CITY OF FORT LAUDERDALE

Central Beach Regional Activity Center Development Projects

Updated January, 2026

IN REVIEW

Residential Units - 321
Hotel Rooms - 113
Retail/Restaurant Sq. Ft. - 62,513
Office Sq. Ft. - 31,394
Event Space Sq. Ft. - 29,377
Museum Sq. Ft. - 18,512
Aquarium Sq. Ft. - 18,254

APPROVED

Residential Units - 333
Hotel Rooms - 1,195
Retail/Restaurant Sq. Ft. - 16,330

UNDER CONSTRUCTION

Residential Units - 643
Hotel Rooms - 256
Retail/Restaurant Sq. Ft. - 104,381
Public Parking Spaces - 120
Office Sq. Ft. - 12,414
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.

36. International Swimming Hall of Fame (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

37. One North Birch (UDP-S25021)

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

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.

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

1001 Seabreeze Blvd
4 stories, 21,5890 SF Water Taxi Terminal including 13,334 SF Retail and 8,255 SF Restaurant
Developer: Water Taxi of Fort Lauderdale

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.

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

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

33. 42 Hotel (UDP-S23035)

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

35. Ocean Park Residences (UDP-S24024)

2828 E Sunrise Blvd
5 story Parking Garage (west), and 14 story tower (east), 76 residential units,
Developer: Sunrise FTL Ventures, LLLP

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

4. Las Olas Marina (R18018)

200 Las Olas Circle
3 stories, 11,231 SF
Retail/Restaurant, 12,414 SF
Marina Services Building (office)

31. Bahia Mar (UDP-PDD22004)

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

9. 321 at Waters Edge

12. Adagio

14. Las Olas Park

15. AC Marriott (R15013)

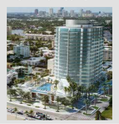
16. Maren Hotel

17. The Gale

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

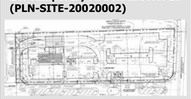
19. Conrad Hotel

20. Paramount



21. The Wave on Bayshore (R14041)

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



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