BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

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2026/27

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					
							2026 (July-Dec)	2027	2028	2029	2030	2031
230	2651-2019	Wave Landing	10	Townhouse	3	0	10	0	0	0	0	0
239	3189-2021	Coral Ridge Townhomes	8	Townhouse	3	0	0	8	0	0	0	0
243	2670-2019	North Ocean Blvd Townhouses	6	Townhouse	3	0	0	6	0	0	0	0
247	3162-2021	Sereno	88	High-Rise	1	0	0	0	0	0	0	88
249	3744-2024	900 Intracoastal	44	High-Rise	3	0	0	0	0	0	44	0
250	3467-2022	Bayview Mixed-Use	200	High-Rise	2	0	0	0	0		200	0
250	3467-2022	Residences at Bayview	256	High-Rise	2	0	0	0	0	0	0	256
252	2805-2020	2025 E. Sunrise Boulevard	55	High-Rise	2	0	0	0	0	55	0	0
255	3649-2023	DeParc	274	High-Rise	1	0	0	0	0	0	274	0
259	3584-2023	1700 Andrews	11	Townhouse	3	0	0	11	0	0	0	0
260	4227-2026	1701 Residences	76	Mid-Rise	1	0	0	76	0	0	0	0
269	3162-2021	Ocean Park	54	High-Rise	3	0	0	0	54	0	0	0
277	3355-2022	2900 W Broward	85	Mid-Rise	1	0	0	0	0	85	0	0
283	3112-2021	Wright Dynasty	24	Mid-Rise	1	0	0	24	0	0	0	0
283	To be acquire	The Laramore	36	Mid-Rise	1	0	0	36	0	0	0	0
283	To be acquire	The Aldridge	36	Mid-Rise	1	0	0	36	0	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2026/27

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							2026 (July-Dec)	2027	2028	2029	2030	2031
283	4011-2024	Federal Apartments	164	Mid Rise	2	0	0	0	164	0	0	0
285	3260-2022	The Arcadian	502	Mid-Rise	2	0	502	0	0	0	0	0
286	3367-2022	11 Andrews	378	High-Rise	2	0	0	378	0		0	0
286	3407-2022	200 W Broward Boulevard	413	High-Rise	2	0	0	0		0	0	413
286	3277-2022	300 W Broward	956	High-Rise	1	0	0	0	0	956	0	0
286	3424-2022	404NW1 Condominiums	25	High-Rise	0	0	0	0	25	0	0	0
286	3312-2022	520 W Broward	362	High-Rise	1	0	0	0	0	0	362	0
286	3415-2022	Arts Park Lofts	207	High-Rise	2	0	0	0	207	0	0	0
286	2834-2020	Fat Village East	312	High-Rise	1	0	0	312	0	0	0	0
286	2833-2020	Fat Village West	135	High-Rise	2	0	0	135	0	0	0	0
286	3344-2022	Station Village	300	High-Rise	1	0	0	0	300	0	0	0
286	2630-2019	West Village - (The Adderley)	368	Mid-Rise	1	0	368	0	0	0	0	0
286	3729-2024	Village of the Arts	162	High-Rise	1	0	0	0	0	0	0	162
290	3138-2021	1022 Cluster	3	Townhouse	3	0	0	0	0	3	0	0
292	3356-2022	Midtown Progresso	249	High-Rise	0	0	0	0	0	0	0	249
293	3389-2022	745 N Andrews	215	High-Rise	1	0	0	215	0	0	0	0
293	2447-2018	Mod Lab	155	High-Rise	1	0	0	0	0	0	0	155

