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DEVELOPMENT SOUTH FLORIDA

## Eichners score approval for mixed-use project in North Bay Village

Commissioners voted in favor of special area plan, site plan and development agreement




*Bruce and Allie Eichner rendering of Continuum Waterfront District (Continuum Company, Arquitectonica, Getty)*

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By Katherine Kallergis

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The North Bay Village Commission voted in favor of Continuum Company's proposal for its Continuum Waterfront District, a two-phase, mixed-use development.

Commissioners unanimously approved at a meeting last week a special area plan, site plan and development agreement tied to the 2 million-plus-square-foot, 3.6-acre project at 1755 79th Street Causeway and 1819/1855 79th Street Causeway. The North Bay Village development will replace the former Shuckers Waterfront Bar & Grill, now the Palm Tree Club.

The development agreement allows for up to 547 condos overall, including a second Continuum-branded condo tower; up to 200 hotel rooms; structures of up to 60 stories tall on the Continuum East portion of the property; office and retail space; and open space that will include a publicly accessible waterfront promenade.

The first phase, Continuum Club & Residences at 1755 79th Street Causeway, is under construction and nearly 50 percent presold, according to a press release. The 32-story, 198-unit building will mark the second Continuum-branded condo development in South Florida, after the Continuum South Beach at 50 and 100 South Pointe Drive in Miami Beach, which was completed in the early 2000s.

Continuum Club & Residences will include more than 60,000 square feet of amenities with a waterfront pool, wellness center and access to private yacht club and beach club memberships.

The hotel component of the master-planned project, which will feature a rooftop pool, will also use the Continuum brand, according to the release.

Allie Eichner, president of Continuum Florida, presented the project at the North Bay Village commission meeting.

Continuum Company would secure its master building permit by the end of 2025, she said. Akerman attorney Christopher Penelas, son of former Miami-Dade County Mayor Alex Penelas, is representing the developer.

The approvals come a year after New York and North Bay Village-based Continuum Company paid \$75 million for the former Shuckers property and adjacent hotel. Montreal-based Jesta Group, which planned to redevelop the site into a mixed-use hotel and apartment project, sold the property.

A wave of new luxury developments are planned in North Bay Village. The three-island town, centered between Miami and Miami Beach, overhauled its zoning code five years ago, allowing for larger projects.

The billionaire Ansin family, which owns Sunbeam Television, plans a mixed-use project across several properties north and south of the 79th Street Causeway, which bisects the village.

The Pérez family's Related Group and New York developer Harry Macklowe also plan a luxury residential development on a waterfront assemblage that includes the former Biscayne Sea Club waterfront co-op.