

**BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department**

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2024/25

Status of Underway and Remaining Residential Developments in the City of Fort Lauderdale

TAZ	SBBC#	Subdivision	Total Units	Type of Unit	# of Bedrooms	Total COs Issued to Date	Forecasted Certificates of Occupancy					
							2024 (July-Dec)	2,025	2026	2027	2028	2029
230	2651-2019	Wave Landing	1	Townhouse	2	0	0	0	1	0	0	0
230	2651-2019	Wave Landing	9	Townhouse	3	0	0	0	5	4	0	0
239	3189-2021	Coral Ridge Townhomes	8	Townhouse	0	0	0	0	0	8	0	0
243	2670-2019	North Ocean Blvd Townhouses	6	Townhouse	3	0	0	0	0	6	0	0
250	3467-2022	Bayview Mixed-Use	18	High-Rise	1	0	0	0	0	0	0	18
250	3467-2022	Bayview Mixed-Use	90	High-Rise	2	0	0	0	0	0	0	90
250	3467-2022	Bayview Mixed-Use	72	High-Rise	3	0	0	0	0	0	0	72
259	3584-2023	1700 Andrews	11	Townhouse	3	0	0	0	11	0	0	0
260	2320-2017	Gardenia Park	46	Townhouse	3	46	0	0	0	0	0	0
269	3162-2021	Ocean Park	16	High-Rise	1	0	0	0	0	0	16	0
269	3162-2021	Ocean Park	17	High-Rise	2	0	0	0	0	0	17	0
269	3162-2021	Ocean Park	21	High-Rise	3	0	0	0	0	0	21	0
277	3355-2022	2900 W Broward	72	Mid-Rise	1	0	0	0	0	0	0	72
277	3355-2022	2900 W Broward	13	Mid-Rise	2	0	0	0	0	0	0	13
283	3112-2021	Wright Dynasty	15	Mid-Rise	1	0	0	0	0	15	0	0
283	3112-2021	Wright Dynasty	9	Mid-Rise	2	0	0	0	6	3	0	0

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							2024 (July-Dec)	2,025	2026	2027	2028	2029
285	3260-2022	Arcadian	382	Mid-Rise	1	0	0	0	0	382	0	0
285	3260-2022	Arcadian	98	Mid-Rise	2	0	0	0	0	98	0	0
286	3367-2022	11 Andrews	173	High-Rise	1	0	0	0	0	0	0	173
286	3367-2022	11 Andrews	111	High-Rise	2	0	0	0	0	0	0	111
286	3367-2022	11 Andrews	32	High-Rise	3	0	0	0	0	0	0	32
286	3407-2022	200 W Broward Boulevard	132	High-Rise	1	0	0	0	0	0	132	0
286	3407-2022	200 W Broward Boulevard	161	High-Rise	2	0	0	0	0	0	161	0
286	3407-2022	200 W Broward Boulevard	88	High-Rise	3	0	0	0	0	0	88	0
286	3277-2022	300 W Broward	403	High-Rise	1	0	0	0	0	0	0	403
286	3277-2022	300 W Broward	348	High-Rise	2	0	0	0	0	0	0	348
286	3277-2022	300 W Broward	205	High-Rise	3	0	0	0	0	0	0	205
286	3424-2022	404NW1 Condominiums	25	High-Rise	0	0	0	0	0	0	25	0
286	3312-2022	520 W Broward	262	High-Rise	1	0	0	0	0	0	0	262
286	3312-2022	520 W Broward	69	High-Rise	2	0	0	0	0	0	0	69
286	3312-2022	520 W Broward	31	High-Rise	3	0	0	0	0	0	0	31
286	3415-2022	Arts Park Lofts	69	High-Rise	1	0	0	0	0	0	69	0
286	3415-2022	Arts Park Lofts	138	High-Rise	2	0	0	0	0	0	138	0

