

NEW CONSTRUCTION MULTI-FAMILY / COMMERCIAL PROJECTS - DRC / DRB REVIEW

NAME / PROPERTY	OWNER	ADDRESS	ARCHITECT	# OF LOTS	# OF UNITS	TDR STATUS	DRB APPROVAL
MONARCH CONDOMINIUM 9540-60 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 1-3 / Block 2 COMPLETED	Lionstone Bay Harbor Inc	9540 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154	Revuelta Vega Leon, P.A. 2560 S.W. 27 Avenue Miami, Fl 33133 305-529-1080	3	96	Private Transactions – Different Amounts	10/10/11 PUD 21TDR
TAUBCO PROPERTY 9551 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 1-2 / Block 1 Construction Permit B18-000378 Issued on 12/17/2024 PLANS REVISED SEPT 2022	One Kane Concourse, LLC	9551 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2		N/A COMMERCIAL SPACE	Commercial Property P&Z 1/17/17 HB Approval 11/14/2016
HARBOUR PARK APARTMENTS 9901 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 22 / Block 4 COMPLETED	Bayview Property Investments, LLC	1111 Kane Concourse Ste. 517 Bay Harbor Islands, Fl 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	19 (Original request 21)	\$220,000 (\$20,000 EA) <u>PAID TO TOWN</u> RESO # 1147	07/31/12 11 TDR
EDGEWATER APT. CONDO / “O” RESIDENCES 9821-41 E. Bay Harbor Dr. Bay Harbor Islands, Fl 33154 Lots 25-26 / Blk 4 COMPLETED	Edgewater Apartments Corporation	1111 Kane Concourse Ste. #603 Bay Harbor Islands, Fl 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	41	\$690,000 (\$30,000 EA) <u>PAID TO TOWN</u> RESO # 1160	07/31/12 23 TDR
BAY HARBOR CLUB 1025-1035 92 Street Bay Harbor Islands, Fl 33154 Lots 15-16 / Block 15 COMPLETED	BH Developers, LLC	2601 Collins Avenue Miami Beach, Fl 33140	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	42	\$360,000 (\$15,000 EA) <u>PAID TO TOWN</u> RESO # 1154	11/7/12 24 TDR

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IVORY CONDOMINIUM 9261 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 17-18 / Block 1 COMPLETED	Bay Harbor Towers LLC	2875 N.E. 191 Street Ste. #300 Aventura, Fl 33180	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	40 41	\$440,000 (\$20,000 EA) RESO # 1153	10/16/12 22 TDR 23 TDR
ISLAND CLUB – LA BAIA SOUTH 9201 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 19-20-21-22 / Block 1 Construction Permit B22-000509 Issued on 12/20/2022	Island Club Towers LLC	9551 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154	Revuelta Architecture International 2950 SW 27 Avenue, Ste 110 Miami, Florida 33133	4	67 68 87 (original request 93)	5 TOWN 27 PRIVATE TRANSACTION *TOWN PAID \$375,000.00 10.20.2022 RESO #2229A	REVISED 1/4/22 32 TDR 7/16/13 51 TDR
ROYALE HOUSE LA BAIA NORTH 9431-81 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 6-8 / Block 1 Construction Permit BP2016-35 Issued on 6/11/2024	Royale Club Towers, LLC	9551 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154	Revuelta Architecture International 2950 SW 27 Avenue, Ste 110 Miami, Florida 33133	3	57 72	31 TOWN \$930,000 (\$30,000 EA) *15 TDR RETURNED RESO # 1159 *NO PAYMENT	REVISED 6/7/22 31 TDR 12/18/12 46 TDR
BAY HARBOR RESIDENCES/KAI 9920-60 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 16-18 / Block 3 COMPLETED	9940 West Bay Harbor LLC	822 Meridian Lane Hollywood, Florida 33019	Arquitectonica 2900 Oak Avenue Miami, Florida 33133	3	57 54	\$560,000 (\$20,000 EA) RESO # 1155	12/18/12 28 TDR 34 TDR
1120 BAY BREEZE 1120-24 98 Street Bay Harbor Islands, Fl 33154 Lot 2 / Block 22 COMPLETED	Bay Harbor Loft LLC 305-864-9393	1111 Kane Concourse, #517 Bay Harbor Islands, Florida 33154	Alain Bartoli 2480 Trapp Avenue Coconut Grove, Florida 33133	1	17	8 PRIVATE RESO # 2019 (1) RESO # 1174 (7)	5/7/13 8 TDR

