BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

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2025-26

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					
							2025 (July-Dec)	2026	2027	2028	2029	2030
230	2651-2019	Wave Landing	1	Townhouse	2	0	0	1	0	0	0	0
230	2651-2019	Wave Landing	9	Townhouse	3	0	0	5	4	0	0	0
239	3189-2021	Coral Ridge Townhomes	8	Townhouse	0	0	0	0	8	0	0	0
243	2670-2019	North Ocean Blvd Townhouses	6	Townhouse	3	0	0	0	6	0	0	0
249	3744-2024	900 Intracoastal	44	Single-Family	3	0	0	0	0	0	0	44
250	3467-2022	Bayview Mixed-Use	18	High-Rise	1	0	0	0	0	0	18	0
250	3467-2022	Bayview Mixed-Use	90	High-Rise	2	0	0	0	0	0	90	0
250	3467-2022	Bayview Mixed-Use	72	High-Rise	3	0	0	0	0	0	72	0
255	3649-2023	DeParc	274	High-Rise	1	0	0	0	0	0	0	274
259	3584-2023	1700 Andrews	11	Townhouse	3	0	0	11	0	0	0	0
269	3162-2021	Ocean Park	16	High-Rise	1	0	0	0	0	16	0	0
269	3162-2021	Ocean Park	17	High-Rise	2	0	0	0	0	17	0	0
269	3162-2021	Ocean Park	21	High-Rise	3	0	0	0	0	21	0	0
277	3355-2022	2900 W Broward	72	Mid-Rise	1	0	0	0	0	0	72	0
277	3355-2022	2900 W Broward	13	Mid-Rise	2	0	0	0	0	0	13	0
283	3112-2021	Wright Dynasty	15	Mid-Rise	1	0	0	0	15	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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

