



CITY OF AVENTURA

CURRENT DEVELOPMENT & APPLICATIONS IN PROCESS

DEVELOPMENTS UNDER CONSTRUCTION

Applicant	Address	Application	Description	Status	Lot Size	Zone
Public Storage	21280 Biscayne Blvd	Administrative Site Plan Approval	Redevelop site, eliminate roll-up door facilities and replace them with two (2) five-story self-storage facilities.	Construction Ongoing	268,675 SF (6.1 ac)	MO-Medical Office
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	Project Completion Imminent	535,975 SF (12.3 ac)	B2 - Community Business
Medical District Developments LLC / 1212 Aventura	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	TCO Issued CO pending completion of 214 St / Utilities	81,929 SF (1.88 ac)	MO - Medical Office
Safra Bank	3050 Aventura Blvd	Administrative Site Plan Approval	12 story, 200'tall, 113,814 square feet of bank and office, two levels of underground parking	Construction Ongoing	57,117 SF (1.3 ac)	B2 - Community Business
Aventura Eco Offices	21291 NE 28 Avenue	Administrative Site Plan Approval	7-Story Medical Office Building	Initial Construction Stalled	71,057 SF (1.36 ac)	MO - Medical Office
Avenida Biscayne	2745 NE 193 St	Administrative Site Plan Approval	Construction of a retail plaza consisting of three free-standing buildings and common areas	Approved: 01/04/2024 TCO Issued. Project Completion Imminent	120,913 SF (2.7 ac)	B2 Community Business
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 Permits Issued Construction Ongoing	61,586 SF (1.4 ac)	RMF4 - Multi Family Medium High Density
Safra Synagogue	19275 Mystic Pointe Dr	Administrative Site Plan Approval	Guardhouse, Playground and Enclosed Patio Area	Approved: 05/12/2022 Permitting Underway	61,028 SF (1.4 ac)	CF - Community Facilities
Two 10	21001 Biscayne Blvd.	Administrative Site Plan Approval	4 story synagogue, 10 story office building, 5 story parking garage.	Approved: 05/15/19 Phase I synagogue CO issued. Phase II office building permitting underway.	79,070 SF (1.8 ac)	B2 - Community Business

Jacinta (Blanca de Mexico) Restaurant	19501 Biscayne Blvd 783	Administrative Site Plan Approval	Extension of the existing outdoor seating area. Name changed.	Approved: 11/13/2024 Construction Ongoing	Project Area: 1,362 SF	B2 Community Business
Starbucks Coffee	20495 Biscayne Blvd	Administrative Site Plan Approval	Starbucks seeks to open a new location at a space within a commercial building.	Approved: 08/20/2024 Permitting Approved Construction Ongoing	26,208 SF (0.6 ac)	B2 Community Business
Turnberry Racquet Club	19999 W Country Club Dr	Administrative Site Plan Approval	Installation of three pickleball courts, two padel courts, a shade canopy, two shade pergolas, and lighting for the courts.	Approved: 02/10/2025 Permit Issued. Construction Ongoing	670,824 SF (15.4 ac)	B2 – Community Business
Eataly	19501 Biscayne Blvd 3004	Administrative Site Plan Approval Modification	Addition of outdoor seating areas	Site Plan Approved. Construction ongoing	Project Area: 9,218 SF	B2-Community Business

APPROVED DEVELOPMENTS NOT YET UNDER CONSTRUCTION

Applicant	Address	Application	Description	Status	Lot Size	Zone
Granite Aventura LLC Port Aventura	NE 185 Street at NE 28 Court	Administrative Site Plan Revision Approval	121 residential units, 167 hotel rooms, 14 supplemental quarters, 17 stories, 186 ft tall	Revision VI Approval Imminent.	84,025 SF (1.9 ac)	RMF4 – Multi Family Medium High Density
Central Aventura	20955 Biscayne Blvd	Administrative Site Plan Approval	135,100 sq. ft retail, restaurants, fitness center, Hyatt House Hotel	In for permitting Sign variance granted	69,527 S.F. (1.5 ac)	B2 – Community Business
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	1,165,987 SF (26.7 ac)	TC5 – Town Center North Planned Development
Target	21265 Biscayne Blvd	Administrative Site Plan Approval	Garden Enclosure and Parking Lot Revision	Approved: 07/22/2021 Extension Granted: 02/22/2023	484,823 SF (11.1 ac)	B2 – Community Business
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	146,722 SF (3.3 ac)	B2 – Community Business
Waterways Village Entry	3605 NE 207 ST	Administrative Site Plan Approval	Installation of Controlled Entry	Approved: 11/17/2023	263,233 SF (6.4 ac)	RMF4 – Multi Family Medium High Density
Icon Padel Aventura	18851 NE 29 Ave	Administrative Site Plan Approval	Construction of padel courts on the roof of the existing seven story parking structure within the property.	Approved: 08/22/2024 Permitting Under Revision. Construction Imminent.	167,270 SF (3.8 ac)	TC1 – Town Center