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							2024 (July-Dec)	2,025	2026	2027	2028	2029
286	2834-2020	Fat Village East	270	High-Rise	1	0	0	0	0	270	0	0
286	2834-2020	Fat Village East	42	High-Rise	2	0	0	0	0	42	0	0
286	2833-2020	Fat Village West	48	High-Rise	1	0	0	0	0	48	0	0
286	2833-2020	Fat Village West	77	High-Rise	2	0	0	0	0	77	0	0
286	2249-2017	Forge Lofts	9	Mid-Rise	1	9	0	0	0	0	0	0
286	2249-2017	Forge Lofts	26	Mid-Rise	2	26	0	0	0	0	0	0
286	3344-2022	Station Village	236	High-Rise	1	0	0	0	0	0	236	0
286	3344-2022	Station Village	164	High-Rise	2	0	0	0	0	0	164	0
286	2630-2019	West Village - (The Adderley)	368	Mid-Rise	1	0	0	119	249	0	0	0
286	2630-2019	West Village - (The Adderley)	87	Mid-Rise	2	0	0	0	87	0	0	0
287	2711-2019	8th Avenue Townhomes	5	Townhouse	3	5	0	0	0	0	0	0
287	3275-2022	Mount Hermon Apartments (Age Restricted)	104	High-Rise	1	0	104	0	0	0	0	0
290	3138-2021	1022 Cluster	3	Townhouse	3	0	0	0	3	0	0	0
290	2991-2021	South Middle River Lofts	44	Mid-Rise	1	0	0	0	0	44	0	0
290	2991-2021	South Middle River Lofts	16	Mid-Rise	2	0	0	0	0	16	0	0
292	2870-2020	Acacia At Progresso Village	16	Townhouse	2	0	16	0	0	0	0	0
292	2870-2020	Acacia At Progresso Village	4	Townhouse	3	0	4	0	0	0	0	0

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							2024 (July-Dec)	2,025	2026	2027	2028	2029
292	3356-2022	Progresso Village	168	High-Rise	0	0	0	0	0	0	168	0
292	2854-2020	Seven on Seventh	72	High-Rise		72	0	0	0	0	0	0
292	UNKNOWN	Una Statia	6	Townhouse	3	0	6	0	0	0	0	0
293	3389-2022	745 N Andrews	155	High-Rise	1	0	0	0	0	0	0	155
293	3389-2022	745 N Andrews	46	High-Rise	2	0	0	0	0	0	0	46
293	3389-2022	745 N Andrews	14	High-Rise	3	0	0	0	0	0	0	14
295	3346-2022	1757 NE 8	6	Townhouse	3	0	0	0	6	0	0	0
295	3451-2022	905/909 Townhomes	6	Townhouse	3	0	0	0	0	6	0	0
295	3714-2023	Nine at Progresso	9	Townhouse	3	0	0	4	3	2	0	0
295	2938-2020	Zen on 17th	4	Townhouse	2	0	0	4	0	0	0	0
295	2938-2020	Zen on 17th	14	Townhouse	3	0	0	14	0	0	0	0
299	3071-2021	901 North f.k.a RK Center	797	High-Rise	1	0	0	0	0	0	0	797
299	3172-2021	Advantis Station	252	High-Rise	0	0	0	0	0	252	0	0
299	2892-2020	Flagler Creative	355	High-Rise	1	0	0	0	0	355	0	0
299	2892-2020	Flagler Creative	16	High-Rise	2	0	0	0	0	16	0	0
299	2892-2020	Flagler Creative	8	High-Rise	3	0	0	0	0	8	0	0
299	3391-2022	Flagler North	138	High-Rise	1	0	0	0	0	0	0	138

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							2024 (July-Dec)	2,025	2026	2027	2028	2029
299	3391-2022	Flagler North	92	High-Rise	2	0	0	0	0	0	0	92
299	3391-2022	Flagler North	11	High-Rise	3	0	0	0	0	0	0	11
299	3237-2022	Flagler Residences	142	High-Rise	1	0	0	0	0	0	0	142
299	3237-2022	Flagler Residences	76	High-Rise	2	0	0	0	0	0	0	76
299	3237-2022	Flagler Residences	102	High-Rise	3	0	0	0	0	0	0	102
299	3390-2022	Flagler Sky View	164	High-Rise	1	0	0	0	0	0	0	164
299	3390-2022	Flagler Sky View	63	High-Rise	2	0	0	0	0	0	0	63
299	3390-2022	Flagler Sky View	43	High-Rise	3	0	0	0	0	0	0	43
299	1985-2015	Quantum At Flagler Village	171	High-Rise	1	171	0	0	0	0	0	0
299	1985-2015	Quantum At Flagler Village	148	High-Rise	2	148	0	0	0	0	0	0
299	1985-2015	Quantum At Flagler Village	18	High-Rise	3	18	0	0	0	0	0	0
299	3073-2021	RK Center Hotel	22	High-Rise	0	0	0	0	0	22	0	0
299	3072-2021	RK Center Residences	135	High-Rise	0	0	0	0	0	135	0	0
300	2867-2020	ECl Flagler Village	164	High-Rise	1	0	0	0	0	0	0	164
300	2867-2020	ECl Flagler Village	106	High-Rise	2	0	0	0	0	0	0	106
300	3115-2021	Gallery of Flagler Village	184	High-Rise	1	0	0	0	0	0	184	0
300	3115-2021	Gallery of Flagler Village	79	High-Rise	2	0	0	0	0	0	79	0

