



## City of Miami Gardens- Planned Development Projects Schedule, March 2012

Map ID	Project Name	Location	Folio No.	Type of Use	Bldg. S.F./Units	Land Acreage	Status
1	Legacy Pointe- Sola Bella	Between NW 5th Ave & NW 7th Ave; South of NW 175th St.	34-2112-044-0001	Townhome	284 units	13	Remaining townhouses being completed as subsidized rentals
2	Home Depot	NW 199th St & NW 27th Ave.	34-2103-031-0010	Retail	104,886 sq.ft.	14	Vacant
3	Emerald Place	Southeast of N.W. 27th Ave. & N.W. 191st St.	34-2103-001-0710,	Mixed Use	636 units	64	Vacant
4	Elderly Housing at Emerald Place (Pelican Cove)	Southeast of N.W. 27th Ave. & N.W. 191st St.	34-2103-001-0710	Apartments	110	4	Vacant, requires public hearing
5	Miami Gardens Town Center Zone	Properties around Miami Gardens Drive (NW 183rd Street) and NW 27th Avenue	N/A	Various	N/A	112	Master Plan adopted into Zoning Code
6	Dolphin Center North DRI	2269 NW 199th St.	34-1134-011-0010	Stadium	N/A	208	No known additional expansion plans
7	Commons	20000 N.W. 27th Ave.	34-1133-003-0010	Townhome	154 units	8	Planned for elderly subsidized housing, multiple family and commercial
8	Andover Park Village	20700 NW 2nd Ave.	34-1136-056-0010; 34-1133-003-0130	Mixed Use	340 units	4	Currently used for auto dealership
9	Coconut Cay- D.R. Horton	NW 207th St. and NW 7th Ave.	Various	Single Family	543 units	107	Community improvements completed; remaining lots being constructed
10	Majorca Isles	NW 215th St. & NW 13th Ct.	34-1135-028-0020; 34-1135-034-0010	Townhomes	87 units	7	Community Development District expanded to include this property
11	Willow Lake Townhomes	NW 202nd Ter. and NW 2nd Ave	34-1136-041-0010; 34-1136-041-0020; 34-1136-000-0040; 34-1136-000-0050	Townhomes	121 units	8	Vacant
12	Miami Gardens City Hall	18591 NW 27th Ave.	34-2103-013-0010	Office	120,000sq.ft.	4.82	Underground work being done
13	Toledo	West of NW 25th Ave. & South of NW 177th St.	34-2110-002-0110	Townhome	16 units	1	Vacant
14	Alchemy	NW 47th Ave. & NW 167th St.	34-2117-002-0070	Townhome	16 units	1	May be revised for elderly housing instead of townhouse requiring hearing; plat being processed
15	St. Monica Church Elderly	3490 NW 191st St.	34-2104-001-0312	Elderly Housing	86 units	9	Complete
16	Calder Race Course Casino	21001 NW 27th Ave.	34-1134-000-0010	Race Course/Casino	104,245 sq.ft	204	Complete
17	City of Miami Gardens	17650 NW 2nd Ave.	34-2112-000-0080; 34-2112-000-0171	Commercial	364,271sq.ft.	15	For sale, vacant
18	South Florida Educational Federal Credit Union	18975 N.W. 2nd Ave.	34-2101-004-0650	Commercial	2,337 sq.ft	1	Complete
19	Lakeside Point Townhomes	16855 NW 14th Ave.	34-2111-031-0530	Townhomes	52 units	3	Being completed near City Hall
20	Stadium Corners	NW Corner of NW 27th Ave. & NW 191st St.	34-2104-001-0010	Commercial	10,799 sq.ft.	3	Last building per lease agent
21	Palmetto Gardens Village	NW Corner of NW 37th Ave. & NW 167th St.	34-2108-004-0110; 34-2108-004-0120; 34-2108-004-0121; 34-2108-004-0130	Commercial	107,647 sq.ft.	7	1 vacant building
22	Playa Plaza -3 parcels	NW 199th ST and NW 27th Ave.	34-2103-031-0020, 34-2103-031-0030, 34-2103-031-0040,	Retail		1.66 of total 18.6	Vacant
23	Miami Gardens Community Center - City	3000 NW 199th St.	34-2104-001-0030	Community Center	50,170 sq.ft.	24	Complete
24	JPM Centre at Miami Gardens Drive	4055 NW 183rd St.	34-2105-017-0010, 34-2105-001-0550	Mixed Use	136,000 sq. ft.	11.84	Rezoned for 3,000 seat auditorium, vacant
25	Florida Memorial University - Dorms (3)	NW 42nd Ave.	34-2117-001-0010	Dormitories	500 dorms	50	Completed
26	Florida International Academy School - Phase 1	NW 183rd St.	34-2104-001-0510	Office - School	31,757 sq.ft.	3	Zoning approved, vacant
27	Florida International Academy School - Phase 2	NW 183rd St.	34-2104-001-0510	Office - School	21,406 sq.ft.	3	Zoning approved, vacant
28	Auto Zone	SW Corner of NW 199th Street and NW 37th Avenue	34-2105-023-0020	Commercial	13,100 sq. ft.	0.57	Complete

Data limitation: The figures and information contained in this table is general and unverified; it should not be relied upon for completeness or to make decisions  
Miami Gardens Planning and Zoning Department March 2012.