



DEVELOPMENT PIPELINE PROJECT DATA

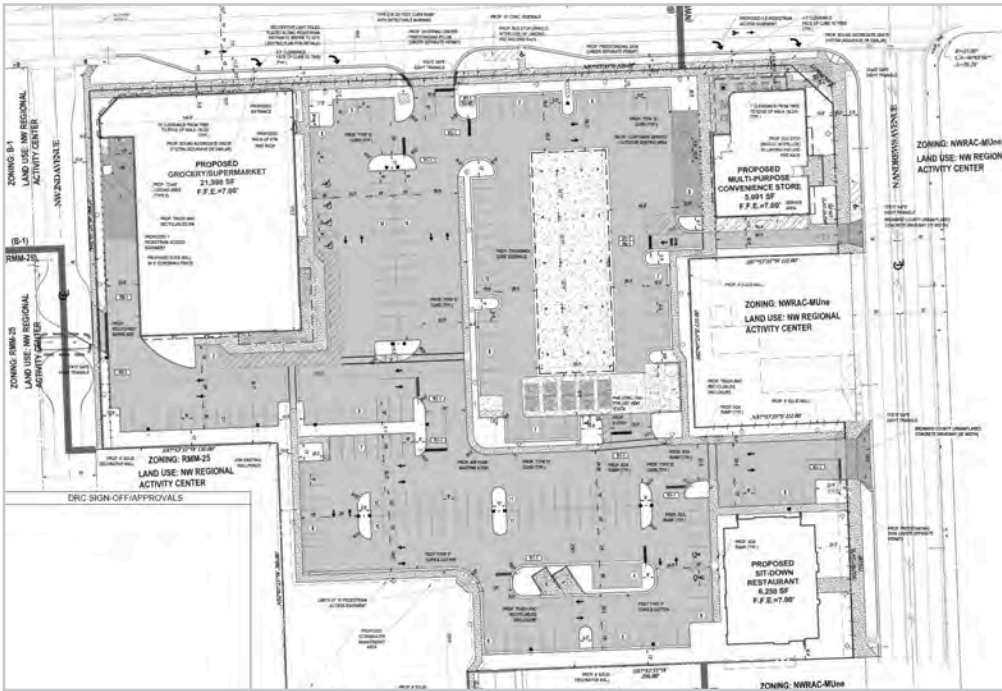
Legend			
#	PROPOSED DEVELOPMENTS	H	HOTEL
#	APPROVED DEVELOPMENTS	R	RESIDENCES
#	DEVELOPMENTS UNDER CONSTRUCTION	MU	MIXED USES
		I	INFRASTRUCTURE
		C	COMMERCIAL

1

C

PROGRESSO COMMONS

Sunrise Boulevard & Andrews Avenue



PROJECT DATA

Lot Size.....	4.81 Acres
Number of Floors.....	1
No. Residential Units	N/A
Retail Area.....	34,239 SF
Office Area & Amenities.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	217
FAR.....	0.16

2

MU

744 N ANDREWS AVENUE

744 N Andrews Avenue



PROJECT DATA

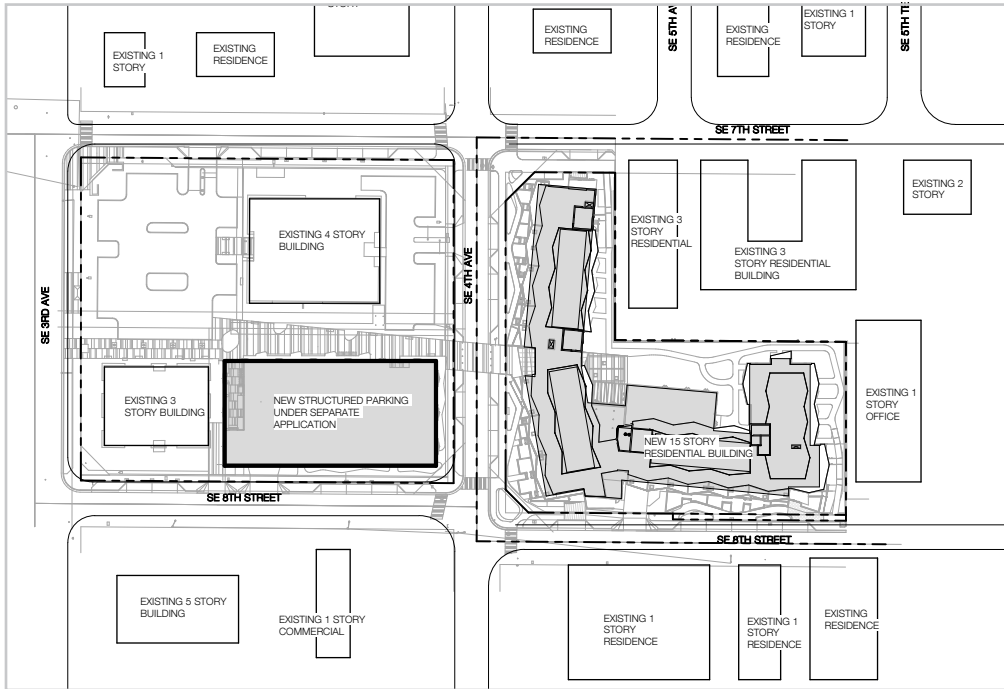
Lot Size.....	0.5 Acres
Number of Floors.....	12
No. Residential Micro-Units.....	111
Retail Area.....	7,300 SF
Office Area & Amenities.....	0
No. of Hotel Rooms	0
No. of Parking Spaces (valet).....	100
FAR.....	5.8

3

R

AHF - RESIDENTIAL - PARKING GARAGE

409 SE 8th St - 725 SE 4th Ave



PROJECT DATA RESIDENTIAL BLDG

Lot Size..... 1.33 AC
 Number of Floors..... 15
 No. Residential Units 680
 Office Area & Amenities..... 6,481 SF
 No. of Parking Spaces..... 0
 FAR..... 5.92

PROJECT DATA PARKING GARAGE

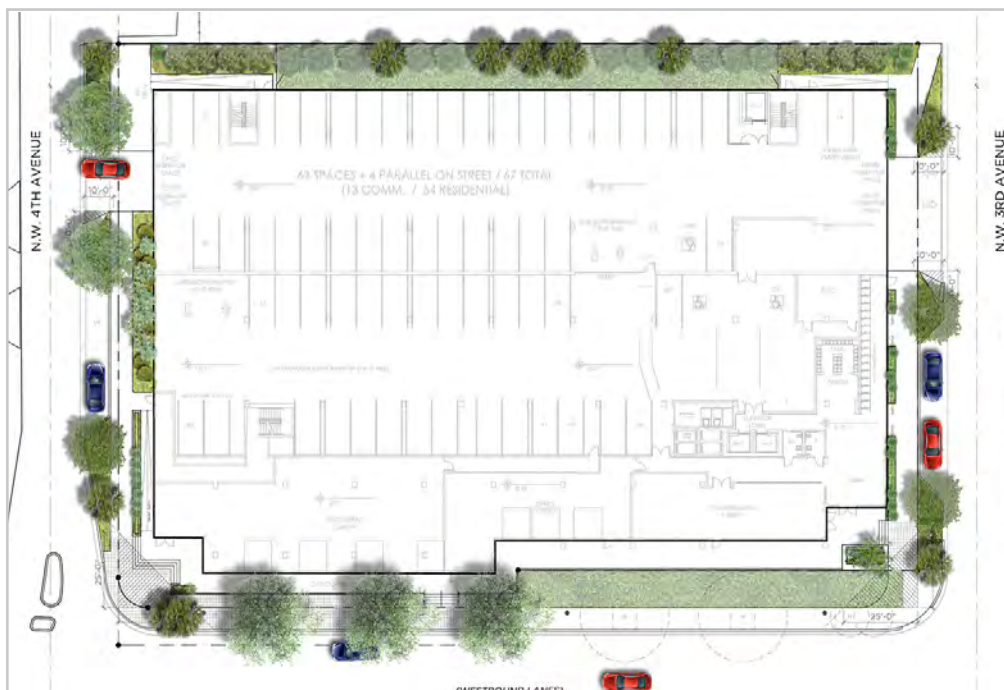
Lot Size..... 2.07 AC
 Number of Floors..... 6
 Office Area 58,499 SF
 No. of Parking Spaces..... 238
 FAR..... 1.72

