

CITY OF FORT LAUDERDALE

Central Beach Regional Activity Center Development Projects

Updated July, 2026

IN REVIEW

Residential Units - 364
Hotel Rooms - 113
Retail/Restaurant Sq. Ft. - 68,473

APPROVED

Residential Units - 399
Hotel Rooms - 1,093
Retail/Restaurant Sq. Ft. - 11,694
Office Sq. Ft. - 31,394
Event Space Sq. Ft. - 29,377
Museum Sq. Ft. - 18,512
Aquarium Sq. Ft. - 18,254

UNDER CONSTRUCTION

Residential Units - 643
Hotel Rooms - 469
Retail/Restaurant Sq. Ft. - 94,888
Public Parking Spaces - 120
Marina Slips - 222

Completed

34. Las Olas Ocean (UDP-PDD23002)

225 S. Fort Lauderdale Beach Blvd
28 stories (North Tower), 13 stories (Hotel), 35 stories (South Tower), 300 Residential Units, 113 Hotel Rooms, 40,924 SF Retail/Restaurant
Developer: L & A Beach Holdings, LLC.

37. One North Birch (UDP-S25021)

1 N. Birch Road
13 stories, 21 Residential Units
Developer: Las Olas Harbor Club, LLC.

39. The Landing, Water Taxi Terminal (UDP-S25016)

1001 Seabreeze Blvd
4 stories, 21,589 SF Water Taxi Terminal including 13,334 SF Retail and 8,255 SF Restaurant
Developer: Water Taxi of Fort Lauderdale

40. The Pillars Club and Residences (UDP-S26008)

109-111 N Birch Road
15 stories, 43 Residential Units
Developer: The Pillars Club and Residences, LLC.

41. ISHOF Phase III (UDP-S26014)

501 Seabreeze Blvd
3 stories, Addition of approximately 5,960 SF retail/restaurant
Developer: Hall of Fame Partners, LLC.

2. Beach Boys Plaza (R18011)

401 S Fort Lauderdale Blvd
16 stories, 205 Hotel Rooms
5,310 SF Retail/Restaurant

6. Residence Inn Hotel (R18054)

425 Seabreeze Blvd
12 stories, 150 Hotel Rooms

7. Bayshore Hotel (R18058)

3016 Bayshore Drive
109 Residential Units, 168 Hotel Rooms
3,600 SF Retail/Restaurant
Developer: Bayshore Hotel LLC.

11. Elad Development North Tower (43-R-08)

2939 Banyan Street
19 stories, 41 Residential Units, 256 Hotel Rooms

22. 530 Birch (R18065)

530 Birch Road
11 stories, 36 Residential Units

25. Bahia Cabana Hotel (PLN-SITE-20040008)

3001-3007 Harbor Drive
10 stories, 126 Hotel Rooms, 6 Residential Units

26. The Edition Residences aka Olakino House (UDP-S20009)

551 Bayshore Drive
11 stories, 65 residential units
1,650 Retail/Restaurant

33. 42 Hotel (UDP-S23035)

3001 Alhambra Street
14 stories, 75 Hotel Rooms, 984 SF Retail/Restaurant
Developer: Hariohm Realty, LLC.

35. Sereno (UDP-S25049)

2828 E Sunrise Blvd
5 story Parking Garage (west), and 14 story tower (east), 88 residential units, 113 Hotel Rooms, 1,800 Retail/Restaurant
Developer: Sunrise FTL Ventures, LLLP

36. International Swimming Hall of Fame Phase II (UDP-S25010)

501 Seabreeze Blvd
6 stories, 31,394 SF Office, 29,377 SF Event Space, 18,512 SF Museum, and 18,254 SF Aquarium.
Developer: City of Fort Lauderdale

38. Opus at 701 (UDP-S25037)

623-701 Bayshore Drive
13 stories, 54 Residential Units
Developer: 623 Bayshore Dr, LLC. and 701 Bayshore Dr, LLC.

1. The Terraces (Orton Place) (R18004)

527 Orton Ave
10 stories, 18 Residential Units

3. Alhambra PDD (Selene) (PDD19001)

3000 Alhambra Street
26 stories (299 feet), 215 residential units, 5,150 SF retail and restaurant, 120 public parking spaces

10. Boutique (Dunes) Hotel (R16012)

451 S. Fort Lauderdale Beach Blvd
13 stories, 213 Hotel Rooms
1,738 SF Retail/Restaurant
\$35 million construction value

31. Bahia Mar (UDP-PDD22004)
*currently being amended by UDP-A26038

801 Seabreeze Blvd
23 stories, 410 residential units, 256 Hotel Rooms, 88,000 SF Retail/Restaurant, 222 Slip Marina
Developer: RAHN BAHIA MAR, LLC.

4. Las Olas Marina (R18018)

9. 321 at Waters Edge

12. Adagio

14. Las Olas Park

15. AC Marriott (R15013)

16. Maren Hotel

17. The Gale

18. Four Seasons (Ocean Wave) (122-R-07)

19. Conrad Hotel

20. Paramount

21. The Wave on Bayshore (R14041)

24. Temporary Fire House No. 13 (PLN-SITE-20020002)

The map displays the Central Beach Regional Activity Center (RAC) area, bounded by E Sunrise Blvd to the north and S Atlantic Blvd to the south. A yellow outline delineates the RAC boundary. Numbered circles (1-41) indicate the locations of various development projects, with colors corresponding to their status: red for 'In Review', blue for 'Approved', purple for 'Under Construction', and grey for 'Completed'. Green areas represent parks, including H. Taylor Birch State Park, Picote Park, Merle Fogg Park, Idlewild Park, and D.C. Alexander Park. The map also shows major roads like E Sunrise Blvd, E Las Olas Blvd, and S Atlantic Blvd, as well as the Intracoastal Waterway and the Atlantic Ocean. A legend in the bottom right corner defines the symbols used. A scale bar at the bottom right indicates distances up to 1,000 feet.

Prepared by: City of Fort Lauderdale, Urban Design and Planning Division