Avenia/Aventura Harbor	20605 NE 34 Ave	Administrative Site Plan Approval	Construction of a 15-story residential building and 15 boat docks	Approved: 03/17/2025 Permitting Underway	255,436 SF (5.86 ac)	RMF3A – Multi family Medium Density / CNS Conservation
L'Isola Retail Cabi Aventura	2777 NE 185 St	Administrative Site Plan Approval	Construction of a Retail Plaza consisting of two- single-story buildings.	Approved: 05/14/2025 Permitting Underway	63,002 SF (1.4 ac)	B2 – Community Business

DEVELOPMENTS IN REVIEW PROCESS

Applicant	Address	Application	Description	Status	Lot Size	Zone
VICEROY/ICON Aventura	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 Approval Imminent	121,265 SF (2.7 ac)	TC1 – Town Center
Aventura Corporate Center	20801 Biscayne Blvd	Administrative Site Plan Approval	Develop a mixed-use project with offices, retail and residential	Entitlements extended Site Plan Approval Pending	458,689 SF (10.5 ac)	TC4 – Town Center Office Park Mixed Use
BH Aventura Medical Office	2740 NE 208 Ter	Administrative Site Plan Approval	Construction of a 9-story Medical Office Building	Resubmittal Under Review	31,027 SF (0.7 ac)	MO – Medical Office
Prive	5000-5500 Island Estates Dr	Administrative Site Plan Revision	Revision to previously Approved Site Plan	Site Plan Approval Imminent	354,879 SF (8.1 ac)	RS2 – Residential Single Family
Aventura Square (Avenida Walk)	19101 Biscayne Blvd	Administrative Site Plan Approval	Demolition of the existing property. Proposed modifications will include construction of restaurant businesses.	Site Plan Approval Imminent	434,293 SF (9.9 ac)	B2 – Community Business
Yacht Club Marina Tower Residences	19500 NE 36 Ct	Administrative Site Plan Approval	Two 24- story residential towers	Site Plan Approval Imminent	801,939 SF (18.41 ac)	RMF4 – Multi Family Medium High Density
The Enclave	3058 NE 183 Lane	Administrative Site Plan Approval	Residential development of 582 units	Under Review	168,546 SF (3.8 ac)	RMF3 - Multifamily Medium Density
Casas Padel Club	19503 Biscayne Blvd	Administrative Site Plan Approval Modification	Installation of four (4) padel courts in existing parking lot at the Aventura Mall	Under Review	703,605 SF (16.1 ac)	B2 – Community Business
Cassa Residences	2822 NE 187 Street	Administrative Site Plan Approval	Mixed use development with 208 residential units and 12,000 sq. ft. of retail	Under Review	131,594 SF (3.0 ac)	TC1 – Town Center
Arium – Lincoln Pointe	17900 NE 31 Court	Administrative Site Plan Approval	Two 31-story residential towers with 409 units	Under Review	381,997 SF (8.7 ac)	RMF4 – Multi Family Medium High Density

NEW BUSINESS OPENINGS

Applicant	Address	Description	Status
LA POTRANCA TACOS & CANTINA AVENTURA	17861 BISCAYNE BLVD	FOOD AND RESTAURANT	ISSUED
POPOP BAGEL	2958 AVENTURA BLVD B1	FOOD AND RESTAURANT	UNDER REVIEW
TREMBLE AVENTURA LLC	19505 BISCAYNE BLVD 3250	HEALTH CLUB	ISSUED
HASTENS	19505 BISCAYNE BLVD 2140	MERCHANT RETAIL	ISSUED
MEJURI INC	19565 BISCAYNE BLVD 1930	MERCHANT RETAIL	ISSUED
MODA 39	19505 BISCAYNE BLVD 3130	MERCHANT RETAIL	ISSUED
CAMP	19501 BISCAYNE BLVD 3003	MERCHANT RETAIL	PAID ONLINE
TISSOT	19575 BISCAYNE BLVD 1527	MERCHANT RETAIL	UNDER REVIEW
TNS	19501 BISCAYNE BLVD 729	MERCHANT RETAIL	UNDER REVIEW

BUILDING DIVISION: PERMITS AND INSPECTIONS

Permit Applications



Inspections Requested