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BAY HARBOR 101 (PLANS REVISED) 1155-1165 101 Street Bay Harbor Islands, Fl 33154 Lots 13-14 / Block 6 COMPLETED	BH 101, LLC 561-742-9290	3930 Max Place Boynton Beach, Florida 33436		2	12	N/A	Revised Project Approved 1/6/15
BAYVIEW 102 REALTY 1133-1145 102 Street Bay Harbor Islands, Fl 33154 Lots 12-13 / Block 5 COMPLETED	Bayview 102 Realty 917-217-4841	10175 Collins Avenue, #803 Bal Harbour, Florida 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	42	18 TOWN \$630,000 6 PRIVATE TRANSACTION <u>PAID TO TOWN</u> RESO # 1185	7/16/13 24 TDR Extension Fee \$90K Returned
TOWN LOFTS 100 1100-1120 100 Street Bay Harbor Islands, Fl 33154 Lots 3-4 / Block 8 COMPLETED	Townlofts 100, LLC 786-543-4831	1329 Alton Road Miami Beach, Florida 33139	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	36	13 TOWN \$520,000 (\$35,000 EA) 5 PRIVATE TRANSACTION RESO # 1183	8/6/13 18 TDR Extension Fee \$65K 11/10/2014
1150-101 BH 1150 -101 Street Bay Harbor Islands, Fl 33154 Lot 7 / Block 7 COMPLETED	1150 -101 St BH, LLC 305-864-3777	1111 Kane Concourse, #217 Bay Harbor Islands, Florida 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	17	3 TOWN \$120,000 (\$35,000 EA) 5 PRIVATE <u>PAID TO TOWN</u> RESO # 1184	8/6/13 8 TDR Extension Fee \$15K 3/9/2015

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LA BOUTIQUE / BIJOU 9521 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lota 3-4 / Block 1 TCO EXTENSION ISSUED 3/15/2023	BH South Islands, LLC c/o Marc Schmulian	18851 NE 29 Avenue Aventura, Fl 33180	Revuelta Architecture International 2950 SW 27 Avenue, Ste 110 Miami, Florida 33133	2	40 44	18 PRIVATE 5 TOWN \$237,500 RESO #2052A	HB Approval 12/3/2016 23 TDR
D GROUP 9301 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 14/ Block 1 PROJECT EXPIRED	9301 E. Bay Harbor Drive, Corp.	3801 S. Ocean Drive, #4N Hollywood, Fl 33019	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	20	PROJECT EXPIRED	DRC REVIEWED PENDING PNZ
BLOCK 6 10150-10190 E. Bay Harbor Dr Bay Harbor Islands, Fl 33154 Lots 1-2/19-20 / Block 6 No Construction Plans Submitted - EXPIRED	Bay Harbor Holdings c/o Jessica Lee	622 Banyan Trail #150 Boca Raton, Fl 33431	**Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	4	49	PROJECT EXPIRED	4/2/14 15 TDR
SERENO 10201-10321 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 6-7 & 8 / Block 4 COMPLETED	Bay Harbor Holdings c/o Jessica Lee	622 Banyan Trail #150 Boca Raton, Fl 33431	**Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	3	43	14 PRIVATE RESO # 2025 (8) RESO # 2022 (2) RESO # 2023 (4)	4/2/14 14 TDR
BLOCK 5 10200-10290 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 1-2 / 14-15 / Block 5 No Construction Plans Submitted – EXPIRED	Bay Harbor Holdings c/o Jessica Lee	622 Banyan Trail #150 Boca Raton, Fl 33431	**Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	4	61	PROJECT EXPIRED	DRC REVIEWED PENDING PNZ

