## **Ongoing Development Projects in North Bay Village**

North Bay Village is undergoing a significant transformation with several major mixed-use and residential developments currently underway or in advanced planning stages.

| **Project Name** | **Address / Location** | **Type** | **Stories** | **Units** | **SF Being Developed** | **Status / Est. Completion** |
| --- | --- | --- | --- | --- | --- | --- |
| [**NeVo Tower**](https://www.google.com/search?q=https://www.nevo-tower.com) | 1580 79th St Causeway | Mixed-Use (Condo, Hospitality, Retail, Community) | 24 | 75 | 260,775 SF | Site Planning, Construction Q3 2026 |
| [**Shoma Bay**](https://www.shomabay.com/) | 1850 John F Kennedy Causeway | Mixed-Use (Condo, Retail) | 24 | 333 | ~122,000 SF (2.8 acres) | Selling / 2028 |
| [**Pagani Residences**](https://paganiresidences.com/) | 7940 West Dr. | Residential (Condo) | 28 | 70 | ~185,500 SF (estimated) | Completion Q3 2027 |
| [**Sunbeam (Isle of Dreams - Phase 1)**](https://floridiandevelopment.com/newly-released-renderings-showcase-isle-of-dreams-the-first-phase-of-sunbeam-propertys-vision-for-north-bay-village/) | 1400 79th Street Causeway | Mixed-Use (Residential, Commercial) | 39 | 246 | 23,043 SF Commercial (Phase 1) | Shoreline Review/Seeking Approval |
| [**Sunbeam (Master Plan)**](https://www.miamicondoinvestments.com/north-bay-village/north-bay-village-approves-7-3-million-square-foot-development-project-featuring-1936-residential-units) | 1400, 1401, 1415, 1600, 1601 79th St Causeway, 155 & 1624 North Bay Causeway | Mixed-Use (Residential, Office, Retail, Hotel) | Up to 650 ft tall | 1,936 | 7,300,000 SF | Approved Master Plan |
| [**Continuum Club & Residences**](https://www.miamicondoinvestments.com/continuum-north-bay-village) | 1755 79th Street Causeway | Mixed-Use (Condo, Hotel, Retail) | 32 | 198 | ~480,150 SF (estimated) | Under Construction / 50% Presold |
| [**Related Group & Macklowe Properties**](https://floridayimby.com/2025/06/related-group-and-macklowe-properties-plan-two-43-story-residential-towers-at-8000-east-drive-in-north-bay-village.html) | 8000 East Drive | Residential (Apartments) | 2x 43 | 364 | 1,500,000+ SF | Plans Submitted / July 2025 Board Review |
| [**MG Developer Prosper Plan**](https://www.oftmw.com/post/mg-developer-prosper-plan-a-new-waterfront-luxury-condo-with-retail-and-restaurant) | 1725 79th Street Causeway | Mixed-Use (Luxury Condo, Retail, Restaurant) | 340 ft tall | 147 | ~43,560 SF (1 acre site) | Construction slated for 2027 / Completion by 2029 |
| [**Tula Residences**](https://profilemiamire.com/miamirealestate/2025/3/26/construction-back-underway-at-tula-residences-at-7918-west-drive-on-north-bay-village) | 7918 West Drive | Residential (Condo) | 21 | 54 | ~143,073 SF (estimated) | Construction Underway / Closings 2026 |
| [**7915 West Drive Development Site**](https://traded.co/deals/florida/development-site/sale/7915-east-drive/) | 7915 West Drive | Residential (Condo) | 22 | 94 | ~43,995 SF (1.01 acre site) | Approved but Unbuilt / Site Sold |