

Commercial Real Estate

Fort Lauderdale considers hundreds of units on church land



Hundreds of residential units could be added near the church.
GOOGLE STREETVIEW



By [Mark Dovich](#) - Reporter, South Florida Business Journal
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Story Highlights

- Atlantic Pacific Cos. will build 348 residential units on church property in Fort Lauderdale.
- The Sanctuary Village project reserves 111 units for residents earning up to 120% of area median income.
- South Florida religious organizations increasingly partner with developers to monetize underused land holdings.

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Fort Lauderdale officials will meet Tuesday to review a proposal for a mixed-use development that would build hundreds of residential units on church land.

The city's Development Review Committee will consider the Sanctuary Village project at the Presbytery of Tropical Florida, at 1400 N. Federal Highway.

Under the proposal, Miami-based Atlantic Pacific Cos. would add a 12-story building with 348 units, including 111 units reserved for residents making up to 120% of Area Median Income. The units would range from 1 to 3 bedrooms. There would also be 726 parking spaces in a seven-level integrated parking garage and 6,200 square feet of ground-floor retail in the building, which would front the Middle River.

The median annual household income in Broward County is \$89,100, according to the U.S. Department of Housing and Urban Development.

The developer would also build a new 17,733-square-foot low-rise building to serve as additional administrative space for the church and affiliated daycare building. The existing 12,880-square-foot church and 2,120-square-foot daycare building would be preserved.

Finally, the plan maintains more than 1 acre on the 7.1-acre property as an open-air park.

Attorneys for the developer in the application didn't immediately return a Business Journal request for comment.

There's a growing number of religious organizations in South Florida looking to sell their land to real estate companies or partner with them on new projects. These transactions pair churches, who often have underused land but need to raise money, with developers, who have cash to spend but face increasing land constraints in South Florida.

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