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BH GARDENS / CASA VERDE 1140-50 93 Street Bay Harbor Islands, Fl 33154 Lots 4-5/ Block 17 Construction Permit B18-000150 PROJECT EXPIRED	Furmanos LLC c/o Caceras	151 Crandon Boulevard, #534 Key Biscayne, Fl 33149	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	34 30	7 PRIVATE 5 TOWN \$260,000 (\$40,000 EA) <u>PAID TO TOWN</u> RESO # 2011	1/20/15 16 TDR Extension Fee \$60K 10/13/2015
93 BH 1055 - 93 Street Bay Harbor Islands, Fl 33154 Lot 13 / Block 14 Construction Plans Submitted PROJECT EXPIRED	BH 93, LLC	3930 Max Place Boynton Beach, Fl 33436	Carl Levine, RA 3191 Mary Street Miami, Fl 33133 305-323-7826	1	6	PROJECT EXPIRED	1/21/14 NO TDR
1045 92 STREET * SEE NEW PROJECT 1045-1055 92 Street Bay Harbor Islands, Fl 33154 Lots 13-14 / Block 15 PROJECT EXPIRED	1045-92 BH, LLC	1111 Kane Concourse, #217 Bay Harbor Islands, Fl 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	38	PROJECT EXPIRED	1/21/14 20 TDR **Expired
9900 E BH TOWNHOMES 9900 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 20 / Block 8 COMPLETED	9900 Bay Harbour, LLC	9900 E, Bay Harbor Drive Bay Harbor Islands, Fl 33154	Alain R. Bartoli 2480 Trapp Avenue Coconut Grove, Fl 33133 786-908-3244	1	6	N/A	1/21/14 NO TDR
BEAU RIVAGE * SEE NEW PROJECT 9781 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 28 / Block 4 PROJECT EXPIRED	Beau Rivage, LLC.,	10205 Collins Avenue Bal Harbour, Florida 331554	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	13	PROJECT EXPIRED	6/3/2014 4 TDR
9290 CONDOMINIUM 9290 W Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 16 / Block 2 PROJECT EXPIRED	Global Reach Investments	115 E. Palm Modway Miami Beach, Florida 33139 305-674-0023	Alain R. Bartoli 2480 Trapp Avenue Coconut Grove, Fl 33133 786-908-3244	1	14	PROJECT EXPIRED	5/6/2014 NO TDR

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BAY HARBOR RESIDENCES 1085 94 Street Bay Harbor Islands, Fl 33154 Lots 10/ Block 13 PROJECT EXPIRED	Arman Corp. c/o Hassein Shahrodi	45 Valencia Avenue Coral Gables, Fl 33134 305-445-2399	ITEC Design 265 Ne 24th St Ste 202, Miami, FL 33137	1	6	PROJECT EXPIRED	6/21/16
BAY HARBOR TOWNHOUSES 9201 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 7 / Block 17 PROJECT EXPIRED	9201 WBH LLC	2645 NE 207 Street Aventura, Fl 33180	VC Architects 300 Aragon Ave, Suite 330 Coral Gables, FL 33134 305.567.0602	1	8	PROJECT EXPIRED	1/6/15 Extension approved 2/18/19
LE JARDIN HOUSE 1150 – 1160 102 Street Bay Harbor Islands, Fl 33154 Lots 7-8 / Block 6 COMPLETED	Bay Harbor Holding, LLC	9737 NW 41 Street Miami, Fl 33178	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	30	6 PRIVATE 6 TOWN \$312,000 <u>PAID TO TOWN</u> RESO # 2070	1/6/15 12 TDR
PEARL HOUSE LLC 1170 101 Street Bay Harbor Islands, Fl 33154 Lot 9 / Block 7 COMPLETED	Sal Abighanem & Nisreen Saab	1170-74 101 Street Bay Harbor Islands, Florida 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	15	3 PRIVATE 3 TOWN \$156,000 <u>PAID TO TOWN</u> RESO # 2069	1/6/15 6 TDR
1150 100 STREET TOWNHOUSE 1150 100 Street Bay Harbor Islands, Fl 33154 Lot 7 / Block 8 Construction Permit BP2015-467 Issued on 7/24/2017	1150-100 Street Corp	1130 102 Street, #3 Bay Harbor Islands, Florida 33154	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	4	N/A	1/6/15 NO TDR
93 BHI LLC 9350 Bay Harbor Terrace Bay Harbor Islands, Fl 33154 Lot 1 / Block 18 COMPLETED	Miami Equity LLC	90 SW 3 Street, CU5 Miami, Florida 33130	George Peon, Architect 9143 SW 74 Court, Suite D Miami, Florida 33155 305-269-9335	1	6	N/A	Scheduled P&Z 7/7/15