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2026/27

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							2026 (July-Dec)	**2027**	**2028**	**2029**	**2030**	**2031**
295	3346-2022	1757 NE 8	6	Townhouse	3	0	0	0	0	0	6	0
295	3451-2022	905/909 Townhomes	6	Townhouse	3	0	0	6	0	0	0	0
295	3714-2023	Nine at Progresso	9	Townhouse	3	0	0	0	0	9	0	0
295	2938-2020	Zen on 17th	18	Townhouse	3	0	0	18	0	0	0	0
299	3071-2021	901 North f.k.a RK Center	797	High-Rise	1	0	0	0	0	797	0	0
299	3172-2021	Advantis Station	252	High-Rise	1	0	0	0	0	0	252	0
299	2892-2020	Flagler Creative	379	High-Rise	1	0	0	379	0	0	0	0
299	3391-2022	Flagler North	241	High-Rise	1	0	0	0	0	241	0	0
299	3237-2022	Flagler Residences	320	High-Rise	1	0	0	0	0	0	320	0
299	3390-2022	Flagler Sky View	227	High-Rise	1	0	0	0	0	227	0	0
299	3073-2021	RK Center Hotel	22	High-Rise	0	0	0	22	0	0	0	0
299	3072-2021	RK Center Residences	135	High-Rise	0	0	0	135	0	0	0	0
299	3795-2024	730 NE 4th Avenue	77	High-Rise	3	0	0	0	0	0	77	0
300	3488-2022	The Muse	57	High-Rise	3	0	0	0	0	0	57	0
300	2867-2020	ECI Flagler Village	270	High-Rise	1	0	0	0	0	0	0	270
300	3115-2021	Gallery of Flagler Village	263	High-Rise	1	0	0	0	263	0	0	0
300	2826-2020	URBN at Flagler Village	512	High-Rise	1	0	0	512	0	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2026/27

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							2026 (July-Dec)	2027	2028	2029	2030	2031
300	1995-2016	Flagler 626	110	High-Rise	1	0	0	0	0	0	110	0
301	3294-2022	200 Third	388	High-Rise	1	0	0	0	0	0	0	388
301	2230-2017	DNA	844	High-Rise	1	0	0	0		0	0	844
301	3950-2024	Flagler Village Residences	345	High-Rise	1	0	0	0	0	345	0	0
301	3363-2022	Ombelle	1100	High-Rise	0	0	0	0	0	1100	0	0
302	3491-2023	201 N Federal	936	High-Rise	1	0	0	0	936	0	0	0
303	3044-2021	317 N Federal	716	High-Rise	1	0	0	0	0		0	716
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	10	Townhouse	3	0	0	10	0	0	0	0
307	3009-2021	808 SE 4th	67	High-Rise	0	0	0	67	0	0	0	0
308	3970-2025	Adria	8	Mid-Rise	4	0	0	0	0	0	8	0
308	3253-2022	10 Hendricks	16	Mid-Rise	3	0	0	16	0	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
308	Unknown	Bella Vista Terrace	16	Mid-Rise	2	16	0	16	0	0	0	0
308	3249-2022	Lumiere	7	Mid-Rise	3	0	0	7	0	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2026/27

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							2026 (July-Dec)	2027	2028	2029	2030	2031
308	1843-2016	One 24 Hendricks Isle	2	Mid-Rise	5	0	2	0	0	0	0	0
308	2357-2017	View Pointe Hendricks	6	Mid-Rise	4	0	0	0	6	0	0	0
308	4208-2026	320 Hendricks Isle	14	Mid-Rise	3	0	0	0	14	0	0	0
312	740-2009	Bahia Mar	410	High-Rise	3	0	0	0	0	410	0	0
313	2432-2018	3000 Alhambra	215	High-Rise	2	0	215	0	0	0	0	0
313	2403-2018	527 Orton	18	Mid-Rise	3	0	0	0	0	18	0	0
313	2509-2018	530 Birch Road	21	Mid-Rise	2	0	0	0	21	0	0	0
313	4272-2026	The Pillars Club and Residences	43	High-Rise	3	0	0	0	0	0	0	43
313	2547-2018	Bayshore Hotel	115	High-Rise	0	0	0	0	115	0	0	0
313	4209-2026	Opus at 701	54	High-Rise	3	0	0	0	0	0	0	54
313	3065-2021	Olakino House	65	High-Rise	0	0	0	65	0	0	0	0
313	2403-2018	The Terraces	18	High-Rise	3	0	18	0	0	0	0	0
313	3863-2024	Granada Condos	22	Mid-Rise	3	0	0	0	22	0	0	0
315	2886-2020	Bahia Cabana Apartments	37	Mid-Rise	1	0	0	0	37	0	0	0
315	2887-2020	Bahia Cabana Hotel	6	High-Rise	3	0	0	0	6	0	0	0
318	2542-2018	1507 SE 15	10	Mid-Rise	3	0	0	0	10	0	0	0
328	3494-2023	Miami Road Mixed Use	19	Mid-Rise	2	0	0	0	0	0	19	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2026/27