4

MU

SIX13

613 NW 3rd Avenue



PROJECT DATA

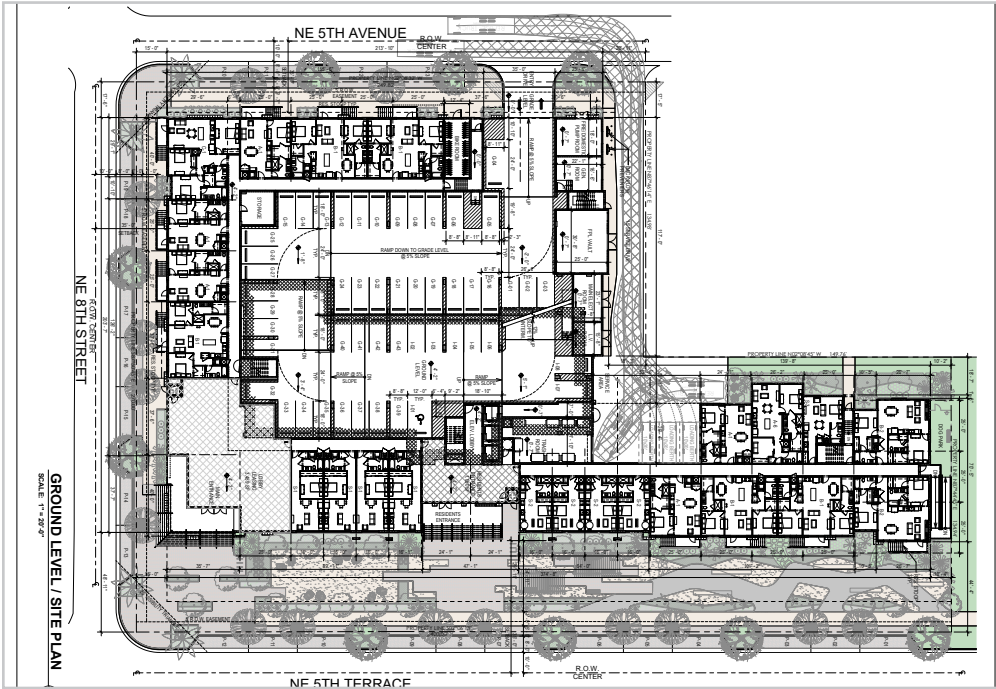
Number of Floors..... 11
 No. Residential Units 142
 Retail Area..... 8,300 SF
 Office Area & Amenities..... 0
 No. of Hotel Rooms 0
 No. of Parking Spaces..... 240

5

R

MODERA 555

555 NE 8th Street



PROJECT DATA

Lot Size.....	2.01 Acres
Number of Floors.....	24
No. Residential Units	350
No. of Parking Spaces	428
FAR.....	173.9

6

C

SISTRUNK MARKET

115 NW 6th Street

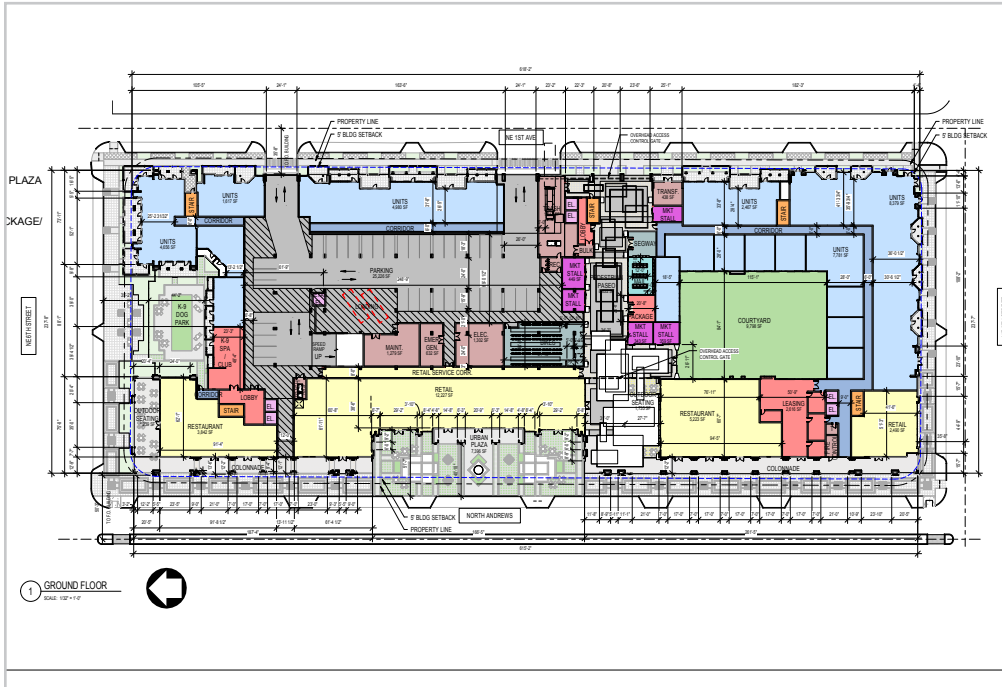


PROJECT DATA

Lot Size.....	2.30 Acres
Number of Floors.....	1
No. Residential Units	0
Retail Area.....	40,000 SF
FAR.....	0.40

9
MU

ARCHCO METROPOLITAN
500 North Andrews Avenue

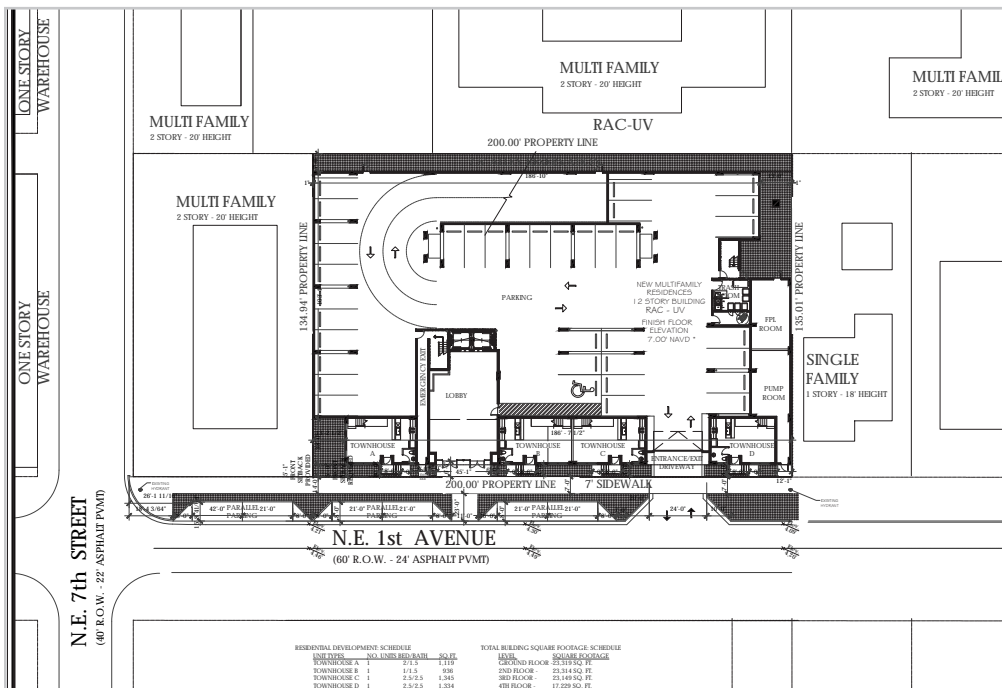


PROJECT DATA

Lot Size..... 3.55 Acres
 Number of Floors..... 7
 No. of Residential Units 385
 Retail /Restaurant Area..... 26,757 SF
 Office Area..... 0
 No. of Hotel Rooms 0
 No. of Parking Spaces..... 754
 FAR..... 5.68

10
R

FLAGLER 626
626 NE 1st Avenue



PROJECT DATA

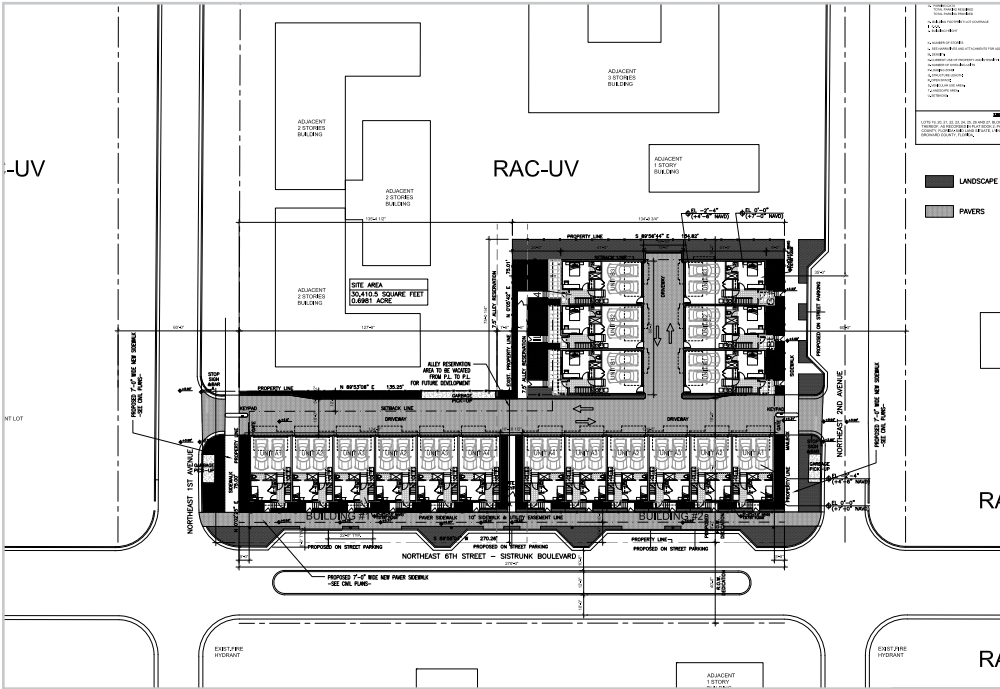
Lot Size..... 0.62 Acres
 Number of Floors..... 12
 No. of Residential Units 99
 Retail Area..... 0
 Office Area..... 0
 No. of Hotel Rooms 0
 No. of Parking Spaces..... 105
 FAR..... 6.87

RESIDENTIAL DEVELOPMENT SCHEDULE			TOTAL BUILDING SQUARE FOOTAGE SCHEDULE		
UNIT TYPE	NO. UNITS PER FLOOR	SQ. FT.	FLOOR	SQ. FT.	SQ. FT.
TOWNHOUSE A	1	1,113	1ST FLOOR	22,344 SQ. FT.	
TOWNHOUSE B	1	1,113	2ND FLOOR	22,344 SQ. FT.	
TOWNHOUSE C	1	2,525	3RD FLOOR	52,148 SQ. FT.	
TOWNHOUSE D	1	2,525	4TH FLOOR	52,148 SQ. FT.	