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GRAND BEACH HOTEL 9601 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 35-36/ Block 4 COMPLETED	BHI Hotel, LLC c/o Shulman & Rogers & Etals PA	2138 Rose Theatre Cir Olney, MD 20832-1677	John K Carino 1500 Bay Road, #618 Miami Beach, Fl 33139 786-218-2188	2	96 99	5 PRIVATE 15 TOWN \$1,091,250 <u>PAID TO TOWN</u> RESO # 2079	8/4/2015 20 TDR
FLORIDA 03 1135 103 Street Bay Harbor Islands, Fl 33154 Tract F PROJECT EXPIRED	Bay Harbor Continental	1135 103 Street Bay Harbor Islands, Florida 33154	Revuelta Architecture International 2950 SW 27Avenue, Ste 110 Miami, Florida 33133	1	29	PROJECT EXPIRED	7/21/15 NO TDR HB Extension 9/17/2016
1055 - NEW PROJECT CANCELLED 1055 - 93 Street Bay Harbor Islands, Fl 33154 Lot 13 / Block 14 CANCELLED	BH 93, LLC	3930 Max Place Boynton Beach, Fl 33436	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	15	PROJECT CANCELLED	CANCELLED
TOWNHOUSE PROJECT 1000 99 Street Bay Harbor Islands, Fl 33154 Lots 1-2 / Block 9 COMPLETED	Bay Harbor TH1 LLC	1395 Brickell Avenue, 14th Floor Miami, Fl 33131	Schapiro Associates 1150 Kane Concourse, 3 rd Fl Bay Harbor Islands, Fl 33154 305-866-7324	2	14	N/A	7/21/15 NO TDR
ATLANTIS BAY HARBOR CANCELLED 1170 103 Street * SEE NEW PROJECT Bay Harbor Islands, Fl 33154 Lots 6-7 / Block 5 CANCELLED	Saba Group, LLC	7657 Northwest 50 Street Miami, Fl 33136	ABE American Building Engineers 1842 E Oakland Park Blvd, Fort Lauderdale, FL 33306 · (954) 739-5099	2	30	PROJECT CANCELLED	Scheduled P&Z Denied

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1125 97 RESIDENCES 1125 97 Street Bay Harbor Islands, Fl 33154 Lot 15/ Block 22 PROJECT EXPIRED	Nohum Labkowski	19380 Collins Avenue, #1722 Sunny Isles, Fl 33160	Alain R. Bartoli 2480 Trapp Avenue Coconut Grove, Fl 33133 786-908-3244	1	10	PROJECT EXPIRED	10/6/15 1 TDR
1145-1167 100 STREET 1145-1167 100 Street Bay Harbor Islands, Fl 33154 Lots 14-15/ Block 7 PROJECT EXPIRED	Sahab LLC		Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	45	PROJECT EXPIRED	11/3/15 19 TDR Extension approved 5/3/2017
AKUA PROJECT 9740-60 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 25-26/ Block 3 PROJECT EXPIRED	9740 W. Bay Harbor Drive, Corp		Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	30	PROJECT EXPIRED	2/16/16 12 TDR
CHURCH BY THE SEA 1000 Kane Concourse Bay Harbor Islands, Fl 33154 Lots 25-26/ Block 3 Construction Permit B19-000232 Issued on 6/29/2020	Mar Ocean, LLC			1		N/A	7/19/16
BEAU RIVAGE 9781 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 28 / Block 4 PROJECT WITHDRAWN	The Congress Group, Inc	33 Arch Street, Suite #1100 Boston, MA 02110	Bermello Ajamil & Partners	1	9	PROJECT WITHDRAWN	9/20/16 *Extension 06/13/2022
BAY HARBOR NORTH 10301 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 1 / Block 4 PROJECT WITHDRAWN	The Congress Group, Inc	33 Arch Street, Suite #1100 Boston, MA 02110	Bermello Ajamil & Partners	1	10	N/A	11/1/16 NO TDR *Extension 06/13/2022 *Extension 10/29/2027