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							2026 (July-Dec)	2027	2028	2029	2030	2031
331	3989-2022	633 SE 3rd	830	High-Rise	1	0	0	0	830	0	0	0
331	3470-2022	Benjamin	542	High-Rise	1	0	0	542	0	0	0	0
331	2591-2019	One River District	251	High-Rise	0	0	0	251	0	0	0	0
331	2893-2020	Tarpon Lofts	9	Mid-Rise	2	0	0	9	0	0	0	0
331	3549-2023	409 SE 8th Street	328	High-Rise	1	0	0	0	0	0	0	328
331	2591-2019	629 Residences	251	High-Rise	1	0	251	0	0	0	0	0
332	3124-2021	525 S Andrews	399	High-Rise	2	0	0	0	399	0	0	0
333	0438-2008	One Financial Plaza Phase III	242	High-Rise	2	0	0	0	0	0	0	242
333	3490-2023	RD 3B Las Olas	192	High-Rise	3	0	0	192	0	0	0	0
335	2138-2016	X Las Olas - Riverfront - Society	801	High-Rise	1	0	801	0	0	0	0	0
340	3966-2025	Las Olas Villas	6	Townhomes	3	0	0	0	6	0	0	0
340	2471-2018	Riverbend Townhomes	8	Townhouse	2	0	0	8	0	0	0	0
340	2539-2018	Sailboat Bend Residential	7	Townhouse	3	0	0	7	0	0	0	0
340	2996-2025	Las Olas Villa Townhouses	6	Single Family	3	0	0	6	0	0	0	0
343	3466-2022	Nautica Residences and Hotel	560	High-Rise	1	0	0	0	0	0	560	0
343	1168-2012	Raintree Riverwalk Residences	416	High-Rise	1	0	0	416	0	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

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							2026 (July-Dec)	2027	2028	2029	2030	2031
343	2802-2019	Riverlofts On Fifth	352	High-Rise	1	0	0	0	352	0	0	0
344	3465-2022	101 SE 7th Street	396	High-Rise	1	0	0	0	0	0	396	0
344	3465-2022	101 SE 7th Street	234	High-Rise	2	0	0	0	0	0	234	0
344	1891-2015	488 Residences at Riverwalk	760	High-Rise	0	0	0	760	0	0	0	0
344	1891-2015	1st Avenue Residences	380	High-Rise	1	0	0	0	0	0	0	380
345	2880-2020	1515 Davie	16	Townhouse	3	0	0	0	0	16	0	0
358	2760-2019	Davie 1	60	Mid-Rise	2	0	0	60	0	0	0	0
360	3140-2021	Riverland Townhouses	11	Townhouse	3	0	0	0	0	11	0	0
362	3681-2023	River Oaks Cluster	17	Townhouse	3	0	0	0	0	17	0	0
363	3521-2023	Aspire	345	Mid-Rise	1	0	0	0	0	0	345	0
367	3109-2021	Marina Landings	34	Townhouse	3	0	0	18	16	0	0	0
371	3585-2023	The Era	400	Mid-Rise	1	0	0	400	0	0	0	0
377	3495-2023	705 SE 21st Street Mixed Use	19	Townhomes	3	0	0	0	0	0	19	0
381	2853-2020	The Cypress	340	High-Rise	1	0	0	0	340	0	0	0

BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

2026/27

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							2026 (July-Dec)	2027	2028	2029	2030	2031
382	3878-2024	Cypress Development	952	High-Rise	1	0	0	0	0	0	952	0
382	3878-2024	Cypress Development	20	Single Family	3	0	0	20	0	0	0	0
382	3382-2022	Avery Cypress Creek	200	Mid-Rise	1	0	0	0	0	200	0	0
382	4127-2025	Pinnacle at Cypress	196	High-Rise	1	0	0	0	0	0	0	196
382	4156-2025	Manor at Cypress Creek	422	High-Rise	1	0	0	0	0	422	0	0
382	4268-2026	Marlowe Cypress Creek	310	High-Rise	1	0	0	0	0	0	0	310
389	3161-2021	Mayla Cypress Creek	312	Mid-Rise	2	0	0	0	0	312	0	0
438	2951-2020	Clairidge Oakland Park	103	High-Rise	0	0	0	0	0	103	0	0
439	3240-2022	Palm Island	15	Townhouse	3	0	0	15	0	0	0	0
934	3878-2024	Cypress Park Multifamily	827	Mid-Rise	2	0	0	0	0	0	827	0
934	3878-2024	Cypress Multifamily	973	High-Rise	1	0	0	0	973	0	0	0
NA	NA	Non Development Review Committee F	45	Single Family	3	13	8	8	4	4	4	4
TOTALS			**28,063**			**29**	**2,185**	**5,270**	**5,100**	**5,331**	**5,066**	**5,098**