

Project Name	File	Address	Applicant	Architect	Representation	Advertised	Posted	Mailed	Status	Net Acres	Gross Acres	District Permitted Density DUV	Approved / Requested / Existing Res. Density	Total RU	AOR RU	Reserve RU	Ratio RRU to Total	Retail	Office	Hotel	Live Work	Other Non-Res.	School	Total Commercial	
BUILT																									
Atlantico	VPB16-007	17945 Franjo Road	FCI Palmetto Bay, Inc.	MSA Architects	Hugo Arza; Holland and Knight	Yes	Yes	Yes	Built	3.98	4.53	24	60	271	109	162	60%	7,010	0	0	0	0	0	0	7,010
Soleste	VPB17-005	18301 South Dixie Hwy	Estate Investments Group, LLC	Caymares Martin	Sergio Fernandez, Tony Castro	Yes	Yes	Yes	TCO	1.95	3.32	24	60	200	80	120	60%	0	3,100	0	11	3,400	0	0	3,100
ADMINISTRATIVE																									
Opus Care	ASP-18-001	9730 Fern Street	Opus Care of South Florida	Candela and Partners	Nicolas Roque	No	No	No	In Bldg Permit	0.50	1.11	24	0	0	0	0	0%	0	0	0	0	0	15,074	0	0
Indigo Street Office	ASP-20-001	9730 Indigo Street	Indigo Street Partners, LLC	ESA Design Group	Jeffrey Leary	No	No	No	In Review	0.62	0.73	24	0	0	0	0	0	2,981	43,008	0	0	0	0	0	45,989
APPROVED																									
Sandpiper	VPB16-008	9700 E. Indigo Stret	Indigo Gardens Developers, Inc.	Caymares Martin	Simon Ferro; Gunster	No	No	No	In Review/ Oct Mtg	1.33	1.85	24	75	139	44	95	68%	0	0	0	0	0	0	0	0
Park View	VPB16-012	SW 174th Street	Morales, Gonzalez, Raggedy Ann	MSA Architects	Steve Sealy; Atlantic Residential and Deena Pacelli Gray, Greenspoon Marder 954-	Yes	Yes	Yes	In Bldg Permit	3.50	3.92	14	60	235	73	162	69%	0	0	0	0	0	0	0	0
Shores	VPB16-018	17800 Franjo Road	Shores at Palmetto Bay, LLC	Design Tech International	Hugo Arza; Holland and Knight	Yes	Yes	Yes	Approved	2.75	3.84	24	57	220	91	129	59%	42,000	0	0	0	0	0	0	42,000
Audi Phase I and II	VPB16-017	17405-13 South Dixie Hwy	South Dade Imports, LLC	Spring Engineering	Graham Penn, Bercow Radell Fernandez Larkin	Yes	Yes	Yes	Approved	2.74	2.91	24	0	0	0	0	0%	6,004	0	0	0	0	179,251	0	185,255
South Dade Development	VPB18-005	18300 SW 98th Avenue	South Dade Development, Inc.	Sol Arch	Marcelo Stolarczyk	Yes	Yes	Yes	Approved	0.90	1.17	14	44	52	16	36	69%	0	0	0	8	8,135	0	0	0
Franjo Medical Offices	VPB18-005	18300/18320 SW 98 Av / 9810 SW 183 St.	Franjo Medical Offices	Forida Building Plans	Dr. Boris Nikolov	Yes	Yes	Yes	Approved	0.95	1.41	24	0	0	19	0	0	4,626	72,402	0	0	0	0	0	77,028
TOTAL APPROVED										19.22	24.79		49.5	1,117	432	704	54%	62,621	118,510	0	11,535	194,325	0	360,382	
PLANNED																									
Dream Starts	VPB18-004	16999 South Dixie Highway	Dream Starts Investment, LLC	Dalima Studio	Alexis A Tejada	Yes	Yes	Yes	Continued to Oct	0.99	1.46	24	21	31	35	0	0%	0	16,746	0	0	0	0	12,304	16,746
Richmond Drive Residences	VPB19-010	9400 Richmond Drive	South Dade Development, Inc.	Sol Arch	Marcelo Stolarczyk	Pending	Pending	Pending	Sufficiency Review	0.90	1.72	24	46	5	41	0	0%	0	0	0	0	8,135	0	0	0
Palmetto Bay 181st Terrace	VPB-19-011	9740 SW 181 Terrace	Charles Ness , Lopez	ESA Design Group	Charles Ness	Pending	Pending	Pending	Sufficiency Review	0.87	0.99	14	54	53	23	30	57%	0	0	0	0	4,821	0	0	0
The Residence of Palmetto Bay	VPB-20-003	17920 South Dixie Highway	DH Partnership	Axioma 3	Simon Ferro	Pending	Pending	Pending	Sufficiency Review	5.07	7.68	24	54	417	184	233	56%	25,508	0	0	0	0	0	0	25,508
NAMA Development, LLC	VPB-20-004	18005 South Dixie Highway	SD Collaborative	SD Collaborative	Juan Caldero	Pending	Pending	Pending	In Review/ Oct Mtg	0.56	0.91	24	46	42	21	21	50%	5,985	0	0	0	0	0	0	5,985
Kelly O Enterprises, Inc	VPB-20-005	17801 South Dixie Highway	ESA Design Group	ESA Design Group	Daniel Mulligan	Pending	Pending	Pending	Sufficiency Review	0.75	1.41	24	50	71	33	38	54%	17,413	0	0	4	?	0	0	17,413
Mixed Use Hagan Building	VPB-20-006	17625 South Dixie Highway	Hagan Properties, LLC	ESA Design Group	Sandy Hagan	Pending	Pending	Pending	Sufficiency Review	1.95	2.89	24	21	61	40	21	34%	24,898	0	95	0	0	0	0	24,993
Palmetto Bay Building	VPB-20-007	9725 SW 183rd Street	Ness Glazebrook	ESA Design Group	Charles Ness	Pending	Pending	Pending	Sufficiecny Review	0.73	0.93	24	66	61	22	39	64%	1,606	0	0	4	4,468	0	0	1,606
Shores at Palmetto Bay (new app)	VPB-20-010	17800 Franjo Road	Shores at Palmetto Bay, LLC	Design Tech International	Hugo Arza; Holland and Knight	Pending	Pending	Pending	Sufficiecny Review	2.75	3.84	24	120	120	92	28	23%	0	0	0	6	0	0	0	0
Eco Site	VPB-19-008	16051 South Dixie Highway	Eco-Site II, LLC	Eco Site II	Deborah Martohue	Yes	Yes	Yes	Continued to Oct	0.05	0.08	0	0	0	0	0	0	0	0	0	0	0	2,444	0	2,444
Windsor	VPB-19-007	33-523-000-0582	Windsor Manor Investments LLC	TBD	Hugo Arza; Holland and Knight	Yess	Yes	Yes	Continued to Oct	5.00	5.00	12	12	10	9	3	30%	0	0	0	0	0	0	0	0
TOTAL PLANNED										11.82	17.99		41.2	741	399	382		75,410	16,746	95	8	17,424	0	12,304	92,251