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SOPHIE BY ALLURE 1047 92 Street Bay Harbor Islands, Fl 33154 Lots 13-14 / Block 15 Construction Permit B18-000259 Issued on 6/27/2022	Allure Development Group, LLC	50 Briar Hollow Lane, EAS, Suite 500 Houston, Texas 77027	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	26 38	14 PRIVATE RESO # 2012 (3) RESO # 2009 (6) RESO # 2031 (5)	6/21/16 20 TDR *Extension 12/21/17* REV 8 TDR
CAPRICCIO 9880-9900 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 19-20 / Block 3 PROJECT WITHDRAWN	Sea Moon Inc	P.O. Box 414216 Miami Beach, Fl 33141	Gustavo Ramos, P.A. 10305 NW 41 St, Ste 113 Doral, Fl 33178 305-599-4947	2	30	PROJECT WITHDRAWN	4/5/17 12 TDR HB Extension 12/28/2022
ATLANTIS @ BAY HARBOR 10281 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 6-7 / Block 5 Construction Plans Submitted 11/7/2017 / B17-000089 PROJECT WITHDRAWN	Atlantis 103 LLC	7657 NW 50 Street Miami, Fl 33166	Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	28	N/A	3/21/17 NO TDR
DRIFTWOOD 9955 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 19-20 / Block 4 No Construction Plans Submitted PROJECT WITHDRAWN	Congress Group	33 Arch Street, Suite #1100 Boston, MA 02110	Stantec Architecture Inc. – AA26000733 One Biscayne Tower Suite 1670, 2 South Biscayne Boulevard Miami, Fl 33131	3	35	PROJECT WITHDRAWN	3/20/2018 9 TDR Revised 2/16/21 NO TDR Extension 06/13/2022
CONCOURSE TERRACE II 9555 Bay Harbor Terrace Bay Harbor Islands, Fl 33154 Lot 13 / Block 12 Construction Plans Submitted 9/30/2022 B22-000490	Kane Concourse Investment Group, LLC	1090 Kane Concourse, Suite 101 Bay Harbor Islands Florida 33154	Sklarchitecture 2310 Hollywood Boulevard Hollywood, Fl 33020 954-925-9292	1	46,738 +/- sq.ft. comm bldg	N/A	9/24/2019 *Extension 9/30/2022*