11_R

ID FLAGLER VILLAGE

103 NE 6th Street



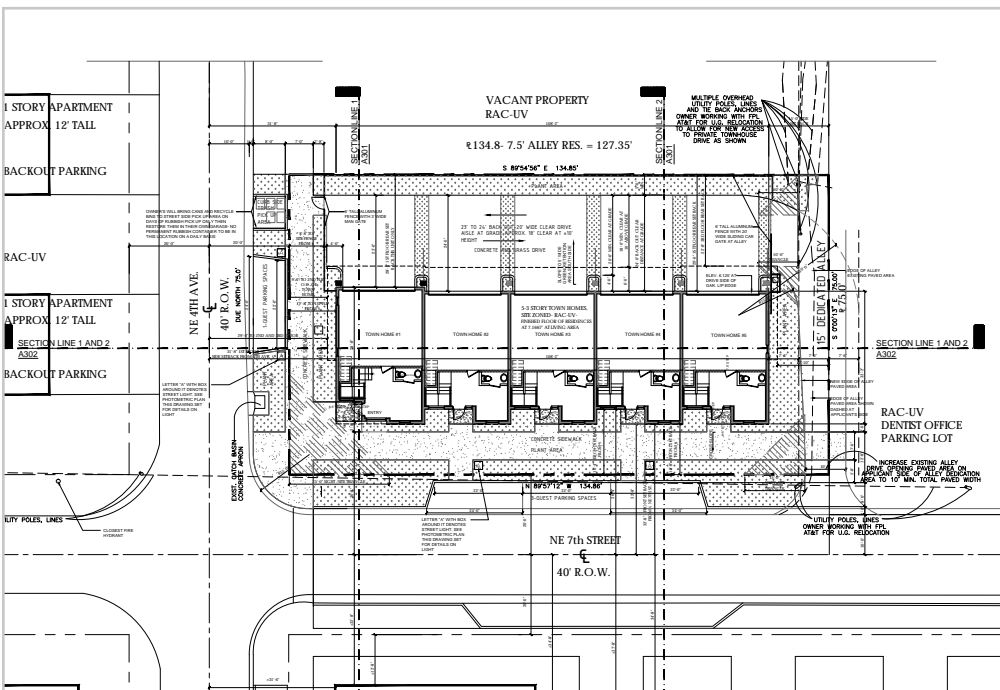
PROJECT DATA

Lot Size.....	0.69 Acres
Number of Floors.....	3
No. of Residential Units.....	18
No. of Parking Spaces.....	46
FAR.....	0.57

12_R

FLAGLER VILLAGE

637 NE 4th Avenue



PROJECT DATA

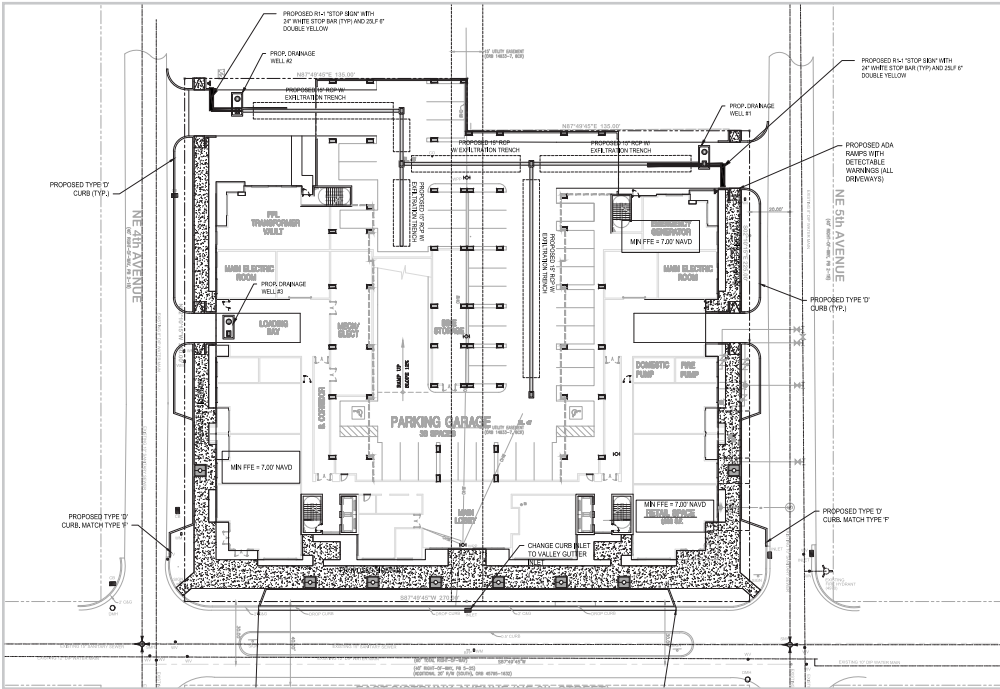
Lot Size.....	0.23 Acres
Number of Floors.....	3
No. of Residential Units.....	5
Retail Area.....	0
Office Area.....	0
No. of Hotel Rooms.....	0
No. of Parking Spaces.....	16
FAR.....	1.17

13

F

ALTA FLAGLER VILLAGE

404 NE 7th Street



PROJECT DATA

Lot Size.....	1.48 Acres
Number of Floors.....	12
No. of Residential Units	212
Retail Area.....	2,600 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	281
FAR.....	5.94

14

C

MAS CAFE

315 NE 6th Street

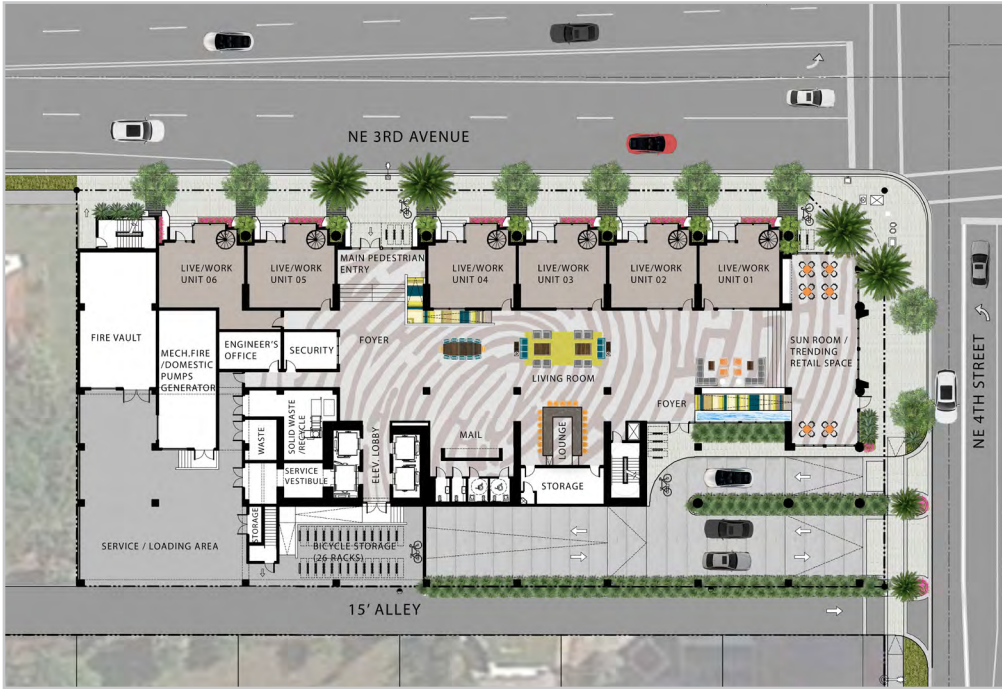


PROJECT DATA

Number of Floors.....	1
Restaurant Area.....	2,385 SF

21
MU

URBN
401 NE 3rd Avenue



PROJECT DATA

Lot Size.....	0.70 Acres
Number of Floors.....	32
No. of Residential Units	217
Retail Area.....	3,200 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	374
FAR.....	15.72

22
MU

MORGAN ON 3RD
400 NE 3rd Avenue

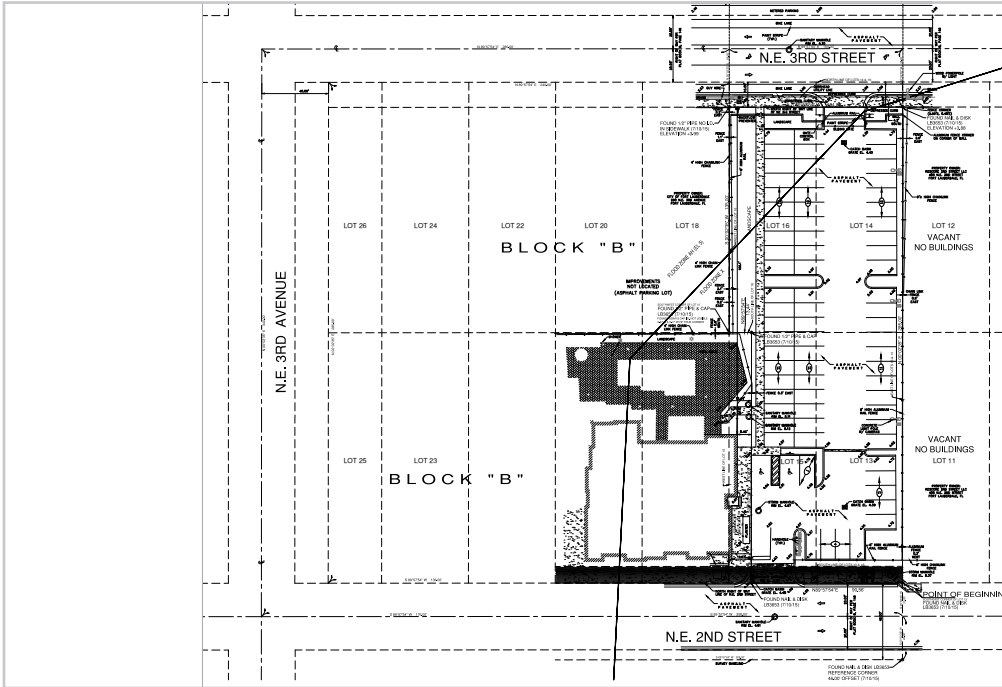


PROJECT DATA

Lot Size.....	2.88 Acres
Number of Floors.....	7
No. of Residential Units	357
Retail Area.....	4,292 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	506
FAR.....	3.02