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300	2826-2020	URBN at Flagler Village	384	High-Rise	1	0	0	0	0	384	0	0
300	2826-2020	URBN at Flagler Village	128	High-Rise	2	0	0	0	0	128	0	0
301	3294-2022	200 Third	258	High-Rise	1	0	0	0	0	0	258	0
301	3294-2022	200 Third	130	High-Rise	2	0	0	0	0	0	130	0
301	3248-2022	DNA	226	High-Rise	1	0	0	0	0	0	226	0
301	3248-2022	DNA	253	High-Rise	2	0	0	0	0	0	253	0
301	3248-2022	DNA	133	High-Rise	3	0	0	0	0	0	133	0
301	3363-2022	Ombelle	1,100	High-Rise	0	0	0	0	0	0	0	1100
302	3491-2023	201 N Federal	602	High-Rise	1	0	0	0	0	300	302	0
302	3491-2023	201 N Federal	295	High-Rise	2	0	0	0	0	200	95	0
302	3491-2023	201 N Federal	39	High-Rise	3	0	0	0	0	19	20	0
303	3044-2021	317 N Federal	379	High-Rise	1	0	0	0	0	0	379	0
303	3044-2021	317 N Federal	317	High-Rise	2	0	0	0	0	0	317	0
303	3044-2021	317 N Federal	20	High-Rise	3	0	0	0	0	0	20	0
303	2735-2019	333 Victoria	52	High-Rise	0	0	0	0	52	0	0	0
303	3116-2021	808 Victoria Park Townhomes	10	Townhouse	3	0	10	0	0	0	0	0

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303	2331-2017	912 Victoria	2	Townhouse	2	0	0	0	2	0	0	0
303	2331-2017	912 Victoria	8	Townhouse	3	0	0	0	8	0	0	0
307	3009-2021	808 SE 4th	67	High-Rise	0	0	0	0	0	67	0	0
308	3253-2022	10 Hendricks	16	Mid-Rise	3	0	0	0	0	16	0	0
308	2360-2017	50 Isle Of Venice	8	Mid-Rise	3	0	0	0	8	0	0	0
308	3489-2023	87 Isle of Venice Drive	8	Mid-Rise	2	0	0	0	8	0	0	0
308	UNKNOWN	Bella Vista Terrace	16	Mid-Rise	3	0	0	0	0	16	0	0
308	2843-2020	Casa Murano	8	Mid-Rise	2	8	0	0	0	0	0	0
308	3249-2022	Lumiere	7	Mid-Rise	3	0	0	0	0	7	0	0
308	1843-2015	One 24 Hendricks Isle	4	Mid-Rise	3	4	0	0	0	0	0	0
308	1843-2016	One 24 Hendricks Isle	2	Mid-Rise	5	0	2	0	0	0	0	0
308	2357-2017	View Pointe Hendricks	2	Mid-Rise	2	0	0	0	2	0	0	0
308	2357-2017	View Pointe Hendricks	2	Mid-Rise	3	0	0	0	2	0	0	0
308	2357-2017	View Pointe Hendricks	2	Mid-Rise	4	0	0	0	2	0	0	0