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							2025 (July-Dec)	2026	2027	2028	2029	2030
283	3112-2021	Wright Dynasty	9	Mid-Rise	2	0	0	6	3	0	0	0
285	3260-2022	The Arcadian	382	Mid-Rise	1	0	0	382	0	0	0	0
285	3260-2022	The Arcadian	98	Mid-Rise	2	0	0	98	0	0	0	0
286	3367-2022	11 Andrews	173	High-Rise	1	0	0	0	0	0	173	0
286	3367-2022	11 Andrews	111	High-Rise	2	0	0	0	0	0	111	0
286	3367-2022	11 Andrews	32	High-Rise	3	0	0	0	0	0	32	0
286	3407-2022	200 W Broward Boulevard	132	High-Rise	1	0	0	0	0	132	0	0
286	3407-2022	200 W Broward Boulevard	161	High-Rise	2	0	0	0	0	161	0	0
286	3407-2022	200 W Broward Boulevard	88	High-Rise	3	0	0	0	0	88	0	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	25	0	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	69	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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					
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286	3415-2022	Arts Park Lofts	138	High-Rise	2	0	0	0	0	138	0	0
286	2834-2020	Fat Village East	270	High-Rise	1	0	0	270		0	0	0
286	2834-2020	Fat Village East	42	High-Rise	2	0	0	42		0	0	0
286	2833-2020	Fat Village West	48	High-Rise	1	0	0	48		0	0	0
286	2833-2020	Fat Village West	77	High-Rise	2	0	0	77		0	0	0
286	3344-2022	Station Village	236	High-Rise	1	0	0	0	0	236	0	0
286	3344-2022	Station Village	164	High-Rise	2	0	0	0	0	164	0	0
286	2630-2019	West Village - (The Adderley)	368	Mid-Rise	1	0	0	249	0	0	0	0
286	2630-2019	West Village - (The Adderley)	87	Mid-Rise	2	0	0	87	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	3	0	0	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
292	3356-2022	Progresso Village	168	High-Rise	0	0	0	0	0	168	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	155	0	0	0
293	3389-2022	745 N Andrews	46	High-Rise	2	0	0	0	46	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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					
							2025 (July-Dec)	2026	2027	2028	2029	2030
293	3389-2022	745 N Andrews	14	High-Rise	3	0	0	0	14	0	0	0
295	3346-2022	1757 NE 8	6	Townhouse	3	0	0	6	0	0	0	0
295	3451-2022	905/909 Townhomes	6	Townhouse	3	0	0	0	6	0	0	0
295	3714-2023	Nine at Progresso	9	Townhouse	3	0	0	0	0	0	0	0
295	2938-2020	Zen on 17th	4	Townhouse	2	0	0	0	0	0	0	0
295	2938-2020	Zen on 17th	14	Townhouse	3	0	0	0	0	0	0	0
299	3795-2024	730 NE 4th Avenue	77	High-Rise	3	0	0	0	0	0	0	77
299	3071-2021	901 North f.k.a RK Center	797	High-Rise	1	0	0	0	0	0	797	0
299	3172-2021	Advantis Station	252	High-Rise	0	0	0	252	0	0	0	0
299	2892-2020	Flagler Creative	355	High-Rise	1	0	0	0	355	0	0	0
299	2892-2020	Flagler Creative	16	High-Rise	2	0	0	0	16	0	0	0
299	2892-2020	Flagler Creative	8	High-Rise	3	0	0	0	8	0	0	0
299	3391-2022	Flagler North	138	High-Rise	1	0	0	0	0	0	138	0
299	3391-2022	Flagler North	92	High-Rise	2	0	0	0	0	0	92	0
299	3391-2022	Flagler North	11	High-Rise	3	0	0	0	0	0	11	0
299	3237-2022	Flagler Residences	142	High-Rise	1	0	0	0	0	0	142	0
299	3237-2022	Flagler Residences	76	High-Rise	2	0	0	0	0	0	76	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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					
							2025 (July-Dec)	2026	2027	2028	2029	2030
299	3237-2022	Flagler Residences	102	High-Rise	3	0	0	0	0	0	102	0
299	3390-2022	Flagler Sky View	164	High-Rise	1	0	0	0	0	0	164	0
299	3390-2022	Flagler Sky View	63	High-Rise	2	0	0	0	0	0	63	0
299	3390-2022	Flagler Sky View	43	High-Rise	3	0	0	0	0	0	43	0
299	3073-2021	RK Center Hotel	22	High-Rise	0	0	0	0	22	0	0	0
299	3072-2021	RK Center Residences	135	High-Rise	0	0	0	0	135	0	0	0
300	2867-2020	ECI Flagler Village	164	High-Rise	1	0	0	0	0	0	0	164
300	2867-2020	ECI 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	184	0	0	0	0
300	3115-2021	Gallery of Flagler Village	79	High-Rise	2	0	0	79	0	0	0	0
300	3488-2022	The Muse	57	High-Rise	3	0	0	0	0	0	0	57
300	2826-2020	URBN at Flagler Village	384	High-Rise	1	0	0	0	384	0	0	0
300	2826-2020	URBN at Flagler Village	128	High-Rise	2	0	0	0	128	0	0	0
301	3294-2022	200 Third	258	High-Rise	1	0	0	0	0	258	0	0
301	3294-2022	200 Third	130	High-Rise	2	0	0	0	0	130	0	0
301	3248-2022	DNA	226	High-Rise	1	0	0	0	0	226	0	0
301	3248-2022	DNA	253	High-Rise	2	0	0	0	0	253	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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					
							2025 (July-Dec)	2026	2027	2028	2029	2030
301	3248-2022	DNA	133	High-Rise	3	0	0	0	0	133	0	0
301	3363-2022	Ombelle	1,100	High-Rise	0	0	0	0	0	0	1100	0
302	3491-2023	201 N Federal	602	High-Rise	1	0	0	0	300	302	0	0
302	3491-2023	201 N Federal	295	High-Rise	2	0	0	0	200	95	0	0
302	3491-2023	201 N Federal	39	High-Rise	3	0	0	0	19	20	0	0
303	3044-2021	317 N Federal	379	High-Rise	1	0	0	379	0	0	0	0
303	3044-2021	317 N Federal	317	High-Rise	2	0	0	317	0	0	0	0
303	3044-2021	317 N Federal	20	High-Rise	3	0	0	20	0	0	0	0
303	2735-2019	333 Victoria	52	High-Rise	0	0	0	52	0	0	0	0
303	3116-2021	808 Victoria Park Townhomes	10	Townhouse	3	0	10	0	0	0	0	0
303	2331-2017	912 Victoria	2	Townhouse	2	0	0	2	0	0	0	0
303	2331-2017	912 Victoria	8	Townhouse	3	0	0	8	0	0	0	0
307	3009-2021	808 SE 4th	67	High-Rise	0	0	0	0	67	0	0	0
308	3253-2022	10 Hendricks	16	Mid-Rise	3	0	0	0	16	0	0	0
308	2360-2017	50 Isle Of Venice	8	Mid-Rise	3	0	0	8	0	0	0	0
308	3489-2023	87 Isle of Venice Drive	8	Mid-Rise	2	0	0	8	0	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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