23
H

ALOFT HOTEL
313 NE 2nd Street



PROJECT DATA

Lot Size.....	0.63 Acres
Number of Floors.....	12
No. of Residential Units	0
Retail Area.....	6,208 SF
Office Area.....	0
No. of Hotel Rooms	199
No. of Parking Spaces.....	168
FAR.....	8.36

24
MU

THE RISE
411 NE 2nd Street

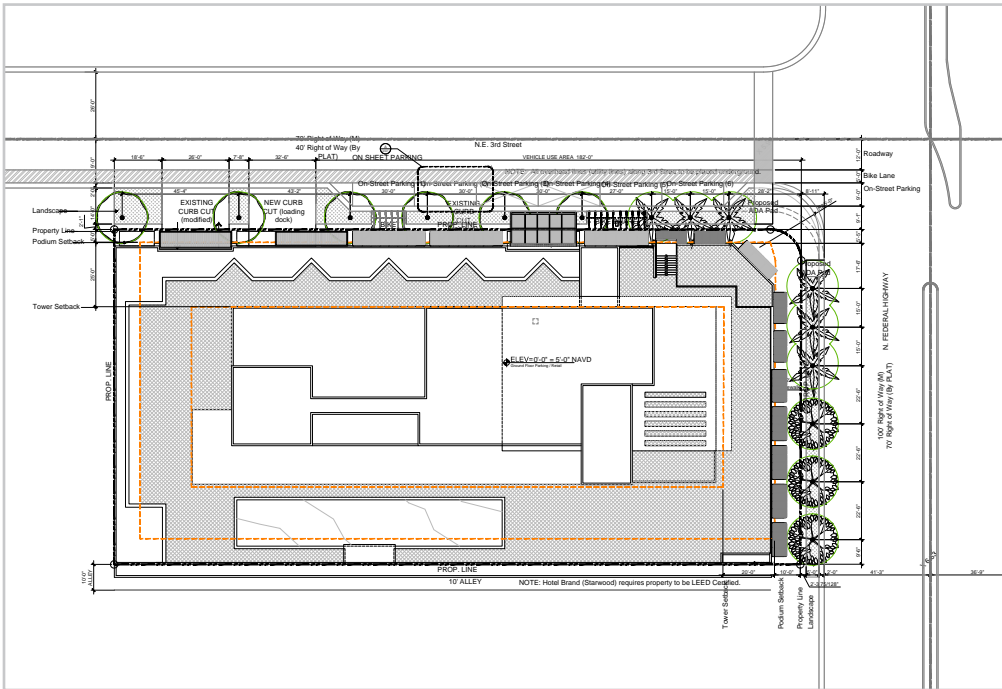


PROJECT DATA

Number of Floors.....	30
No. of Residential Units	398
Retail Area.....	2,200 SF

25
MU

THE DALMAR
299 N Federal Highway

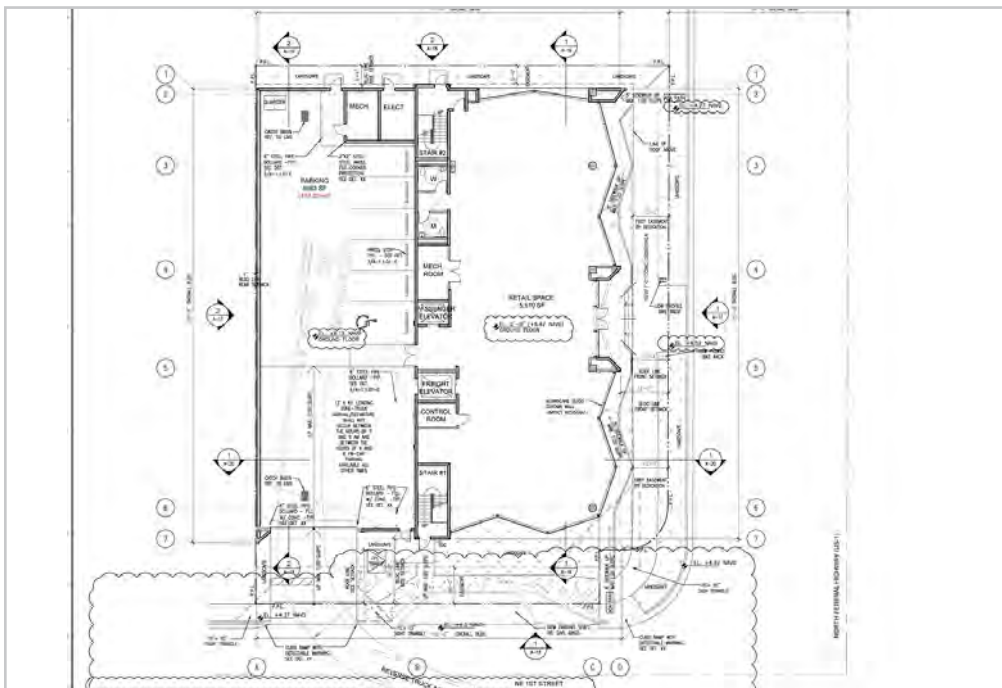


PROJECT DATA

Lot Size.....	0.76 Acres
Number of Floors.....	24
No. of Residential Units	0
Retail Area.....	10,897 SF
Office Area.....	0
No. of Hotel Rooms	323
No. of Parking Spaces.....	198
FAR.....	11.04

26
C

105 NORTH FEDERAL
105 N Federal Highway

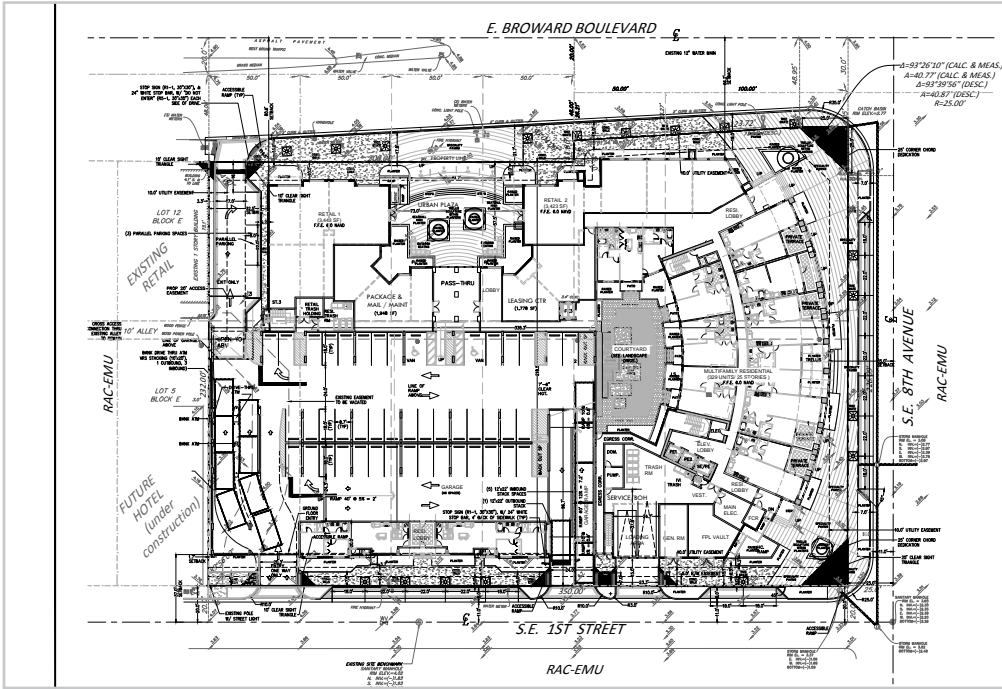


PROJECT DATA

Number of Floors.....	3
Retail Area.....	36,216 SF

27
MU

790 EAST BROWARD
790 E Broward Boulevard



PROJECT DATA

Lot Size.....	1.91 Acres
Number of Floors.....	25
No. of Residential Units	329
Retail Area.....	6871 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	503
FAR.....	7.21

28
C

00 SALOON
301 - 307 SW 2nd Street



PROJECT DATA

Restaurant Area.....	10,430 SF
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29
MU