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1177 KANE CONCOURSE 1177 Kane Concourse Bay Harbor Islands, Fl 33154 Lots 9-11 / Block 21 Construction Permit B20-000502 Issued on 11/1/2022	Wharton Kane Concourse	1819 Wazee Street, 2 nd Fl Denver, Co 80202	Arquitectonica 2900 Oak Avenue Miami, Fl 33133 305-372-1812	3	89 Mixed Use	Developer Agreement Ordinance #1042	11/20/2018 24 TDR Revised 5.2.2023
ONDA 1135 103 Street Bay Harbor Islands, Fl 33154 Tract F Construction Permit B20-000496 Issued on 10/1/2021	B H INVESTMENT LLC	1691 MICHIGAN AVE STE 440 MIAMI, FL 33139	Arquitectonica 2900 Oak Avenue Miami, Fl 33133 305-372-1812	1	41	N/A	05/07/2019 NO TDR
AKUA PROJECT 9740-60 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 25-26/ Block 3 PROJECT WITHDRAWN	9740 W. Bay Harbor Drive LLC		Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	2	30	PROJECT WITHDRAWN	DRC 2/13/2020
BELIZA - PROJECT EXPIRED 1170 102 Street Bay Harbor Islands, Fl 33154 Lot 9 / Block 6			Frankel Benayoun Architect 1177 Kane Concourse, #120 Bay Harbor Islands, Fl 33154 305-868-3665	1	6	PROJECT EXPIRED	7/23/2019 Extension approved 6/9/2021
ALANA – AMBIENTA 9901 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 11-13 / Block 8 Construction Permit B20-000099 Issued on 10/19/2021			Revuelta Architecture International 2950 SW 27Avenue, Ste 110 Miami, Florida 33133	3	30	13 PRIVATE RESO # 2190 (8) RESO # 2191 (4) RESO # 2200 (1)	9/24/19 13 TDR
BH TOWNHOUSES 1165-75 97 Street Bay Harbor Islands, Fl 33154 Lot 11-12 / Block 22 PROJECT EXPIRED	Blue Lotus Development		Praxis Architecture	2	10	PROJECT EXPIRED	DRC 7/9/2020 DEFER

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10270-90 10270-90 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 1-2 / Block 5 PROJECT WITHDRAWN	BH Investments	2999 NE 191 Street, PH 2 Aventura, Fl 33180	Studio Baigorria 601 NE 36 Street, Ste. 3512 Miami, Florida 33137	2	35	PROJECT WITHDRAWN	4/7/22 18 TDR
CLARA BH 10281 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 6-7 / Block 5 Construction Permit B22-000333 Issued on 10/19/2021	Clara BH LLC	2665 Bayshore Drive, Ste. 410 Miami, Fl 33133	SE Architects, Inc 2000 S. Dixie Highway, #203 Miami, Florida 33133	2	28	3 PRIVATE RESO #2257 (2) RESO #2258 (1) 2 TOWN \$200,000 9/14/2022 RESO #? *NO PAYMENT	4/7/22 5 TDR
BAY HARBOR III 9201 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 7 / Block 17 Construction Plans Submitted 4/6/2023 B23-000177 *Plans Approved	9201 West LLC	2645 NE 207 Street Aventura, Florida 33180	Gustavo J. Carbonell 1457 NE 4 Avenue Ft. Lauderdale, Florida 33304	1	5	N/A	9/6/22 NO TDR *HB Extension
BAY HARBOR 97 1165-75 97 Street Bay Harbor Islands, Fl 33154 Lots 10-11 / Block 22 No Construction Plans Submitted	BH Bay Harbor 97 LLC	2999 NE 191 Street Aventura, Florida 33180	Studio Baigorria 601 NE 36 Street, Ste. 3512 Miami, Florida 33137	2	31	Pending	2/1/22 13 TDR *HB Extension
9290 9290 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 16 / Block 2 Construction Plans Submitted 3/14/2023 / B23-000136 *Plans Approved	Admir Residences, LLC	40 Fulton Street 22 nd Floor New York, New York 10038	Kobi Karp Architecture 571 NW 28 Street Miami, Florida 33137	1	8	N/A	5/17/22 NO TDR

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9700 9700 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 28 / Block 3 Construction Permit B22-000478 Issued on 2/29/2024	9700 W Bay Harbor Drive LLC	419 Sunset Drive Hallandale, Florida 33009	Bartoli Architecture 3400 Coral Way, Ste 602 Miami, Florida 33145	1	8	N/A	7/5/22 NO TDR
NIDO 9880-9900 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 19-20 / Block 3 Construction Permit B23-000218 Issued on 5/3/2024	Horizon BHI, LLC	53 Broadway Brooklyn, Florida 11249	Frankel Benayoun Architect 1166 Kane Concourse, #200 Bay Harbor Islands, Fl 33154	2	23	Pending	10/18/22 *5 TDR
9110 9110 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 29 / Block 2 Construction Permit B23-000422 Issued on 3/22/2024	9525 BH LLC	10010 W. Broadview Dr Bay Harbor Islands, Florida 33154	Kobi Karp Architecture 571 NW 28 Street Miami, Florida 33137	1	11	N/A	10/18/22 *NO TDR Revised 5.2.2023 Revised 8.6.2024
9740 9740-9760 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 25-26 / Block 3 Construction Permit B23-000022 Issued on 4/23/2024	Bay Harbor Investments, Inc.	201 Alhambra Circle Suite 802 Coral Gables, Florida 33134	Revuelta Architecture International 2950 SW 27 Avenue Miami, Florida 33134	2	27	Pending	10/18/22 *9 TDR
9781 9781 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 28 / Block 4 Construction Permit B23-000533 Issued on 11/4/2024	9781 Bay Harbor Development LLC	18101 Collins Avenue, Ste 3908 Sunny Isles, Florida 33160	Kobi Karp Architecture 571 NW 28 Street Miami, Florida 33137	1	9	N/A	11/1/22 *NO TDR