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							2024 (July-Dec)	2,025	2026	2027	2028	2029
311		Orion Resort/Paramount	97	High-Rise	0	97	0	0	0	0	0	0
312	740-2009	Bahia Mar	60	High-Rise	1	0	0	0	0	0	38	22
312	740-2009	Bahia Mar	22	High-Rise	2	0	0	0	0	0	10	12
312	740-2009	Bahia Mar	186	High-Rise	3	0	0	0	0	0	90	96
313	2432-2018	3000 Alhambra	45	High-Rise	3	0	0	0	45	0	0	0
313	2432-2018	3000 Alhambra	46	High-Rise	4	0	0	0	46	0	0	0
313	2432-2018	3000 Alhambra	124	High-Rise	2	0	0	0	0	124	0	0
313	2403-2018	527 Orton	18	Mid-Rise	3	0	0	0	0	0	0	18
313	2509-2018	530 Birch Road	21	Mid-Rise	2	0	0	0	0	0	21	0
313	2547-2018	Bayshore Hotel	115	High-Rise	0	0	0	0	0	0	115	0
313	UNKNOWN	El-Ad FL Beach LLC	8	High-Rise	1	0	0	0	0	0	0	8
313	UNKNOWN	El-Ad FL Beach LLC	31	High-Rise	2	0	0	0	0	0	0	31
313	UNKNOWN	El-Ad FL Beach LLC	2	High-Rise	3	0	0	0	0	0	0	2
313	3065-2021	Olakino House	65	High-Rise	0	0	0	0	0	65	0	0

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313	2403-2018	The Terraces	7	High-Rise	2	0	0	0	0	0	7	0
313	2403-2018	The Terraces	15	High-Rise	3	0	0	0	0	0	15	0
315	2886-2020	Bahia Cabana Apartments	37	Mid-Rise	1	0	0	0	0	0	37	0
315	2887-2020	Bahia Cabana Hotel	6	High-Rise	3	0	0	0	0	0	6	0
318	2542-2018	1507 SE 15	5	Mid-Rise	2	0	0	0	0	5	0	0
318	2542-2018	1507 SE 15	5	Mid-Rise	3	0	0	0	0	5	0	0
319	2531-2018	Sea Turtle Cove Townhomes	14	Townhouse	3	6	8	0	0	0	0	0
331	3989-2022	633 SE 3rd	520	High-Rise	1	0	0	0	0	0	0	520
331	3989-2022	633 SE 3rd	310	High-Rise	2	0	0	0	0	0	0	310
331	3470-2022	Benjamin	280	High-Rise	1	0	0	0	0	0	0	280
331	3470-2022	Benjamin	220	High-Rise	2	0	0	0	0	0	0	220
331	3470-2022	Benjamin	42	High-Rise	3	0	0	0	0	0	0	42
331	2591-2019	One River District	251	High-Rise	0	0	0	0	0	251	0	0
331	2893-2020	Tarpon Lofts	9	Mid-Rise	2	0	0	0	0	9	0	0

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332	3124-2021	525 S Andrews	186	High-Rise	2	0	0	0	0	0	0	0	186
332	3124-2021	525 S Andrews	178	High-Rise	1	0	0	0	0	0	0	0	178
332	3124-2021	525 S Andrews	35	High-Rise	3	0	0	0	0	0	0	0	35
333	0438-2008	One Financial Plaza Phase III	242	High-Rise	2	0	0	0	242	0	0	0	0
333	3490-2023	RD 3B Las Olas	62	High-Rise	2	0	0	62	0	0	0	0	0
333	3490-2023	RD 3B Las Olas	130	High-Rise	3	0	0	130	0	0	0	0	0
333	2386-2018	RD Las Olas	102	High-Rise	1	57	45	0	0	0	0	0	0
333	2386-2018	RD Las Olas	168	High-Rise	2	96	72	0	0	0	0	0	0
333	2386-2018	RD Las Olas	41	High-Rise	3	21	20	0	0	0	0	0	0
335	2138-2016	X Las Olas - Riverfront - Society	689	High-Rise	1	470	0	0	219	0	0	0	0
335	2138-2016	X Las Olas - Riverfront - Society	401	High-Rise	2	200	0	0	201	0	0	0	0
335	2138-2016	X Las Olas - Riverfront - Society	11	High-Rise	3	5	0	0	6	0	0	0	0
335	2138-2016	X Las Olas - Riverfront - Society	113	High-Rise	4	56	0	0	57	0	0	0	0
340	2471-2018	Riverbend Townhomes	6	Townhouse	2	0	0	6	0	0	0	0	0

