, 357 units.
4,232 SF retail
\$75 million construction value
In Review Developer: 441 Developers Putnam Realty




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



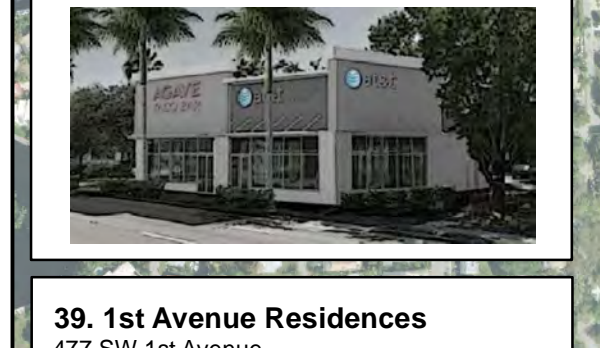
36. Sistrunk Townhouses
103 NE 6 Street
3 Story residential, 18 units.
\$4.5 million construction value
In Review Developer: FLL Land Holdings LLC




37. 100 Las Olas
100 E. Las Olas Boulevard
46 Story residential and hotel
120 units, 228 hotel rooms.
6,963 sf retail
\$200 million construction value
In Review Developer: KG Las Olas Trustee, LLC




38. Downtown Marketplace
105 N. Federal Highway
1 Story retail and restaurant
6,354 sf retail, 4,778 sf restaurant
\$500 thousand construction value
In Review Developer: Shopping Center Interests, LLC




39. 1st Avenue Residences
477 SW 1st Avenue
36 Story residential, 380 multi-family units
2,700 sf retail.
In Review Developer: SWFA, LLC



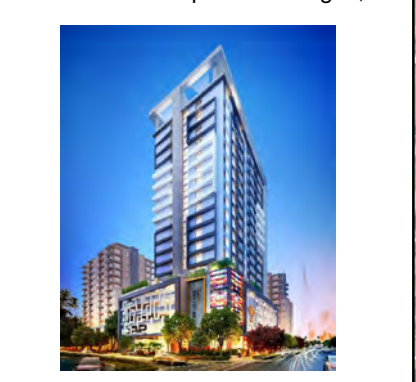
40. Las Olas Townhomes
620 NE 2 Street
3 Story residential, 7 units.
In Review Developer: Cedar Lofts Alliance LLC




41. New River Central
100 SW 6th Street
35 stories, 408 units
5,697 s.f. of retail
In Review Developer: New River Central, LLC




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




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




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




15. Crocker Tower
403 SE 2nd Street
42 Story residential, 395 units.
9,000 sf retail
\$120 million construction value
In Review Developer: Crocker Partners




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
Completed Developer: One West LOA, LLC



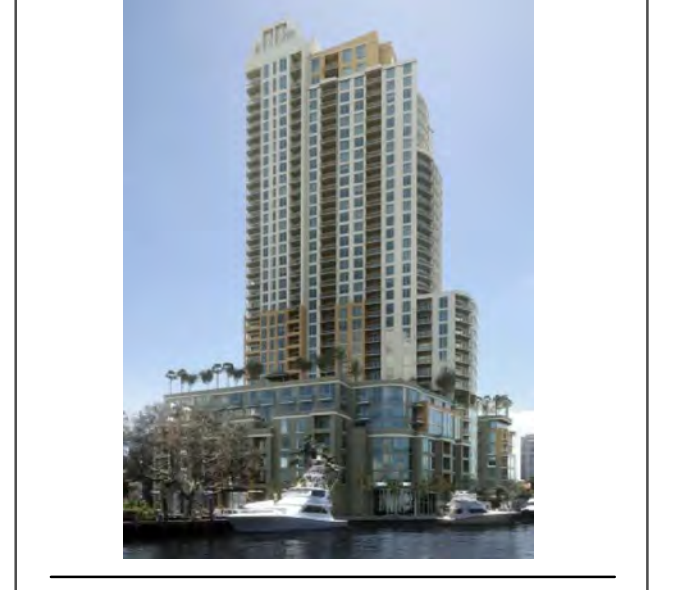
17. Lofts on 8TH
501 SE 8th Street
14 Story residential, 75 units.
4,057 sf retail
\$27 million construction value
In Review Developer: Lofts on 8th, LLC




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




19. New River Yacht Club West
401 SW 1 Avenue
36 Story residential, 349 units.
6,388 sf retail
\$37 million construction value
Approved Plans Developer: Related




20. Pineapple House
501 NE 3 Avenue
7 Story residential, 92 multi-family units,
86 social service residential units.
11,897 sf retail
\$50 million construction value
Approved Plans
Developer: Phillips Development Company




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




22. 111 Broward
121 E. Broward Boulevard
30 Stories, 228 hotel rooms,
9,315 sf retail, 299,880 sf office.
Approved Plans (E-extension Granted)
Dev: Groupe Pacific



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
Under Construction
Developer: Gaddis Capital Corporation



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



Legend

- All Aboard Florida Future Rail Station
- Downtown Development Projects
- B-Cycle Bicycle Share Station
- Wave Future Streetcar
- FEC Railroad-Future Passenger Rail All Aboard Florida
- Downtown Regional Activity Center
- Northwest Community Redevelopment Agency

Downtown Development Project Status

Under Construction	Approved	In Review	Completed
Residential Units - 1,133 Retail Square Ft. - 75,460 Office Square Ft. - 768,138	Residential Units - 2,539 Retail Square Ft. - 58,672 Office Square Ft. - 299,880 Hotel Rooms - 473	Residential Units - 2,194 Retail Square Ft. - 87,761 Office Square Ft. - 78,537 Hotel Rooms - 746	Residential Units - 1,396 Retail Square Ft. - 36,675

CITY OF FORT LAUDERDALE Downtown Development Projects

Updated January 2016

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