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9955 9955 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 19-21 / Block 4 Construction Permit B23-000623 Issued on 12/20/2024	9955 Bay Harbor Development LLC	18101 Collins Avenue, Ste 3908 Sunny Isles, Florida 33160	Kobi Karp Architecture 571 NW 28 Street Miami, Florida 33137	2	33	Pending	12/6/22 *7 TDR
10143 10143 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 9-12 / Block 4 Construction Permit B23-000682 Issued on 11/21/2024	PPG BHT Owner, LLC	501 Diplomat Parkway Hallandale Bch, Florida 33009	Kobi Karp Architecture 571 NW 28 Street Miami, Florida 33137	4	44	Pending	12/6/22 *9 TDR
10290 10200-10290 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lots 14-15 & 1-2 / Block 5 Construction Plans Submitted 11/14/2024 / B24-000607	CHBH 103 rd Street, LLC	10201 Collins Avenue, Ste 1107 Bal Harbour, Florida 33154	SE Architects, Inc 2000 S. Dixie Highway, #203 Miami, Florida 33133	4	77	Pending	3/7/23 *36 TDR
1055 1055 93 Street Bay Harbor Islands, Fl 33154 Lot 13 / Block 14 Construction Permit B23-000548 Issued on 1/6/2025	DDG 1055 BHI LLC	138 Pioneer Street Brooklyn NY 11231	Carl Levin Architecture & Design 3390 Mary Street, Ste 135 Coconut Grove, Fl 33133	1	9	Pending	1/3/23 *NO TDR
1155 100 STREET 1145-1163 100 Street Bay Harbor Islands, Fl 33154 Lots 13-15 / Block 7 Construction Permit B23-000458 Issued on 5/3/2024	CHBH 100 TH Street LLC	10201 Collins Avenue, Ste 2001 Bal Harbour, Florida 33154	SE Architects, Inc 2000 S. Dixie Highway, #203 Miami, Florida 33133	3	45	Pending	11/1/22 *19 TDR