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308	3970-2025	Adria	8	Mid-Rise	4	0	0	0	0	0	0	8
308	UNKNOWN	Bella Vista Terrace	16	Mid-Rise	3	0	0	0	16	0	0	0
308	2843-2020	Casa Murano	8	Mid-Rise	3	8	0	0	0	0	0	0
308	3249-2022	Lumiere	7	Mid-Rise	3	0	0	0	7	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	2	0	0	0	0
308	2357-2017	View Pointe Hendricks	2	Mid-Rise	3	0	0	2	0	0	0	0
308	2357-2017	View Pointe Hendricks	2	Mid-Rise	4	0	0	2	0	0	0	0
312	740-2009	Bahia Mar	60	High-Rise	1	0	0	0	0	38	0	22
312	740-2009	Bahia Mar	22	High-Rise	2	0	0	0	0	10	0	12
312	740-2009	Bahia Mar	186	High-Rise	3	0	0	0	0	90	0	96
313	2432-2018	3000 Alhambra	45	High-Rise	3	0	0	45	0	0	0	0
313	2432-2018	3000 Alhambra	46	High-Rise	4	0	0	46	0	0	0	0
313	2432-2018	3000 Alhambra	124	High-Rise	2	0	0	0	124	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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					
							2025 (July-Dec)	2026	2027	2028	2029	2030
313	2403-2018	527 Orton	18	Mid-Rise	3	0	0	0	0	0	18	0
313	2509-2018	530 Birch Road	21	Mid-Rise	2	0	0	0	0	21	0	0
313	2547-2018	Bayshore Hotel	115	High-Rise	0	0	0	0	0	115	0	0
313	UNKNOWN	El-Ad FL Beach LLC	8	High-Rise	1	0	0	0	0	0	8	0
313	UNKNOWN	El-Ad FL Beach LLC	31	High-Rise	2	0	0	0	0	0	31	0
313	UNKNOWN	El-Ad FL Beach LLC	2	High-Rise	3	0	0	0	0	0	2	0
313	3863-2024	Granda Condos	22	Mid-Rise	3	0	0	0	0	0	0	22
313	3065-2021	Olakino House	65	High-Rise	0	0	0	0	65	0	0	0
313	2403-2018	The Terraces	7	High-Rise	2	0	0	0	0	7	0	0
313	2403-2018	The Terraces	15	High-Rise	3	0	0	0	0	15	0	0
315	2886-2020	Bahia Cabana Apartments	37	Mid-Rise	1	0	0	0	0	37	0	0
315	2887-2020	Bahia Cabana Hotel	6	High-Rise	3	0	0	0	0	6	0	0
318	2542-2018	1507 SE 15	5	Mid-Rise	2	0	0	0	5	0	0	0
318	2542-2018	1507 SE 15	5	Mid-Rise	3	0	0	0	5	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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

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							2025 (July-Dec)	2026	2027	2028	2029	2030
328	3494-2023	Miami Road Mixed Use	19	Mid-Rise		0	0	0	0	0	0	19
331	3989-2022	633 SE 3rd	520	High-Rise	1	0	0	0	0	0	520	0
331	3989-2022	633 SE 3rd	310	High-Rise	2	0	0	0	0	0	310	0
331	3470-2022	Benjamin	280	High-Rise	1	0	0	0	0	0	280	0
331	3470-2022	Benjamin	220	High-Rise	2	0	0	0	0	0	220	0
331	3470-2022	Benjamin	42	High-Rise	3	0	0	0	0	0	42	0
331	2591-2019	One River District	251	High-Rise	0	0	0	0	251	0	0	0
331	2893-2020	Tarpon Lofts	9	Mid-Rise	2	0	0	0	9	0	0	0
332	3124-2021	525 S Andrews	186	High-Rise	2	0	0	0	0	186	0	0
332	3124-2021	525 S Andrews	178	High-Rise	1	0	0	0	0	178	0	0
332	3124-2021	525 S Andrews	35	High-Rise	3	0	0	0	0	35	0	0
333	0438-2008	One Financial Plaza Phase III	242	High-Rise	2	0	0	242	0	0	0	0
333	3490-2023	RD 3B Las Olas	62	High-Rise	2	0	10	10	10	10	10	12
333	3490-2023	RD 3B Las Olas	130	High-Rise	3	0	20	20	20	20	25	25

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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