X LAS OLAS
300 SW 1st Avenue

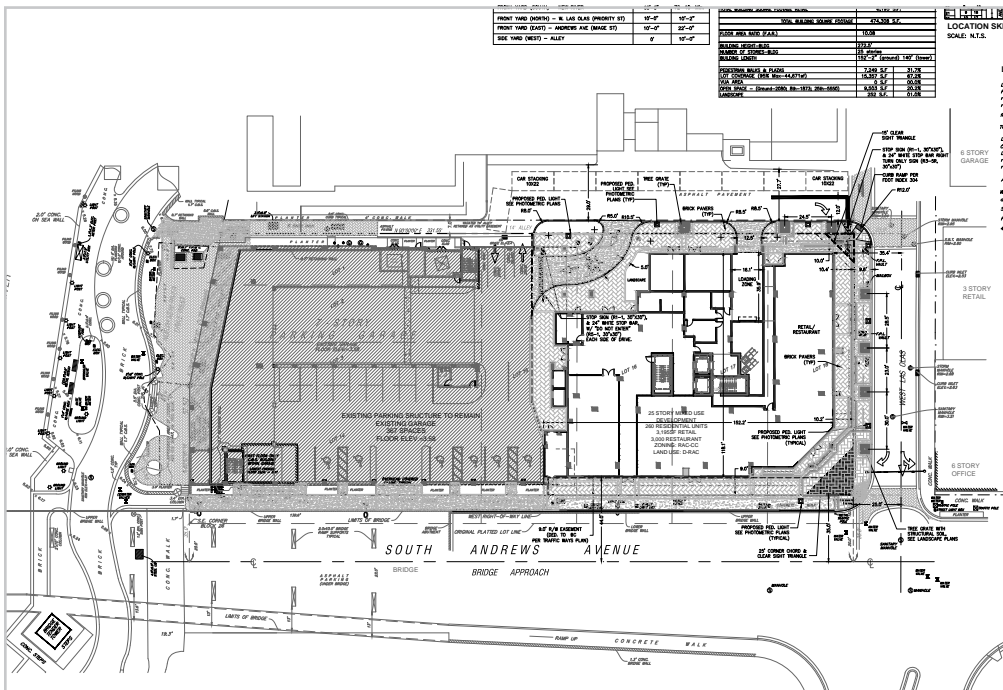


PROJECT DATA

Lot Size.....	2.38 Acres
Number of Floors.....	46
No. of Residential Units	1,214
Retail Area.....	40,000 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	1,944
FAR.....	22

30
MU

4 WEST LAS OLAS
4 W Las Olas Boulevard

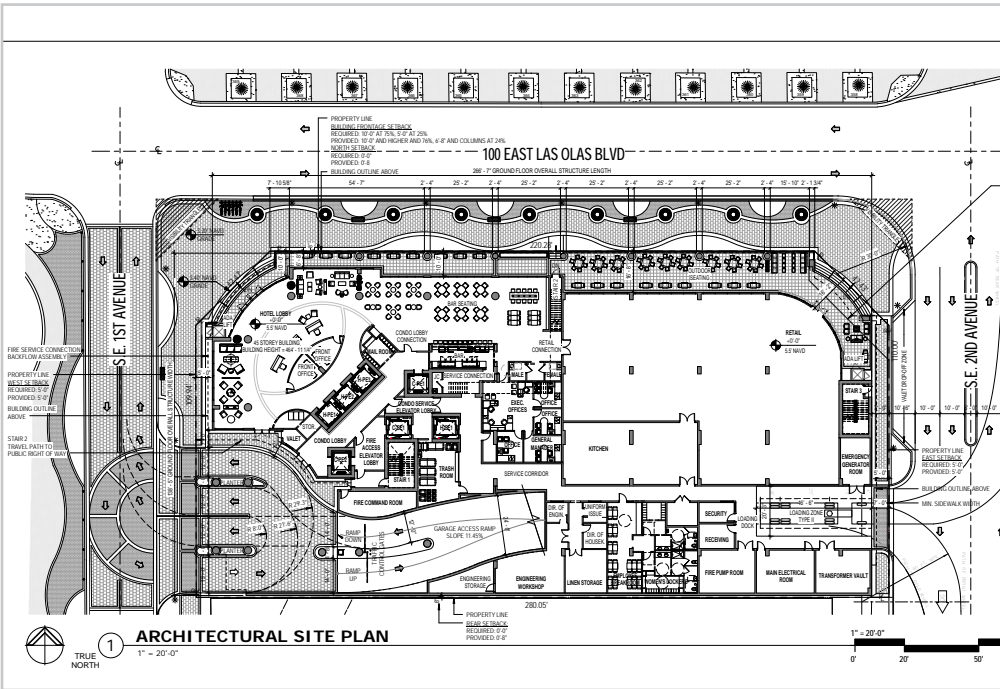


PROJECT DATA

Lot Size.....	1.08 Acres
Number of Floors.....	25
No. of Residential Units	260
Retail Area.....	6,195 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	367
FAR.....	10.09

31
MU

100 LAS OLAS
100 Las Olas Boulevard



PROJECT DATA

Lot Size.....	0.88 Acres
Number of Floors.....	48
No. of Residential Units.....	0
Retail Area.....	0
Office Area.....	0
No. of Hotel Rooms.....	228
No. of Parking Spaces.....	507
FAR.....	19.17

32
MU

SOUTHEAST 2ND AVENUE
212 SE 2nd Avenue



PROJECT DATA

Number of Floors.....	28
No. of Residential Units.....	348
Retail Area.....	25,222 SF
Office Area.....	0
No. of Hotel Rooms.....	0

33
MU

201 EAST LAS OLAS
201 E Las Olas Boulevard

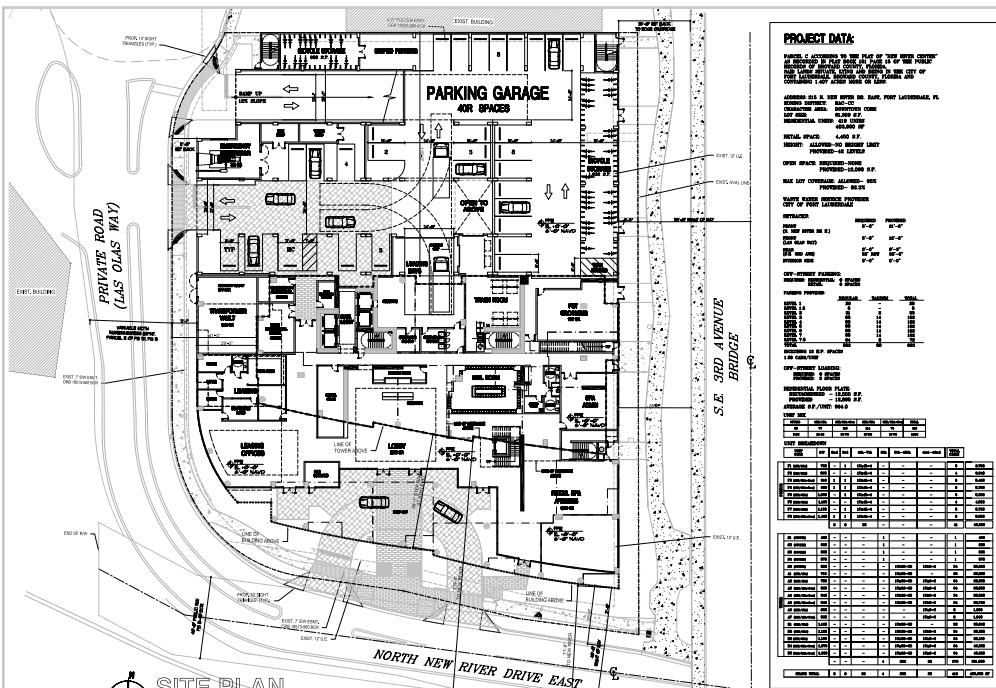


PROJECT DATA

Number of Floors..... 15
 No. of Residential Units 0
 Retail Area..... 16,500 SF
 Office Area..... 373,400 SF

34
MU

RESIDENCES OF LAS OLAS
215 N New River Drive East



PROJECT DATA

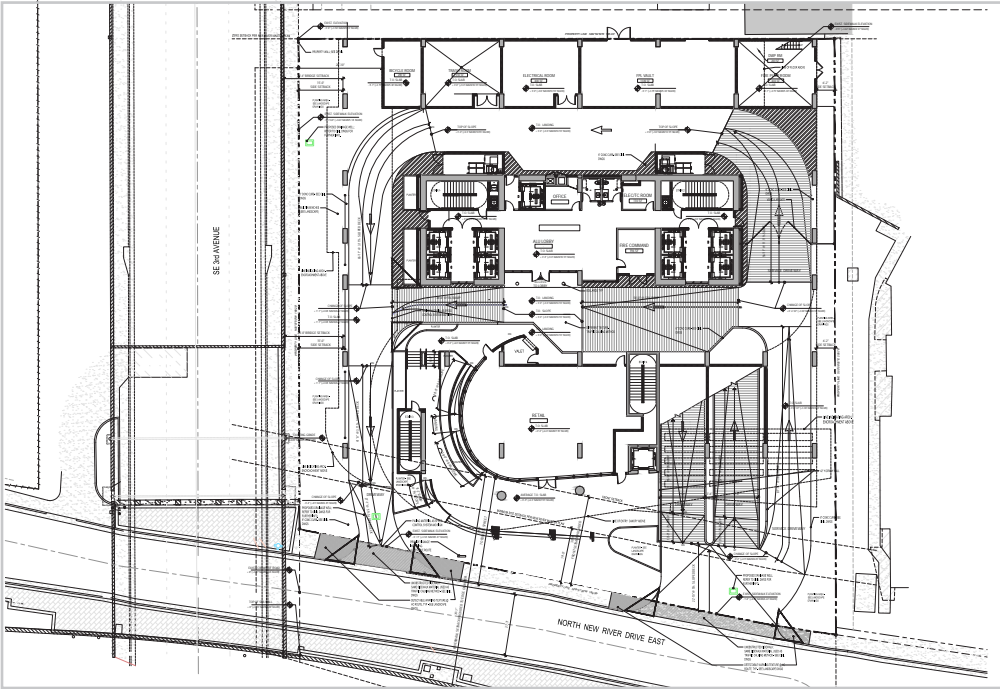
Lot Size..... 1.4 Acres
 Number of Floors..... 42
 No. of Residential Units 419
 Retail Area..... 4,450 SF
 Office Area..... 0
 No. of Hotel Rooms 0
 No. of Parking Spaces..... 652
 FAR..... 13