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340	2471-2018	Riverbend Townhomes	2	Townhouse	3	0	0	2	0	0	0	0
340	2539-2018	Sailboat Bend Residential	1	Single Family	3	0	0	0	0	1	0	0
340	2539-2018	Sailboat Bend Residential	6	Townhouse	3	0	0	0	0	6	0	0
343	1168-2012	Raintree Riverwalk Residences	416	High-Rise	1	0	0	0	0	0	416	0
343	1168-2012	Raintree Riverwalk Residences	209	High-Rise	2	0	0	0	0	0	209	0
343	1168-2012	Raintree Riverwalk Residences	52	High-Rise	3	0	0	0	0	0	52	0
343	2802-2019	Riverlofts On Fifth	330	High-Rise	1	0	0	0	0	0	330	0
343	2802-2019	Riverlofts On Fifth	22	High-Rise	2	0	0	0	0	0	22	0
344	3465-2022	101 SE 7th Street	396	High-Rise	1	0	0	0	0	0	0	396
344	3465-2022	101 SE 7th Street	234	High-Rise	2	0	0	0	0	0	0	234
344	1891-2015	488 Residences at Riverwalk	760	High-Rise	0	0	0	0	0	760	0	0
345	2880-2020	1515 Davie	16	Townhouse	3	0	0	0	16	0	0	0
350	UNKNOWN	475 Apartments	48	Garden	2	0	0	48	0	0	0	0
354	2052-2016	Wave at Bayshore	8	High-Rise	2	8	0	0	0	0	0	0

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354	2052-2016	Wave at Bayshore	10	High-Rise	3	10	0	0	0	0	0	0
358	2760-2019	Davie 1	60	Mid-Rise	2	0	0	0	0	60	0	0
360	3140-2021	Riverland Townhouses	11	Townhouse	3	0	0	0	11	0	0	0
362	3681-2023	River Oaks Cluster	17	Townhouse	3	0	0	0	17	0	0	0
367	3109-2021	Marina Landings	34	Townhouse	3	0	0	0	0	18	16	0
369	2461-2018	Croissant Park II	7	Townhouse	3	7	0	0	0	0	0	0
371	2794-2019	Poinciana Crossing	57	Mid-Rise	1	0	57	0	0	0	0	0
371	2794-2019	Poinciana Crossing	56	Mid-Rise	2	0	56	0	0	0	0	0
371	3585-2023	The Era	248	Mid-Rise	1	0	0	0	0	248	0	0
371	3585-2023	The Era	101	Mid-Rise	2	0	0	0	0	101	0	0
371	3585-2023	The Era	51	Mid-Rise	3	0	0	0	0	51	0	0
381	2853-2020	Westin/Aura Cypress Creek	184	High-Rise	1	0	0	0	0	0	184	0
381	2853-2020	Westin/Aura Cypress Creek	132	High-Rise	2	0	0	0	0	132	0	0
381	2853-2020	Westin/Aura Cypress Creek	24	High-Rise	3	0	0	0	0	0	24	0

**BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department**

2024/25

Status of Underway and Remaining Residential Developments in the City of Fort Lauderdale

TAZ	SBBC#	Subdivision	Total Units	Type of Unit	# of Bedrooms	Total COs Issued to Date	Forecasted Certificates of Occupancy						
							2024 (July-Dec)	2,025	2026	2027	2028	2029	
382	3382-2022	Avery Cypress Creek	102	Mid-Rise	1	0	0	0	0	0	0	0	102
382	3382-2022	Avery Cypress Creek	98	Mid-Rise	2	0	0	0	0	0	0	0	98
382	2906-2020	Fairfield Cypress Creek	215	High-Rise	1	0	0	0	215	0	0	0	0
382	2906-2020	Fairfield Cypress Creek	80	High-Rise	2	0	0	0	80	0	0	0	0
389	3161-2021	Mayla Cypress Creek	164	Mid-Rise	1	0	0	0	0	0	0	164	0
389	3161-2021	Mayla Cypress Creek	128	Mid-Rise	2	0	0	0	0	0	0	128	0
389	3161-2021	Mayla Cypress Creek	20	Mid-Rise	3	0	0	0	0	0	0	20	0
438	2951-2020	Clairidge Oakland Park	103	High-Rise	0	0	0	0	0	0	0	0	103
439	3240-2022	Palm Island	15	Townhouse	3	0	0	0	0	15	0	0	0
NA	NA	Non Development Review Committee Related	91	Single Family	3	91	0	0	0	0	0	0	0
TOTALS			22,367			1,631	400	389	1,610	4,797	5,535	8,005	