



CITY OF AVENTURA

CURRENT DEVELOPMENT & APPLICATIONS IN PROCESS

I. Developments under Construction

Applicant	Project	Address	Application	Description	Status
Integra Investments	Park Square Aventura	NE 207 & NE 30 Avenue	Administrative Site Plan Approval	Mixed use development 131 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 CO issued for all buildings and site work Retail spaces under build-out
Aventura Mall Venture	Aventura Mall Expansion	19565 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 CO issued for expansion wing CO issued for 6 story parking garage TCO issued for Apple Store
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	Approved TCO issued for Synagogue
Seritage	Esplanade at Aventura Mall – Phase I	19505 Biscayne Boulevard	Administrative Site Plan Approval	5 freestanding buildings ranging from 2-5 stories, 216,129 square feet of gross leasable area, 868 parking spaces in surface and structured parking	Approved Permits issued for Building A, Podium and Buildings B, C and D Construction anticipated to resume in first quarter of 2021
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 506 spaces	Approved CO issued for parking garage TCO issued for South Tower Expansion
Turnberry Plaza LTD	Aventura Hilton Hotel	2875 NE 191 Street	Administrative Site Plan Approval	192 rooms, 12 stories 188,547 sq ft hotel	Approved TCO issued
Shalev Development Group LLC	Shalev Office & Hotel Building	NE 214 Street east of NE 28 Avenue	Administrative Site Plan Approval	10 stories, 119.5' tall 118,858 sq ft 4 levels of parking Retail & office space plus 100 hotel rooms	Approved TCO issued
Vida at the Point LLC	Vida at the Point	Yacht Club Drive	Administrative Site Plan Approval	Six townhomes 21,510 sq ft	Approved Construction underway
Aventura Medical Center LP	1212 Aventura	21290 Biscayne Boulevard	Administrative Site Plan Approval	218,762 sq ft office, retail, ALF, 4 story office,	Approved Foundation permit approved

				10 story ALF, ground floor retail Construction of extension of NE 213 Street	Construction to 5 th floor approved
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II. Approved Developments not yet under Construction

Applicant	Project	Address	Application	Description	Status
Gulfstream Park Racing Assoc. Inc.	Gulfstream Parkview	NE 213 Street east of Biscayne Boulevard	Administrative Site Plan Approval	25 story residential condominium 480 units	Approved No building permit application to date
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.	Approved No building permit issued to date Revised site plan submitted 10/20 Now named "Aventura Eco"
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 No building permit issued to date
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, attached parking & 1 st floor retail/restaurant	Approved No building permit issued to date
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	Approved No building permit issued to date
Seritage	Esplanade at Aventura Mall – Phase II	19505 Biscayne Boulevard	Administrative Site Plan Approval	3 additional freestanding buildings and revision to parking area	Approved Building Permits under review
Aventura 34 th AV, LLC	Aventura Condo	20605 NE 34 Avenue	Administrative Site Plan Approval	6 story, 5 unit multi-family residential building	Approved No building permit submitted to date
Mystic Pointe Marina	Replacement of Floating Docks		Administrative Site Plan Approval	Replacement of Existing Floating Docks in same configuration	Approved Building permit under review
Granite Aventura LLC	Port Aventura	2785 NE 185 Street	Administrative Site Plan Revision Approval	Change to façade, change to all valet parking, changes to entry drive to hotel	Approved No building permit submitted to date
Safra Bank	3050 Aventura	3050 Aventura Boulevard	Administrative Site Plan Approval	12 story, 200' tall, 113,65 square feet of bank and office, two levels of subterranean parking	Approved No building permit submitted to date

III. Developments in Review Process

Applicant	Project	Address	Application	Description	Status
Turnberry on the Green	Gated Entry for Residential Condominium	19501 West Country Club Drive	Administrative Entry Feature Approval	Entry gates and entry reconfiguration	Entry feature plan in review process
Haimov	Retail Jewelry Store	18560 Biscayne Boulevard	Administrative Site Plan Approval	1910 square foot, 1 story retail building	Site Plan in Review process
Safra Synagogue	Synagogue Improvements	19275 Mystic Pointe Dr	Administrative Site Plan Approval	Guardhouse, Playground and Enclosed Patio Area	Site Plan in Review process
Target	Garden Enclosure	21265 Biscayne Blvd	Administrative Site Plan Approval	Garden Enclosure and Parking Lot Revision	Site Plan Approved
Aventura Eco Offices	Aventura Eco Offices	21291 NE 28 Avenue	Administrative Site Plan Approval	7-Story Medical Office Building	Site Plan in Review process
Centtral Aventura	Centtral Aventura	20955 Biscayne Blvd	Administrative Site Plan Approval	135,100 sq ft retail, restaurants, fitness center, Hyatt House Hotel	Site Plan in Review process
1212 Aventura	1212 Aventura	21290 Biscayne Blvd	Administrative Site Plan Revision Approval	Minor architectural, landscaping and civil revisions and request for shared parking	Site Plan Revision in Review process
Shalev / Ivory	Shalev / Ivory	2820 NE 214 ST	Administrative Site Plan Revision Approval	Vehicular and Pedestrian access bridge between Ivory and Aventura 12/12	Site Plan Revision in Review process
Tesla Aventura Commons	Tesla	21063 Biscayne Blvd	Administrative Site Plan Approval	Install an Electric Vehicle Charging Station within the existing parking lot of the Aventura Commons	Site Plan Revision in Review process
Turnberry Isle Yacht Club	Yacht Club	19500 NE 36 CT	Administrative Site Plan Approval	Redevelop Property with two 24-story residential towers and accessory facilities	Site Plan in Review process
Two Turnberry	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	Site Plan in Review process
Aventura Corporate Center	Aventura Corporate Center	20801 Biscayne Blvd	Administrative Site Plan Approval	Develop a mixed-use project with offices, retail and residential	Site Plan in Review process
Aventura Hospital and Medical Center	Bed Tower Expansion	20900 Biscayne Blvd	Administrative Site Plan Approval	Construction of a 2-story, 56 bed addition to the Hospital South Tower	Site Plan in Review process
Esplanade at Aventura	Esplanade at Aventura	19505 Biscayne Blvd	Administrative Site Plan Approval	Minor Revision to approved Site Plan to parking field around Building 5 & 6	Site Plan in Review process

Most Recent Update: 12/27/2021

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