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 Sunrise

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
471	SBBC-2589-2019	Sunrise Gardens (BJ's Plaza)	91	GA	1	0	0	91	0	0	0	0
471	SBBC-2589-2019	Sunrise Gardens (BJ's Plaza)	117	GA	2	0	0	117	0	0	0	0
471	SBBC-2589-2019	Sunrise Gardens (BJ's Plaza)	27	GA	3	0	0	27	0	0	0	0
472	SBBC-2602-2019	Cypress of Sunrise	6	MF	3	0	0	6	0	0	0	0
472	SBBC-2710-2019	Hidden Cypress Villas	2	MF	3	0	0	2	0	0	0	0
472	SBBC-3844-2024	Pine Island Park on NW 44th St.	33	MR	1	0	0	0	33	0	0	0
472	SBBC-3844-2024	Pine Island Park on NW 44th St.	76	MR	2	0	0	0	76	0	0	0
472	SBBC-3844-2024	Pine Island Park on NW 44th St.	11	MR	3	0	0	0	11	0	0	0
472	SBBC-2156-2016	Pine Plaza Apartments	108	GA	1	108	0	0	0	0	0	0
472	SBBC-2156-2016	Pine Plaza Apartments	132	GA	2	132	0	0	0	0	0	0
472	SBBC-2156-2016	Pine Plaza Apartments	48	GA	3	48	0	0	0	0	0	0
472	SBBC-1590-2014	Shamrock at Sunrise	32	MF	1****	32	0	0	0	0	0	0
472	SBBC-1590-2014	Shamrock at Sunrise	87	MF	2****	87	0	0	0	0	0	0

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							2025 (July-Dec)	**2026**	**2027**	**2028**	**2029**	**2030**
472	SBBC-41024-2025	The Ray	202	MR	1	0	0	0	202	0	0	0
472	SBBC-41024-2025	The Ray	158	MR	2	0	0	0	158	0	0	0
472	SBBC-41024-2025	The Ray	40	MR	3	0	0	0	40	0	0	0
474	SBBC-2927-2020	Caroline (fka Pearl Sunrise)	158	GA	1	0	0	158	0	0	0	0
474	SBBC-2927-2020	Caroline (fka Pearl Sunrise)	219	GA	2	0	0	219	0	0	0	0
474	SBBC-2927-2020	Caroline (fka Pearl Sunrise)	75	GA	3	0	0	0	75	0	0	0
478	SBBC-503-2008	Amerifirst - Metropica DRI	160	MR	1	0	0	0	160	0	0	0
478	SBBC-503-2008	Amerifirst - Metropica DRI	150	MR	2	0	0	0	150	0	0	0
478	SBBC-503-2008	Amerifirst - Metropica DRI	35	MR	3	0	0	0	35	0	0	0
478	SBBC-503-2008	Amerifirst - Metropica DRI	300	MF	*	0	0	0	0	300	0	0
478	SBBC-503-2008	Amerifirst - Metropica DRI	1,738	HR	*	0	0	369	369	369	369	262
481	SBBC-2359-2017	Westerra - DRI	1,650	HR	**	0	0	750	300	300	300	0

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							2025 (July-Dec)	**2026**	**2027**	**2028**	**2029**	**2030**
481	N/A	Westerra - DRI	100	MF	**	0	0	0	0	100	0	0
493	SBBC-3037-2021	Solterra/Sunrise Country Club	900	SF/MF***	**	0	0	0	450	450	0	0
496	SBBS-3306-2022	1577 Sunset Strip	29	SF	**	0	2	27	0	0	0	0
Total			**6,197**			**407**	**2**	**1,766**	**2,059**	**1,519**	**669**	**0**

* Per Ordinance No. 732-X-15-A, the developer may substitute up to 240 residential units with hotel rooms and high rise is defined as 4+ stories/bedroom data not available

** No site plan data (bedroom count) is available at this time for this project

***Development of up to 900 residential units comprised between 300 to 400 single family homes and between 500 and 600 townhouses with a maximum of three (3) stories in height

**** CO are not issued as the use remains the same as previous occupancy.

PLEASE NOTE THE RAY SCHEDULED FOR 09/23/2025 CITY COMMISSION HEARING

N/A = Not Applicable