Report on Live Local Act Proposed Projects in Fort Lauderdale Florida

Florida's Live Local Act (Senate Bill 102) is an incentive for to developers to build high-density workforce housing in areas zoned for commercial, industrial, or mixed use. The bill allows for bypassing of local height and density caps. The following 12 properties have a proposed redevelopment plan that comply with the Live Local Act regulations for construction. To qualify, projects must reserve a minimum of 40% of the units for households earning up to the Area Median Income of 120% which is approximately $115,440. Projects must maintain this 40% for a minimum of 30 years.

Recent amendments to Florida's Live Local Act require municipalities to submit annual reports to the state identifying all developments whether proposed or approved during the preceding fiscal year. This year, the first reporting is due **November 1, 2026**. Reports must include the project's size, total number of residential units, number of affordable units, and targeted income levels. Any litigation related to the implementation of the Act must also be reported by municipalities, such as those pertaining to projects still in the development pipeline. This data presents an opportunity for Fort Lauderdale to assess the how these Live Local developments are addressing the city's affordable housing needs.

Methodology: Categories reviewed in this report include, address, zoning, number of units, and status. Aerial images of the site and renderings if available are included with relevant details such as the number of subsidized units. Only projects with addresses in the City of Fort Lauderdale were included, not Broward County as a whole.

312 N.W. 7th Street





- **Developer:** Home Venture Investments
- **Units:** 422
- **Zoning:** NWRAC-MUe – Mixed use residential
- **Size:** 1.87 acres
- **Status:** Proposed
- **Designated Use:** Affordable Housing & Market Rate

Details: Located in Fort Lauderdale's Progresso Village neighborhood the residential site is proposing a total number of 422 new units with 1,667 square feet of ground space designated for commercial use. 10% or 43 affordable units and at 379 market rate. The project will be 8 stories

tall and plans to provide 581 parking spaces. It is required to provide 700 spaces, however the development team applied to reduce those spaces by 119.

Lofts on 6th - 610 NW 3rd Avenue



- **Developer:** Co-Developed by Green Mills and non-profit The Pantry of Broward, Inc. ("The Pantry")
- **Units:** 90 total affordable senior housing
- **Zoning:** NWRAC-MUe – Mixed Use Residential
- **Size:** 0.47 Acres
- **Status:** Under Construction
- **Designated Use:** Affordable Housing Seniors

Details: The project is designed to offer numerous amenities to residents such as clubroom, game room, interactive library, and gym. The building is planned to meet or exceed NGBS "green" certification requirements and is award a 9% tax credit allocation from FHFC as of January 2024. Completion estimated for late 2027.

New Hope I - 1316 Sistrunk Blvd.



- **Builder:** New Hope Development Corporation
- **Units:** 30
- **Zoning:** NWRAC MUw

- **Size:** 0.27 Acres
- **Status:** Proposed
- **Designated Use:** Affordable Housing

Details: The project is planned to bring 6 stories of high quality affordable housing to the Sistrunk corridor. The development site is using the underutilized New Hope Church overflow parking lot. The CRA approved a $2,000,000 development incentive program (DIP) forgivable loan for the project.

New Hope II – 1325 NW 6th Street



- **Builder:** LandAmerica Development Corporation
- **Units:** 40
- **Zoning:** Split zoning southern half NWRAC MUw and northern half zoned RM-15
- **Size:** 0.2548 Acres
- **Status:** Proposed
- **Designated Use:** Workforce Housing

Details: The project is planned to have 7 stories comprising of workforce housing with rents up to 120% of the (AMI). It's paired with New Hope I across the street. It will include a 69-unit parking garage.

The Cove - 1055 N Federal Highway



- **Developer:** Affiliated Development
- **Units:** 376
- **Zoning:** B-1
- **Size:** 2.7 Acres
- **Status:** Under Construction
- **Designated Use:** Workforce Housing & Market Rate

Details: The eight story structure will designate from the 376 units 55% or 206 to workforce housing.

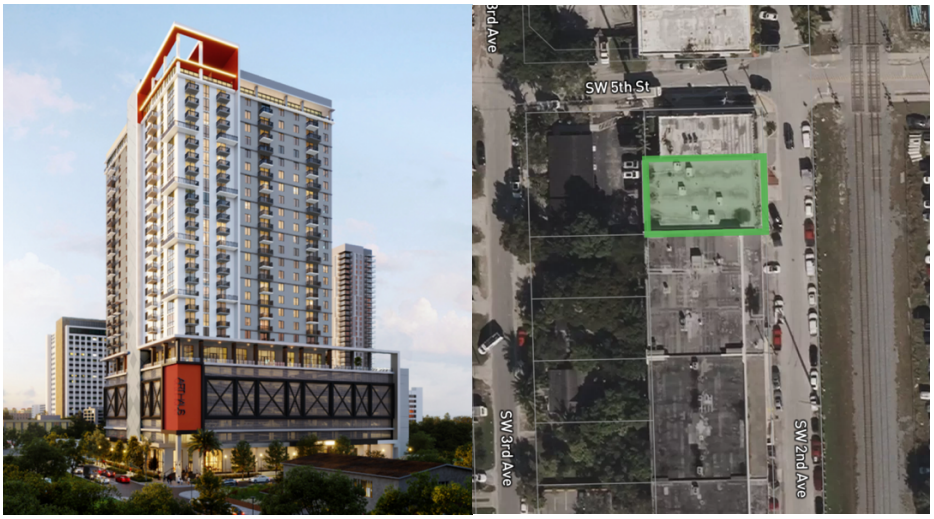
1101 N. Federal Highway



- **Developer:** SLC Architects
- **Units:** 231
- **Zoning:** B-1
- **Status:** Proposed
- **Size:** 4.2
- **Designated Use:** Affordable Housing & Market

Details: The Project will have 12 and 15 story buildings with 231 units for residents. Amenities will include open space, three roof-top decks two pools, courtyards, and green space. The project will also have a retail and restaurant space. How many units allocated to affordable housing or workplace housing is unavailable.