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333	2386-2018	RD Las Olas	311	High-Rise	311	0	0	0	0	0	0	311
335	2138-2016	X Las Olas - Riverfront - Society	689	High-Rise	1	0	0	219	118	118	118	116
335	2138-2016	X Las Olas - Riverfront - Society	401	High-Rise	2	0	0	201	50	50	50	50
335	2138-2016	X Las Olas - Riverfront - Society	11	High-Rise	3	0	0	6	2	1	1	1
340	3966-2025	Las Olas Villas	6	Townhomes	3	0		0	0	0	0	6
340	2471-2018	Riverbend Townhomes	6	Townhouse	2	0	1	1	1	1	1	1
340	2471-2018	Riverbend Townhomes	2	Townhouse	3	0	0	0	0	0	0	2
340	2539-2018	Sailboat Bend Residential	1	Single Family	3	0	0	0	1	0	0	0
340	2539-2018	Sailboat Bend Residential	6	Townhouse	3	0	0	0	6	0	0	0
343	3466-2022	Nautica Residences and Hotel	560	High-Rise	1	0	0	0	0	0	0	560
343	1168-2012	Raintree Riverwalk Residences	416	High-Rise	1	0	0	0	0	416	0	0
343	1168-2012	Raintree Riverwalk Residences	209	High-Rise	2	0	0	0	0	209	0	0
343	1168-2012	Raintree Riverwalk Residences	52	High-Rise	3	0	0	0	0	52	0	0
343	2802-2019	Riverlofts On Fifth	330	High-Rise	1	0	0	0	0	0	330	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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

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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	760	0	0	0
345	2880-2020	1515 Davie	16	Townhouse	3	0	0	16	0	0	0	0
350	UNKNOWN	475 Apartments	48	Garden	2	0	8	8	8	8	8	8
358	2760-2019	Davie 1	60	Mid-Rise	2	0	0	0	60	0	0	0
360	3140-2021	Riverland Townhouses	11	Townhouse	3	0	0	11	0	0	0	0
362	3681-2023	River Oaks Cluster	17	Townhouse	3	0	0	17	0	0	0	0
363	3521-2023	Aspire	345	Mid-Rise	1	0	0	0	0	0	0	345
367	3109-2021	Marina Landings	34	Townhouse	3	0	0	0	18	16	0	0
371	3585-2023	The Era	248	Mid-Rise	1	0	0	0	248	0	0	0
371	3585-2023	The Era	101	Mid-Rise	2	0	0	0	101	0	0	0
371	3585-2023	The Era	51	Mid-Rise	3	0	0	0	51	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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					
							2025 (July-Dec)	2026	2027	2028	2029	2030
377	3495-2023	705 SE 21st Street Mixed Use	19	Townhomes	3	0	0	0	0	0	0	19
381	2853-2020	Westin/Aura Cypress Creek	184	High-Rise	1	0	0	0	0	184	0	0
381	2853-2020	Westin/Aura Cypress Creek	132	High-Rise	2	0	0	0	132	0	0	0
381	2853-2020	Westin/Aura Cypress Creek	24	High-Rise	3	0	0	0	0	24	0	0
382	3382-2022	Avery Cypress Creek	102	Mid-Rise	1	0	0	0	0	0	102	0
382	3382-2022	Avery Cypress Creek	98	Mid-Rise	2	0	0	0	0	0	98	0
382	2906-2020	Fairfield Cypress Creek	215	High-Rise	1	0	0	215	0	0	0	0
382	2906-2020	Fairfield Cypress Creek	80	High-Rise	2	0	0	80	0	0	0	0
389	3161-2021	Mayla Cypress Creek	164	Mid-Rise	1	0	0	0	0	164	0	0
389	3161-2021	Mayla Cypress Creek	128	Mid-Rise	2	0	0	0	0	128	0	0
389	3161-2021	Mayla Cypress Creek	20	Mid-Rise	3	0	0	0	0	20	0	0
438	2951-2020	Clairidge Oakland Park	103	High-Rise	0	0	0	0	0	0	103	0
439	3240-2022	Palm Island	15	Townhouse	3	0	0	0	15	0	0	0
934	3878-2024	Cypress Park Multifamily	827	Mid-Rise	2	0	0	0	0	0	0	827

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2025-26

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**					
							2025 (July-Dec)	**2026**	**2027**	**2028**	**2029**	**2030**
NA	NA	Non Development Review Committee Related	45	Single Family	3	35	6	1	1	1	1	0
TOTALS			**23,658**			**43**	**187**	**3,738**	**3,991**	**4,812**	**5,609**	**5,132**