



CITY OF AVENTURA CURRENT DEVELOPMENT & APPLICATIONS IN PROGRESS

I. Developments under Construction

Applicant	Project	Address	Application	Description	Status
Norwich Aventura II LLC	AC Hotel	NE 207 Street at NE 30 Avenue	Administrative Site Plan Approval	9 story, 192,514 sq ft, 233 room hotel with attached parking levels	Approved Under Construction
Prive	Prive at Island Estates	5100 Island Estates Drive	Administrative Site Plan Approval	15 story residential condominium 160 units	Approved Under construction
Integra Investments	Park Square Aventura	NE 207 & NE 30 Avenue	Administrative Site Plan Approval	Mixed use development 134 Residential Units 40,780 sq ft Retail 129,718 sq ft Office 147,019 sq ft Hotel 147,821 sq ft ALF 200 beds	Approved Parking Garage and Medical Office Building under construction Hotel and residential/office buildings under construction
Aventura Mall Venture	Aventura Mall Expansion	19501 Biscayne Boulevard	Administrative SP Approval	Expansion to Aventura Mall 3 stories, 235,759 sq ft 7 story parking garage Expansion of Macy's and Bloomingdales' stores	Approved 6 story parking garage and new retail wing under construction
Regency Center LP	Aventura Shopping Center	2962-2968 Aventura Boulevard	Administrative Site Plan Approval	Demolition of existing plaza New construction of 57,917 sq ft Publix 14,188 sq ft CVS Pharmacy 3- 1 story retail buildings 6417 – 7477 sq ft	Approved Under construction
Miami Dade Country	Northeast Library Branch	Aventura Boulevard	Administrative Site Plan Approval	Construction of new public library	Approved TCO issued
City of Aventura	NE 188 Street Park	3100 NE 188 Street	Administrative Site Plan Approval	1.5 acre City Park with play/exercise equipment areas	Approved TCO issued
KVVS Investors LLC	2801 Aventura Medical	2801 NE 213 Street	Administrative Site Plan Approval	12 stories, 129'8" tall medical office building 104,632 sq ft with 7 levels parking, 5 levels office	Approved Under Construction
Williams Island POA	Williams Island Café	5300 Island Boulevard	Administrative Site Plan Approval	Renovations to Café	Approved Permit issued

Aventura Hospital & Medical Center	Aventura Hospital Expansion	20900 Biscayne Boulevard	Administrative Site Plan Approval	Expansion of Emergency Room, 15,190 sq ft and new surface parking area with 120 parking spaces	Approved Under construction
YCM Acquisition LLC	Yacht Club Marina at Turnberry Isle	19500 NE 36 Court	Administrative Site Plan Approval	Redevelopment of boat slips	Approved Under construction

II. Approved Developments

Applicant	Project	Address	Application	Description	Status
Hi Lift Marina LLC	Hi Lift Marina	2890 NE 187 Street	Administrative Site Plan Approval	New marina building 240 dry slips, 22 wet slips 51,644 sq ft	Approved Building Permits issued, no construction to date
Gulfstream Park Racing Assoc. Inc.	Gulfstream Parkview	NE 213 Street	Administrative Site Plan Approval	25 story residential condominium 480 units	Approved No building permit application to date
Vida at the Point LLC	Vida at the Point	Yacht Club Drive	Administrative Site Plan Approval	Six townhomes 21,510 sq ft	Site Plan Approval issued Building Permit under review
Aventura Medical Services LLC	Aventura Medical Services Center	NE 28 Avenue at NE 213 Street	Administrative Site Plan Approval	11 story, 120 ft tall medical office building 6 stories parking, 5 stories office, 142,500 sq ft.	Site Plan Approval issued Building Permit under review
TB Isle Resort LP	Turnberry Isle Resort Expansion	19999 West Country Club Drive	Administrative Site Plan Approval	138,785 sq ft Conference Center, 1 story addition to Parking Garage, Demolition and reconstruction of Orchid Hotel Building, 323 rooms, 263,785 sq ft	Site Plan Approval issued No building permit issued to date
Turnberry Plaza LTD	Aventura Hilton Hotel	2875 NE 191 Street	Administrative Site Plan Approval	192 rooms, 12 stories 188,547 sq ft hotel	Site Plan Approval issued No building permit issued to date
Aventura Chabad	Synagogue and Office Redevelopment	21001 Biscayne Boulevard	Administrative Site Plan Approval	New 113,70 sq ft office relocation of existing 44,493 sq ft synagogue 4362 sq ft preschool	Site Plan Approval issued Demolition underway Foundation permit under review
Granite Aventura LLC	Port Aventura	NE 185 Street at NE 28 Court	Administrative Site Plan Revision Approval	158 condominium units 18 stories, 186 ft tall, 376,316 square feet	Site Plan Revision Approval issued No building permit issued to date
HSH Willisle Marina Company	Williams Island Marina Storage Building	North Marina 7100 Island Blvd	Administrative Site Plan Approval	Demolition of existing shed and reconstruction of new storage shed for marina equipment	Site Plan Approval issued No building permit issued to date

III. Developments in Review Process

Applicant	Project	Address	Application	Description	Status
Aventura 34 th AV, LLC	Aventura Condo	20605 NE 34 Avenue	Administrative Site Plan Approval	6 story, 5 unit multi-family residential building	Site Plan in Review Process
SMD Land Acquisitions LLC	Medical Office	18560 Biscayne Boulevard	Administrative Site Plan Approval	1 story 2400 square foot medical office building	Site Plan in Review Process
Seritage	Esplanade at Aventura Mall – Phase I	19505 Biscayne Boulevard	Administrative Site Plan Approval	250,000 sq ft retail & restaurants, 43,000 sq ft office & hotel	Site Plan in Review Process
PDQ	1 story restaurant	NE 191 Street	Administrative Site Plan Approval	4340 sq ft restaurant	Site Plan in review process
Cabi Aventura Hotel LLLP	Cabi Aventura Office Tower	2777 NE 185 Street	Administrative Site Plan Approval	10 story, 120 ft tall, 132,690 sq ft office building with attached parking and ground floor retail/restaurant	Site Plan in review process
Tako/Kahn	Shalev	NE 213 Street	Administrative Site Plan Approval	118,000 square foot office and hotel development	Site Plan in review process
Florida Convalescent Associates	Aventura Palm Gardens	21251 East Dixie Hwy	Administrative Site Plan Approval	5 story, 109 bed expansion of existing facility	Site Plan in review process
Aventura Mall Venture	Aventura Mall Expansion	19501 Biscayne Blvd	Administrative Site Plan Revision Approval	Revision to approved site plan to add mechanical room, trash room and interior GLA - 4438 sq ft addition to approved GLA	Site Plan in review process
Aventura Hospital & Medical Center	Hospital Wing Expansion and New Parking Garage	20900 Biscayne Boulevard	Administrative Site Plan Approval	3 story addition for 60 beds, 5 story parking garage with 512 spaces	Site Plan in review process
Optima International Plaza	Connection to parking and plaza levels	21500 Biscayne Boulevard	Administrative Site Plan Revision Approval	Revision to connect Aventura building to proposed adjacent Hallandale building	Site Plan in review process

Most Recent Update: 11/18/16

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