NEW CONSTRUCTION MULTI-FAMILY / COMMERCIAL PROJECTS - DRC / DRB REVIEW

NAME / PROPERTY	OWNER	ADDRESS	ARCHITECT	# OF LOTS	# OF UNITS	TDR STATUS	DRB APPROVAL
10301 EBH 10301 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 1 / Block 4 Construction Plans Submitted 6/24/2024 / B24-000308	10301 Bay Harbor Development, LLC	18101 Collins Avenue, #3908 Sunny Isles Bch, Fl 33160	Kobi Karp Architecture 571 NW 28 Street Miami, Florida 33137	1	8	N/A	5/2/2023 NO TDR
1130 1130 100 Street Bay Harbor Islands, Fl 33154 Lot 5-6 / Block 8 Construction Plans Submitted 12/27/2023 / B23-000702 *Plans Approved	DDG 100 Street BHI, LLC	138 Pioneer Street Brooklyn, NY 11231	Carl Levin Architecture & Design 3390 Mary Street, Ste 135 Coconut Grove, Fl 33133	2	18	N/A	03/7/23 NO TDR
CASAVERDE 1130-1150 93 Street Bay Harbor Islands, Fl 33154 Lots 3-5 / Block 17 No Construction Plans Submitted	Horizon at CasaVerde, LLC	53 Broadway Brooklyn, Florida 11249	Frankel Benayoun Architect 1166 Kane Concourse, #200 Bay Harbor Islands, Fl 33154	3	43	Pending	1/7/25 *1 TDR
1125 1125 97 Street Bay Harbor Islands, Fl 33154 Lot 15/ Block 22 No Construction Plans Submitted	1125 97 TH BAY HARBOR CONDO 2618 LLC	3951 SW 41 Street West Park, Florida 33023	STUDIO BAIGORRIA Design Office, LLC 601 NE 36th Street # 3512 Miami, FL 33137	1	9	N/A	04/16/24 NO TDR
1160 1160 101 Street Bay Harbor Islands, Fl 33154 Lot 8 / Block 7 No Construction Plans Submitted	1160 101 ST BAY HARBOR CONDO 2618 LLC	3951 SW 41 Street West Park, Florida 33023	STUDIO BAIGORRIA Design Office, LLC 601 NE 36th Street # 3512 Miami, FL 33137	1	9	N/A	04/16/24 NO TDR

NEW CONSTRUCTION MULTI-FAMILY / COMMERCIAL PROJECTS - DRC / DRB REVIEW

NAME / PROPERTY	OWNER	ADDRESS	ARCHITECT	# OF LOTS	# OF UNITS	TDR STATUS	DRB APPROVAL
10190 EBH 10190 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 1-2/19-20 / Block 6 Construction Plans Submitted 4/15/2025 / B25-000189	10190 BH 27D LLC	11900 Biscayne Blvd, Ste 300 Miami, Florida 33181	Kobi Karp Architecture 571 NW 28 Street Miami, Florida 33137	3	20	N/A	10/1/24 NO TDR
LA JOLLA 10084 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 10 / Block 3 No Construction Plans Submitted	La Jolla Dina LLC	8950 W Olympic Blvd, Ste 176 Beverly Hills, CA 90211	MTTR MGMT 7290 NW 1 Court Miami, Florida 33150	1	9	N/A	1/7/25 NO TDR
9720 WBH 9720 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 27 / Block 3 No Construction Plans Submitted	9720 W Bay Harbor Dr LLC	3951 SW 41 Street West Park, Florida 33023	STUDIO BAIGORRIA Design Office, LLC 601 NE 36th Street # 3512 Miami, FL 33137	1	9	N/A	10/1/24 NO TDR
9761 WBH 9761 W. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 8/ Block 22 Construction Plans Submitted 5/1/2025 / B25-000220	West Bay Harbor 9761 LLC	999 Brickell Avenue, Ste 1001 Miami, Florida 33131	Orlando Castro 9039 W. Sunrise Blvd Plantation, Florida 33322	1	6	N/A	4/15/2025 NO TDR
1085 TOWNHOUSES 1085 94 Street Bay Harbor Islands, Fl 33154 Lot 10 / Block 13 No Construction Plans Submitted	Arman Corp	247 Malaga Avenue Coral Gables, Florida 33134	BlitStein Design Architects 285 Sevilla Avenue Coral Gables, Florida 33134	1	6	N/A	5/6/2025 NO TDR

NEW CONSTRUCTION MULTI-FAMILY / COMMERCIAL PROJECTS - DRC / DRB REVIEW

NAME / PROPERTY	OWNER	ADDRESS	ARCHITECT	# OF LOTS	# OF UNITS	TDR STATUS	DRB APPROVAL
AIRE BOUTIQUE 9950 E. Bay Harbor Drive Bay Harbor Islands, Fl 33154 Lot 21 / Block 8 No Construction Plans Submitted	Boutique Bay Harbor LLC	2199 Ponce De Leon Blvd, Ste 301 Coral Gables, Florida 33134	Two30 Studio LLC 7855 SW 104 Street, Ste. 230 Miami, Florida 33156	1	8	N/A	5/8/25 DRC Denied

REPORT UPDATED 5/15/2025