35

R/H

RIVERWALK RESIDENCES OF LAS OLAS

333 N New River Drive East



PROJECT DATA

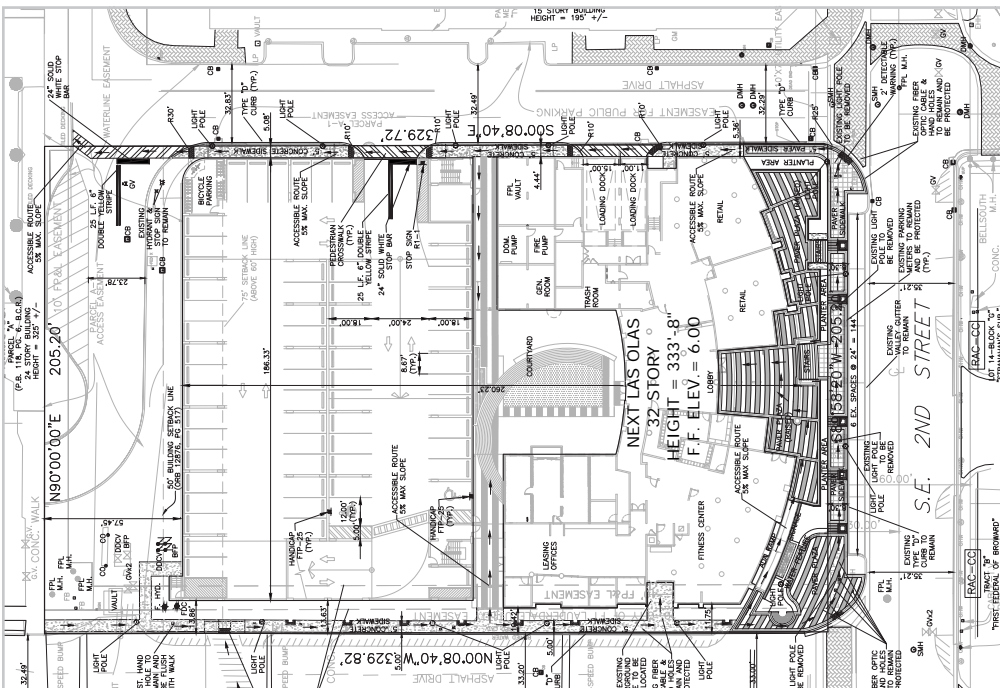
Lot Size.....	0.79 Acres
Number of Floors.....	42
No. of Residential Units.....	296
Retail Area.....	0
Office Area.....	0
No. of Hotel Rooms.....	16
No. of Parking Spaces.....	178
FAR.....	16.89

36

MU

NEXT LAS OLAS

419 SE 2nd Street



PROJECT DATA

Lot Size.....	1.55 Acres
Number of Floors.....	32
No. of Residential Units.....	374
Retail Area.....	2,733 SF
Office Area.....	0
No. of Hotel Rooms.....	0
No. of Parking Spaces.....	548
FAR.....	5.69

37
MU

LAS OLAS SQUARE
501 E Las Olas Boulevard



PROJECT DATA

Retail and office building
Number of Floors 3

38
MU

RD LAS OLAS
201 S Federal Highway

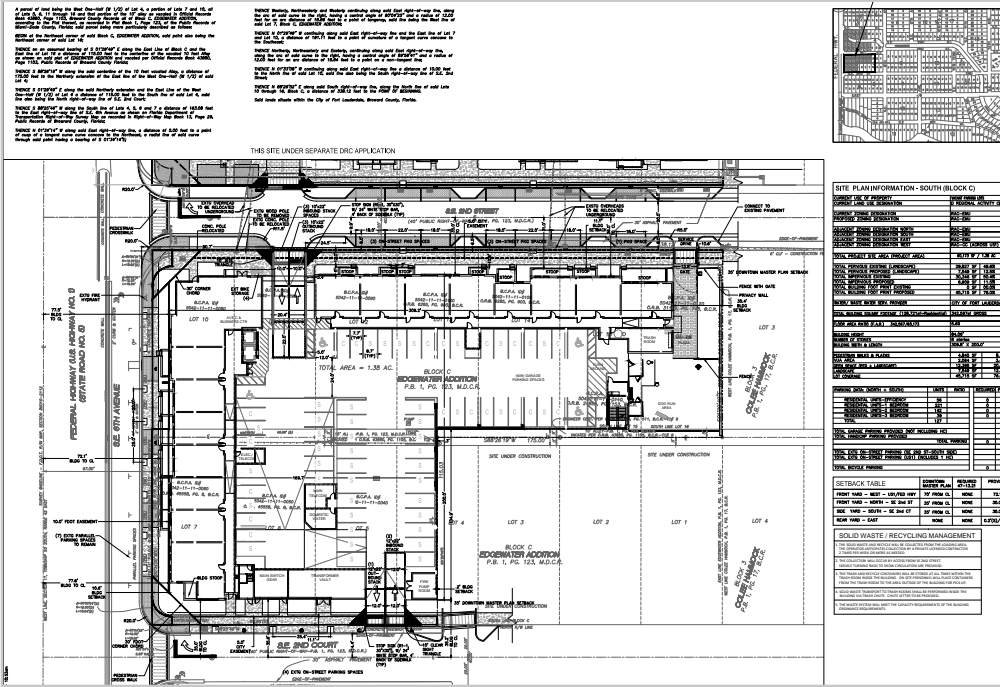


PROJECT DATA

Number of Floors 45
No. of Residential Units 352
Retail Area 3,200 SF

39_R

LAS OLAS WALK 200 South Federal Highway

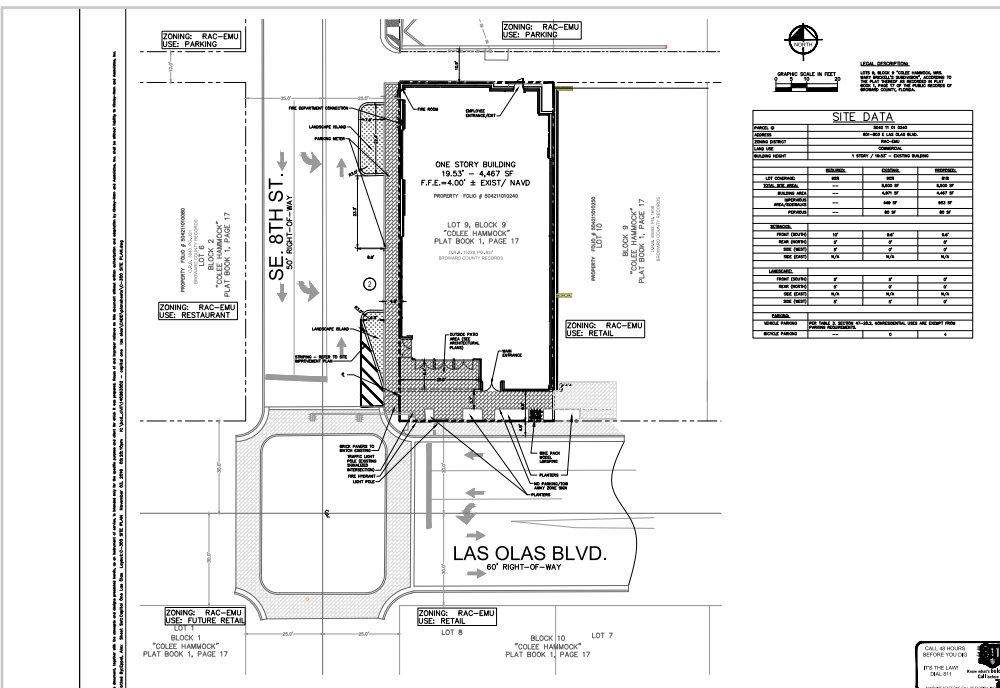


PROJECT DATA

Lot Size.....	1.38 AC
Number of Floors.....	8
No. of Residential Units.....	127
Retail Area.....	0
Office Area.....	0
No. of Hotel Rooms.....	0
No. of Parking Spaces.....	609
FAR.....	5.69

40_C

CAPITAL ONE CAFE 801-803 E Las Olas Boulevard



PROJECT DATA

Lot Size.....	0.13 Acres
Number of Floors.....	1
Retail Area.....	4,467 SF
No. of Parking Spaces.....	N/A

