

October 11, 2024

SOUTH FLORIDA



BH proposes 14-story condo-hotel in Hallandale Beach

Aventura-based firm submitted site plan application for 198-unit building



BH Group is expanding its development pipeline into Hallandale Beach with a proposed 14-story condo-hotel near Gulfstream Park.

Aventura-based BH, led by Liat and Isaac Toledano, submitted a site plan application to the city of Hallandale Beach for a building with 138 condo-hotel units, 60 condos and 4,000 square feet of retail. The residential component would sit atop a garage podium with 284 parking spaces, renderings show. The developer is also proposing a 2,450-square-foot public plaza with a fountain at the intersection of Federal Highway and Southeast Eighth Street.

Miami Lakes-based Cohen Freedman Encinosa & Associates is the architect. The Hallandale City Commission would have to approve the project after it goes through a staff review and city boards.

BH is under contract to acquire the 0.8-acre development site at 804 South Federal Highway, adjacent to Gulfstream Park, a racetrack, casino, entertainment and retail complex. The property is currently owned by an entity managed by Noah Slimak and Eduardo Wainberg in Hallandale Beach. The entity paid \$5.1 million for the site in 2013, records show.

BH is co-developing several projects across South Florida, and recently co-purchased a prime retail property in Palm Beach County. Last month, the firm and its partners, Coconut Grove-based Related Group and Boca Raton-based Pebb Enterprises, paid \$19.2 million for the ground lease for Ocean Walk, a beachfront retail plaza in Singer Island.

In August, **BH** and Related won site plan approval for a 37-story condominium with 350 units on a development site adjacent to the Diplomat Beach Resort in Hollywood. The city of Hollywood also signed off on an amended master plan for the joint venture's planned 500-room hotel on another development site near the Diplomat Beach Resort.

Near Aventura in Miami-Dade County, **BH** is partnering with Lennar to develop 103 luxury single-family homes at Presidential Estates, a 104.3-acre residential community that was formerly a golf course and clubhouse. The joint venture is finalizing an agreement with the Presidential Estates Homeowners Association to settle dueling lawsuits in Miami-Dade Circuit Court.