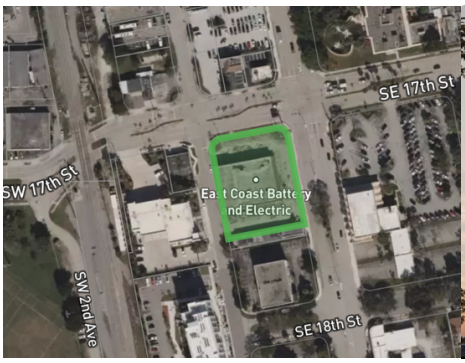
ArtLofts (Arthaus) - 503 Southwest Second Avenue



- **Developer:** Moderno Development Group
- **Units:** 265
- **Zoning:** RAC-SMU
- **Size:** 0.123
- **Status:** Under Construction
- **Designated Use:** Workforce Housing and Market Rate

Details: This project uses 6 parcel spaces and will rise to 26 stories. Of the 265 residences 43 will be designated as workforce housing. The project will feature a seven story parking garage with 315 spaces and a 4,700 square feet commercial space. The building will have amenities for residents such as a swimming pool, lounge, and a co-working space.

Croissant Park North and South - 1711 & 1807 S Andrews Avenue

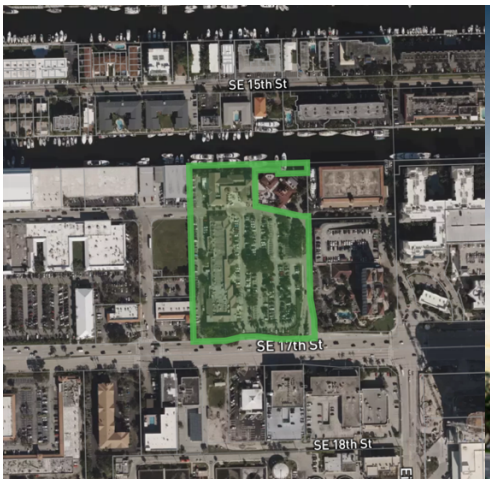




- **Developer:** South Andrews Holdings LLC (affiliate of Murphy Property Group), Blacksod Partners, and Rechter Holdings
- **Units:** 932 (466 in each building)
- **Zoning:** SRAC-SAe
- **Size:** 0.349
- **Status:** Proposed
- **Designated Use:** Workforce Housing & Market Rate

Details: This multipart project incorporates a north and south end of Andrew's Avenue. Towering at 28 stories, each building will be comprised of 187 workforce housing units for a total of 374 units and the remaining at market rates. The project features amenities such as gyms, pools, lounges, barbecue areas, and outdoor seating.

The Quay - 1515 SE 17 Street





- **Developer:** Related Group, BH Group, and Pebb Enterprises
- **Units:** 521
- **Zoning:** B-1
- **Size:** 6.27 Acres
- **Status:** Proposed

- **Designated Use:** Workforce Housing & Market Rate

Details: The site will be comprised of both residential and commercial enterprises. At 33 stories, 217 units will be allocated to workforce housing out of the 521 total units. The project will also build 750 parking spots to support the new infrastructure. The partnership of the three developers will compliment other projects such as the Ocean Walk on Singer Island, and a retail plaza that will become a mixed-use complex.

IMMA at Melrose - 2900 W. Broward Blvd.





- **Developer:** Atex Group
- **Units:** 162
- **Zoning:** B-1
- **Size:** 1.14 Acres
- **Status:** Proposed
- **Designated Use:** Affordable Housing

Details: The project amenities will have a gym, business areas, and amenity deck. Many of the units will have balconies and the parking lot will allow for 226 spaces. The entire project will be workforce housing.

Galleria East & Galleria West - 2414 East Sunrise Boulevard



- **Developer:** GFO Investments, InSite Group, Prime Finance, and Atlas Hill Real Estate
- **Units:** 3,142
- **Zoning:** B-1
- **Size:** 24.56 Acres
- **Status:** Proposed
- **Designated Use:** Workforce Housing & Market Rate

Details: The project will redesign what was the Galleria mall into give 30 story residential towers. Some of the space will be allocated to a fitness center, retail, and restaurant space. 473 units will be designated as workforce housing with the remaining in market rate.

Ekos Melrose Manor - 2790 W. Broward Blvd.



- **Developer:** McDowell Housing Partners
- **Units:** 120
- **Zoning:** B-1
- **Size:** 1.20 Acres
- **Status:** Proposed

- **Designated Use:** Affordable Housing

Details: The residential project will be designated as affordable housing. Amenities are not yet listed the project will be providing 92 parking spots.

Sources

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