41
R

SAILBOAT BEND II APARTMENTS

SW 4th Avenue & SW 4th Court



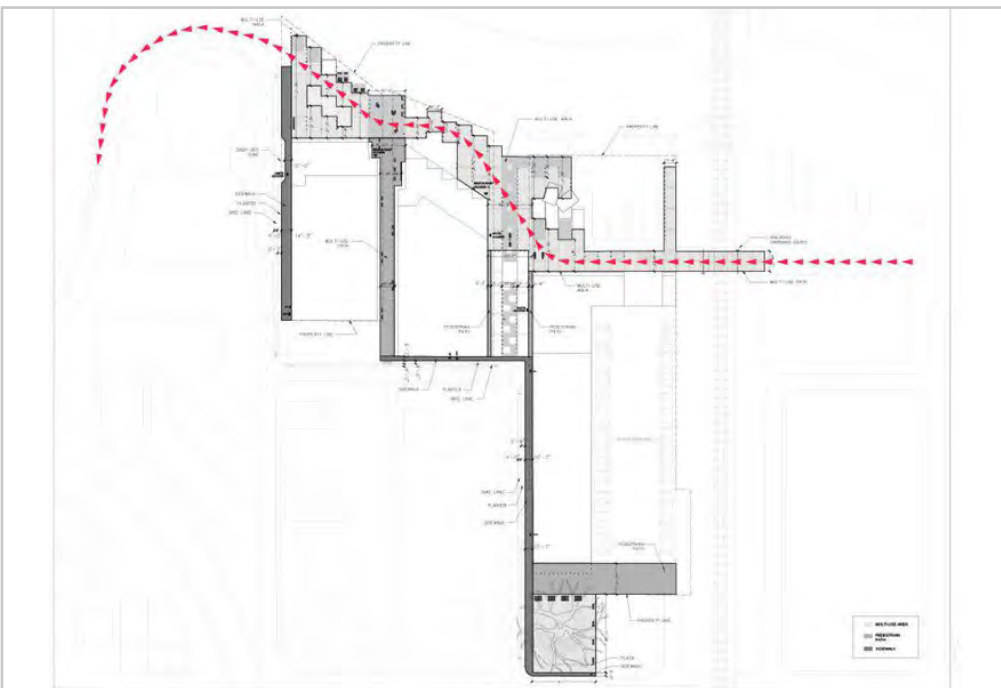
PROJECT DATA

Number of Floors 9
No. of Residential Units ... 110 (senior)

42
MU

MARINA LOFTS

400 SW 3rd Avenue



PROJECT DATA

Number of Floors 25 (3 towers)
No. of Residential Units 900
Retail Area 19,200 SF
Office Area 0
No. of Hotel Rooms 0

43
MU

NEW RIVER YACHT CLUB WEST

401 SW 1st Avenue



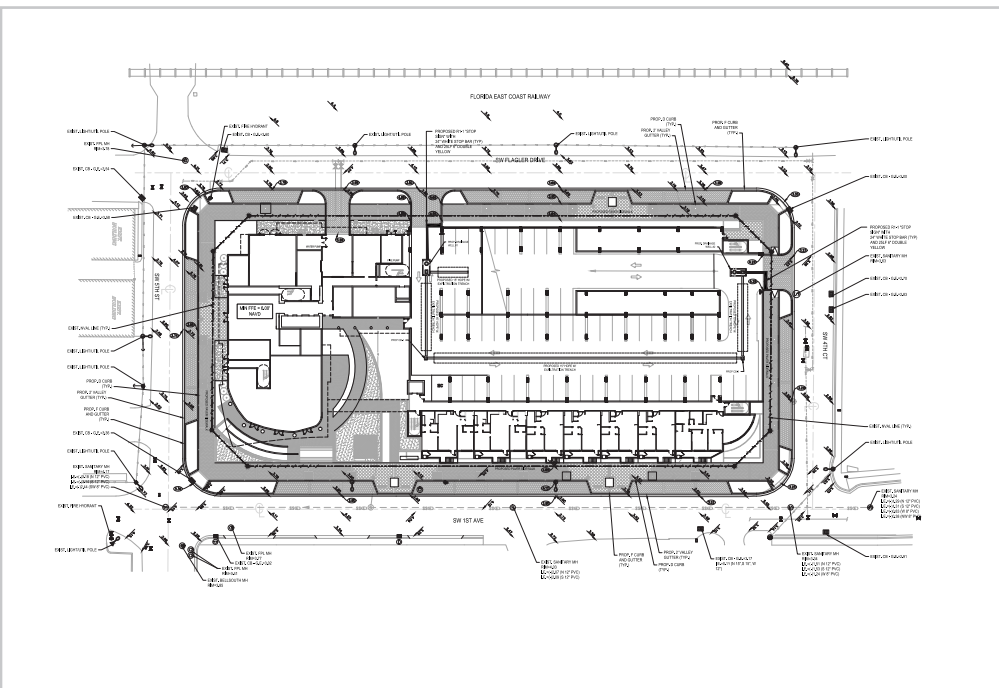
PROJECT DATA

Number of Floors.....	36
No. of Residential Units	349
Retail Area.....	6,388 SF
Office Area.....	0
No. of Hotel Rooms	0

44
MU

1ST AVENUE RESIDENCES

477 SW 1st Avenue

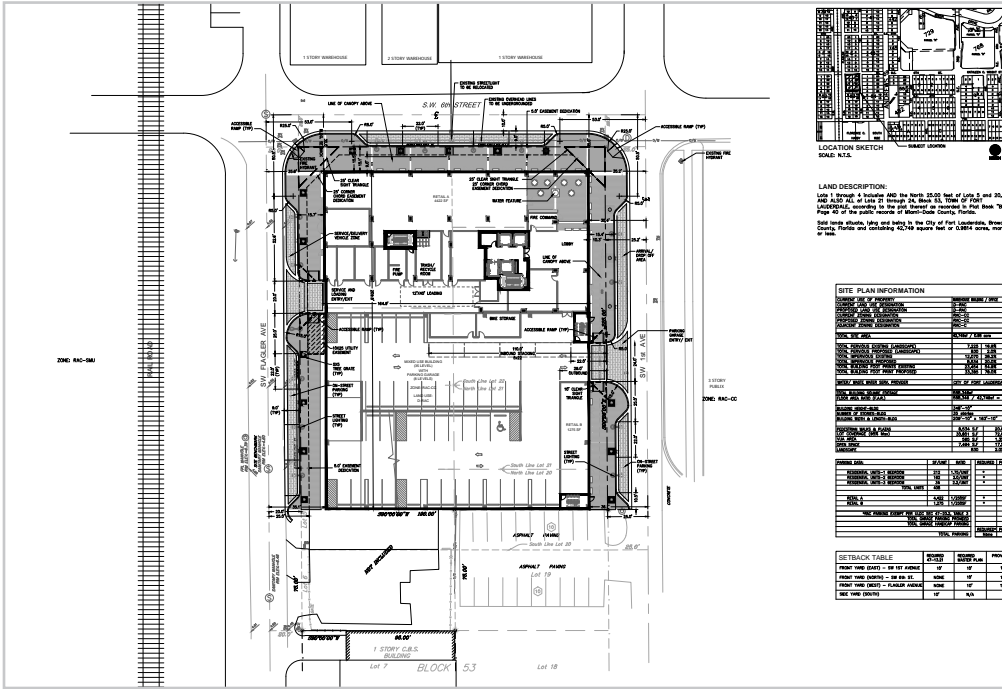


PROJECT DATA

Lot Size.....	2.14
Number of Floors.....	35
No. of Residential Units	380
Retail Area.....	2,700 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	576

45 MU

NEW RIVER CENTRAL 100 SW 6th Street

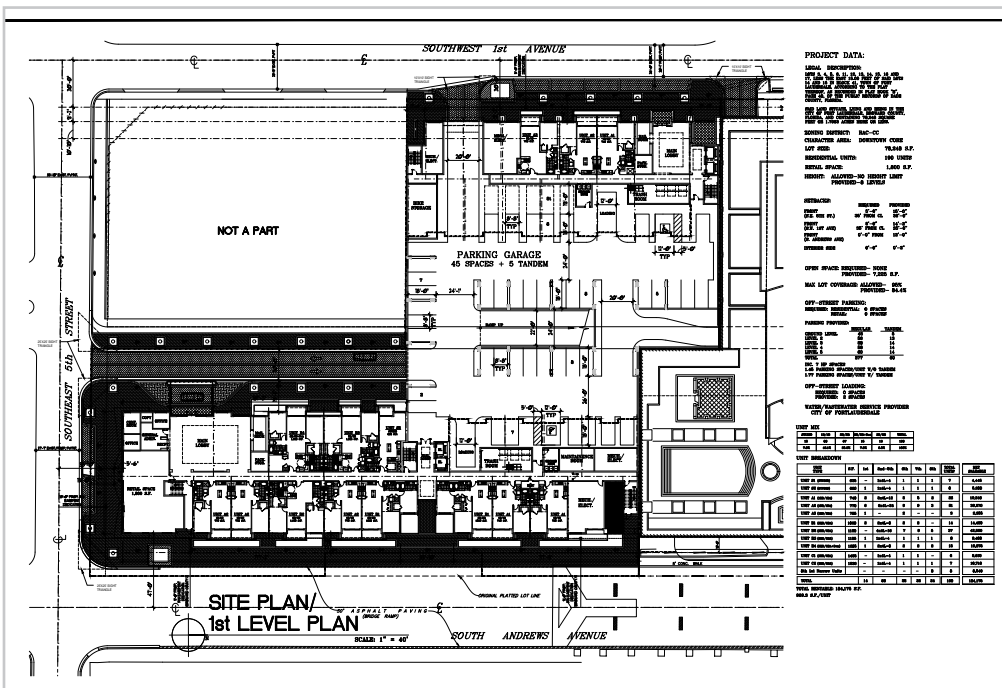


PROJECT DATA

Lot Size.....	0.98 Acres
Number of Floors.....	35
No. of Residential Units.....	408
Retail Area.....	81,065 SF
Office Area.....	0
No. of Hotel Rooms.....	0
No. of Parking Spaces.....	428
FAR.....	13.78

