



## CITY OF AVENTURA CURRENT DEVELOPMENT & APPLICATIONS IN PROCESS

### I. Developments under Construction

Applicant	Address	Application	Description	Status
Seritage / Esplanade at Aventura Mall	19505 Biscayne Blvd	Administrative Site Plan Approval	8 freestanding buildings ranging from 2-5 stories, 216,129 square feet of gross leasable area, 868 parking spaces in surface and structured parking	Construction ongoing
Aventura Medical Center LP	21290 Biscayne Blvd	Administrative Site Plan Approval	218,762 sq ft office, retail, ALF, 4 story office, 10 story ALF, ground floor retail Construction of extension of NE 213 Street	Construction ongoing
Safra Bank	3050 Aventura Blvd	Administrative Site Plan Approval	12 story, 200' tall, 113,65 square feet of bank and office, two levels of subterranean parking	Construction ongoing
Aventura Eco Offices	21291 NE 28 Avenue	Administrative Site Plan Approval	7-Story Medical Office Building	Partial Construction Approved and ongoing – Full fees pending
Shalev / Ivory Bridge	2820 NE 214 ST	Administrative Site Plan Revision Approval	Vehicular and Pedestrian access bridge between Ivory and Aventura 12/12	Construction ongoing

### II. Approved Developments not yet under Construction

Applicant	Address	Application	Description	Status
Gulfstream Park Racing Assoc.	NE 213 Street east of Biscayne Blvd	Administrative Site Plan Approval	25 story residential condominium 480 units	Approved: 05/15/2007 Expires: 01/09/2026
Granite Aventura LLC Port Aventura	NE 185 Street at NE 28 Court	Administrative Site Plan Revision Approval	204 residential units, 170 hotel rooms 18 stories, 186 ft tall	Revision Approved Permit application under review
Cabi Aventura Hotel LLLP	2777 NE 185 Street	Administrative Site Plan Approval	10 story, 120 ft tall, 132,690 sq ft office building, attached parking & 1 <sup>st</sup> floor retail/restaurant	Approved: 04/14/2017 Expires: 08/03/2023
Mystic Pointe Marina	3575 Mystic Pointe Drive	Administrative Site Plan Approval	Replacement of Existing Floating Docks in same configuration	Approved: 05/12/2020
Safra Synagogue	19275 Mystic Pointe Dr	Administrative Site Plan Approval	Guardhouse, Playground and Enclosed Patio Area	Approved: 05/12/2022
Target	21265 Biscayne Blvd	Administrative Site Plan Approval	Garden Enclosure and Parking Lot Revision	Approved: 07/22/2021 Extension Granted: 02/22/2023
Aventura Corporate Center	20801 Biscayne Blvd	Administrative Site Plan Approval	Develop a mixed-use project with offices, retail and residential	Approved: 05/19/2022 Modification Request: 05/15/2023
Central Aventura	20955 Biscayne Blvd	Administrative Site Plan Approval	135,100 sq ft retail, restaurants, fitness center, Hyatt House Hotel	Approved: 10/17/2022 Permit application under review
Two Turnberry	2750 NE 199 ST	Administrative Site Plan Approval	Develop the Property with a 14-story mixed use development that will house the Brightline's Aventura station	Approved: 08/29/2022

Belmont Village Senior Living	SE Corner of the intersection of Yacht Club Way and East Country Club Drive	Administrative Site Plan Approval	Assisted Living Facility	Approved: 08/29/2022 Permit application under review
Tal Aventura	2785 NE 183 <sup>rd</sup> ST	Amend Future Land Map and Zoning Map	B2 Business and Office to Amend to RMF4 Multi-Family High Density Residential	Pending Site Plan Ordinance 22-13 Rezoned the Site

### III. Developments in Review Process

Applicant	Address	Application	Description	Status
Turnberry Isle Yacht Club	19500 NE 36 CT	Administrative Site Plan Approval	Infill Property with two 24-story residential towers and accessory facilities	Site Plan in Review
Aventura Hospital and Medical Center	20900 Biscayne Blvd	Administrative Site Plan Approval	Construction of a 2-story, 56 bed addition to the Hospital South Tower	Site Plan in Review
Waterways Village Entry	3605 NE 207 ST	Administrative Site Plan Approval	Installation of Controlled Entry	Site Plan in Review
ICON Aventura / Aventura 2999	2999 NE 191 St	Administrative Site Plan Approval	Infill Property with a 26 story, 295-unit residential and 12,470 SF of retail	Site Plan in Review
Avenida Biscayne	2745 NE 193 St	Administrative Site Plan Approval	Construction of a retail plaza consisting of three free-standing buildings and common areas	Site Plan in Review
Aventura Food Hall	2777 NE 185 St	Administrative Site Plan Approval	Construction of a food hall with diverse entertainment and dining options	Site Plan in Review
Aventura Harbor	20605 NE 34 Ave	Administrative Site Plan Approval	Construction of a 15-story residential building and 22 boat docks	Site Plan in Review

### IV. New Business Openings

Applicant	Address	Description	Status
UNIQUE CLINIC LLC	2801 NE 213 ST 1111	SALON	ISSUED
ALMOTTI	19501 BISCAYNE BLVD 009	BAKERY RETAIL	UNDER REVIEW
LUCCIANO'S	2920 NE 207 ST 106	ICE CREAM SHOP OR PARLOR	UNDER REVIEW
THE 80'S CLUB	3595 NE 207 ST	RESTAURANT	UNDER REVIEW
DOGGI'S	19565 BISCAYNE BLVD FH13	RESTAURANT	UNDER REVIEW
AREPA BAR	19565 BISCAYNE BLVD 938	RESTAURANT	UNDER REVIEW
GABY BY CALL ME GABY	18719 BISCAYNE BLVD 310	RESTAURANT	UNDER REVIEW
JERSEY MIKE'S SUBS	18201 BISCAYNE BLVD B	RESTAURANT	ISSUED
GOLDEN CHARIOT INDIAN RESTAURANT			

<b>OAKBERRY AVENTURA MALL LLC</b>	19501 BISCAYNE BLVD K10	SNACKBAR AS ACCESSORY	UNDER REVIEW
<b>AMIRI</b>	19575 BISCAYNE BLVD K1971	RETAIL	UNDER REVIEW
<b>UNODE50</b>	19501 BISCAYNE BLVD 1361	RETAIL	UNDER REVIEW
<b>VENCHI</b>	19565 BISCAYNE BLVD 958	RETAIL	UNDER REVIEW
<b>ALO YOGA</b>	19501 BISCAYNE BLVD 1982	RETAIL	UNDER REVIEW
<b>ALTAR BY GUSTAVO CADILE LLC</b>	19501 BISCAYNE BLVD 1503	RETAIL	UNDER REVIEW

## V. Building Division: Permit and Inspections

### BUILDING DIVISION ACTIVITY

#### Permit Applications

Oct '22	484
Nov '22	494
Dec ' 22	478
Jan '23	456
Feb '23	482
March '23	545
April '23	399
May '23	527
June '23	527
July '23	480

#### Inspections Requested

Oct '22	1862
Nov '22	1849
Dec ' 22	1881
Jan '23	1817
Feb '23	1965
March '23	2135
April '23	1603
May '23	1983
June '23	2091
July '23	1981

Most Recent Update: 07/31/2023

Source: City of Aventura, Community Development Department, Planning & Zoning Division