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 Margate

TAZ	SBBC #	Subdivision	Total Units	Type of Unit	# of Bedrooms	Total C/O's Issued to Date	Forecasted Certificates of Occupancy					
							2026 (July-Dec)	2027	2028	2029	2030	2031
84	2275-2017	Legacy At Margate (FKA: Marquesa)	68	MR	1	0	34	34	0	0	0	0
84	2275-2017	Legacy At Margate (FKA: Marquesa)	120	MR	2	0	60	60	0	0	0	0
84	2275-2017	Legacy At Margate (FKA: Marquesa)	32	MR	3	0	16	16	0	0	0	0
84	4008-2025	Cocogate	16	MR	Studio	0	0	0	16	0	0	0
84	4008-2025	Cocogate	138	MR	1	0	0	0	138	0	0	0
84	4008-2025	Cocogate	133	MR	2	0	0	0	133	0	0	0
87	3909-2024	3271 N. State Road 7	154	MR	1	0	0	0	0	0	0	154
87	3909-2024	3271 N. State Road 7	161	MR	2	0	0	0	0	0	0	161
88	3742-2024	Carolina Club / Lakes of Carolina	540	TH	UKN	0	0	0	0	0	250	290
91	2847-2020	Melaleuca Gardens	15	TH	2	0	0	0	0	15	0	0
98	2569-2018	Coral Edge (FKA: Nove of Margate)	132	TH	3	0	10	122	0	0	0	0

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							2026 (July-Dec)	**2027**	**2028**	**2029**	**2030**	**2031**
156	3516-2023	Alexan Preserve /(FKA: The Forest)	16	MR	Studio	0	0	8	8	0	0	0
156	3516-2023	Alexan Preserve /(FKA: The Forest)	170	MR	1	0	0	85	85	0	0	0
156	3516-2023	Alexan Preserve /(FKA: The Forest)	137	MR	2	0	0	69	68	0	0	0
156	3516-2023	Alexan Preserve /(FKA: The Forest)	15	MR	3	0	0	8	7	0	0	0
Total			**1,847**			**0**	**120**	**402**	**455**	**15**	**250**	**605**