46 MU

NEW RIVER YACHT CLUB PHASE III 416 SW 1st Avenue

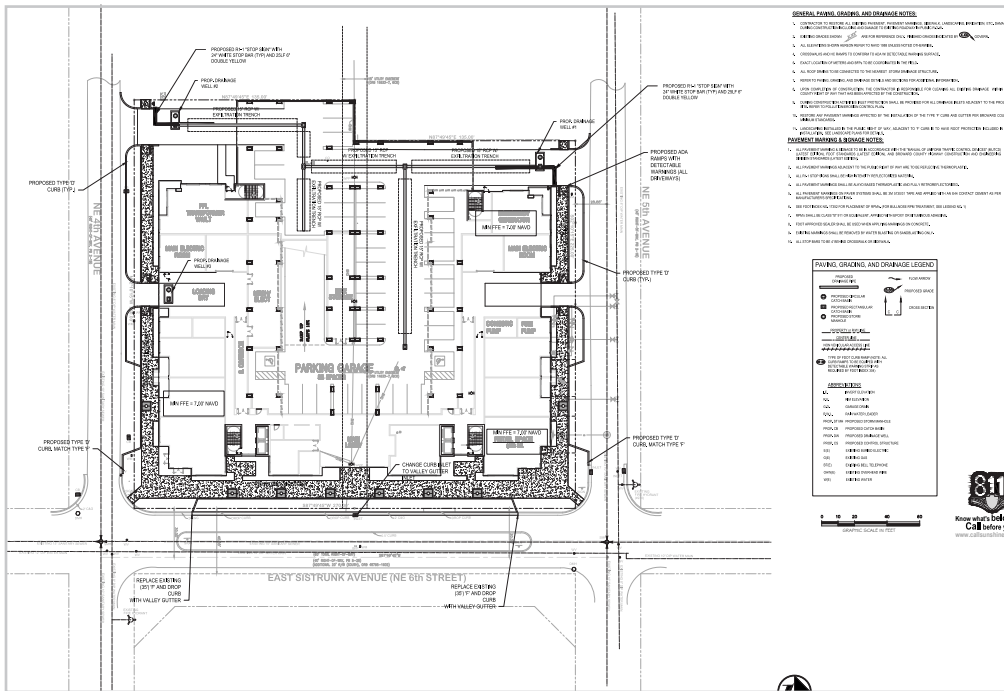


PROJECT DATA

Lot Size.....	1.79 Acres
Number of Floors.....	8
No. of Residential Units.....	190
Retail Area.....	1,800 SF
Office Area.....	0
No. of Hotel Rooms.....	0
No. of Parking Spaces.....	277
FAR.....	3.35

49_C

ALTA AT FLAGLER VILLAGE 421 NE 6th Street



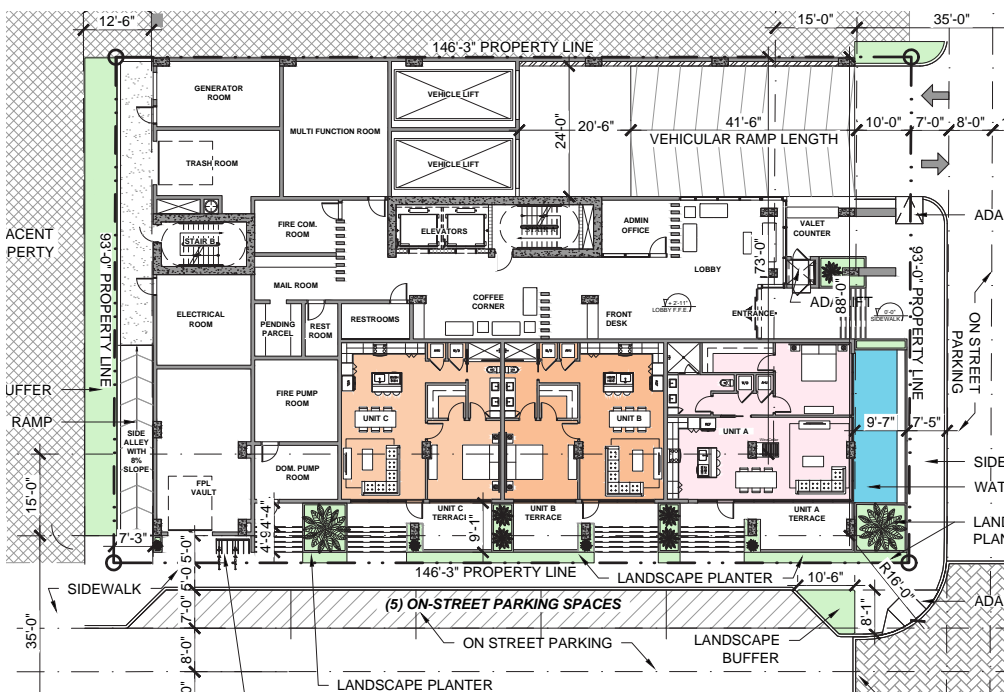
PROJECT DATA

Lot Size.....	1.47 Acres
Number of Floors.....	12
No. of Residential Units.....	212
Retail Area.....	2,600 SF
Office Area.....	0
No. of Hotel Rooms.....	0
No. of Parking Spaces.....	281
FAR.....	5.95



50_R

333 VICTORIA 319 NE 7th Avenue

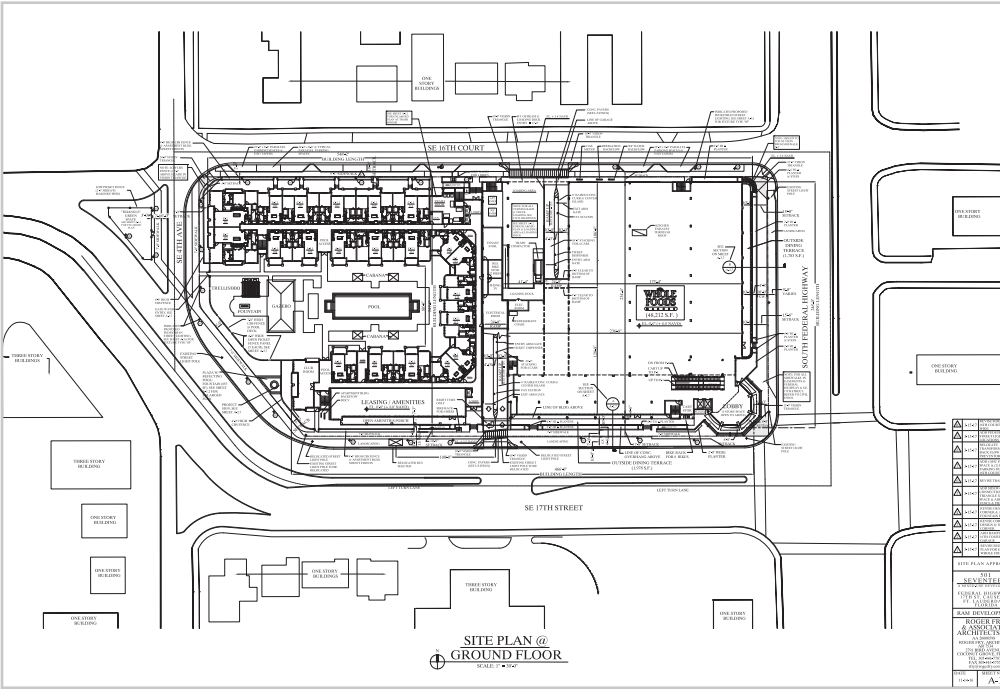


PROJECT DATA

No. of Residential Units.....	63
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51_C

WHOLE FOODS
501 SE 17th Street



PROJECT DATA

Lot Size.....	4.99 Acres
Number of Floors.....	8
No. Residential Units	243
Retail Area.....	48,212 SF
Office Area & Amenities.....	7,400 SF
No. of Hotel Rooms	N/A
No. of Parking Spaces.....	670
FAR.....	4.93 (with garage)
Density.....	49.2 DUA

52_{MU}

HARBOR PARK APARTMENTS
1919 SE 10th Avenue



PROJECT DATA

Number of Floors.....	8
No. of Residential Units	310 units
Commercial Area.....	2,500 SF
Office Area.....	0
No. of Hotel Rooms	0
No. of Parking Spaces.....	620

53_C

CORDOVA BOAT CLUB

1335 SE 16 Street



PROJECT DATA

Number of Floors.....	6
Dry Storage Slips.....	240
No. of Parking Spaces.....	24

54_C

440 NE 3RD AVENUE

440 NE 3rd Avenue



PROJECT DATA

Number of Floors.....	3
Commercial + Retail Area	34,611
No. of Parking Spaces.....	5

55
C

SELF STORAGE
1401 SW 1st Avenue



PROJECT DATA

Number of Floors..... 7
Office and Self Storage Area.... 108,000 SF
No. of Parking Spaces..... 15

56
MU

MIAMI 2100
2100 Miami Road



PROJECT DATA

Number of Floors..... 4
No. of Units 12
Office Area..... 958 SF
No. of Parking Spaces..... 31

57_R

0706 ICON
706 NW 1st Avenue



PROJECT DATA

Number of Floors..... 7
No. of Units 84
No. of Parking Spaces..... 117

58_I

PEDESTRIAN SAFETY IMPROVEMENTS
Las Olas Boulevard & SE 4th Avenue

Intersection
to be done
for the project



PROJECT DATA

Bicycle and Pedestrian Improvements