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## Structures Awards: Learn more about South Florida's winning real estate projects, developers of 2017

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Welcome to the *South Florida Business Journal's* second annual Structures Awards publication – celebrating the people and organizations that define the tri-county region's real estate and development marketplace.

Each day, we report on what's happening in South Florida's thriving real estate market, so it is with great pride that we recognize this year's top projects, deals and dealmakers in our Structures Awards special section.

Each project or deal we've chosen to honor among our 15 categories is a winner, because we are recognizing the crème de la crème of our sprawling real estate landscape. Included are custom residences, high-rises and mixed-use developments, industrial parks, a student success center and even a fire department.

The 43 projects and dealmakers featured in this special report highlight the range of talent found in our local real estate industry.

New this year is the inaugural Terry Stiles Deal of the Year award. Named for the man who helped reshape downtown Fort Lauderdale and much of South Florida, the award celebrates the deal that best embodies the drive he brought to his work – and our community.

In addition to congratulating all the honorees, I would like to thank our sponsors – Berkowitz Pollack Brant Accountants and Advisors, Stiles and Suffolk Construction – for helping to bring this to our readers.

Also, a thank you to all those who sent in nominations and helped us to ensure we again honor all the best projects.

We had a superb team at the *Business Journal* putting Structures together. Brian Bandell, our senior reporter who covers real estate, was invaluable in his aid of this massive project. Contributing writer Jeff Zbar wrote the package, and Maureen D'Silva, our events program director, oversaw the nominations process and the execution of the gala Structures Awards ceremony, held Nov. 9 at the Conrad Miami.

A special thank you goes out to our advisers – key community real estate experts, as well as our editorial team, led by Editor-in-Chief Mel Meléndez – for selecting the Structures winners and finalists.

I hope you enjoy this special edition as much as we did putting it together.

As always, I look forward to your comments. Please feel free to reach out to me at 786-533-8201 or



mdickinson@bizjournals.com.

Best,

Melanie Dickinson

President and Publisher

*South Florida Business Journal*

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## **Best Affordable Residential Project: Winner**

### **Courtside Family Apartments**

Housing Trust Group

www.htgf.com

(305) 860-8188

Project address: 1699 N.W. Fourth Ave., Miami 33136

### **Key Partners**

General contractor: Current Builders

Architect: Cohen Freedman Encinosa & Associates

Civil engineer: HSQ Group

Insurance: Qualitas Insurance Group

Financing: Tax credit syndicator, RBC Capital Markets; lender, Citi Community Capital; Southeast Overtown/Park West Community Redevelopment Agency

Courtside Family Apartments is an example of the power of public-private partnerships – a unique and synergistic collaboration among Housing Trust Group; AM Affordable Housing, NBA Hall of Famer Alonzo Mourning's nonprofit; Miami-Dade County; the city of Miami; and the local community redevelopment agency.

The goal was to provide safe, clean and affordable housing in historic Overtown. The partnership helped maximize the impact of taxpayers' contributions, providing the most apartment units to serve the most families on a per dollar basis, says Matthew Rieger, CEO of Housing Trust Group.

Challenges were numerous and formidable. Chief among them was financing. The project began in 2007, at the beginning of the global economic downturn when lenders were pulling back and the financing markets were in chaos. This was followed by reductions in the availability of low income housing tax credits through the Florida Housing Finance Corp. and, in some instances, the outright cancellation of annual allocations of tax credits. Ultimately, the gap was filled by HTG's successful placement of a subordinated surtax loan from Miami-Dade County for \$1.75 million, and a \$7.5 million grant from the Overtown/Park West Community Redevelopment Agency, coupled with 4 percent tax credits and tax-exempt bonds.

Ultimately, the 84 residences provided safe, clean and affordable housing to a historic and chronically underserved, low-income community, and was a catalyst for the revitalization of Overtown.

"We also proved that affordable housing can be as well-designed and amenity-rich as market-rate housing," Rieger says. "Our mission is to provide, without compromise, the highest-quality multifamily residential communities in a professional environment and ethical manner."

## **Best Affordable Residential Project: Finalists**

## **London House**

City of Miami Beach Office of Capital Improvement Projects

[www.miamibeachfl.gov](http://www.miamibeachfl.gov)

(305) 673-7071

Project address: 1965 and 1975 Washington Ave., Miami Beach 33139

### **Key Partners**

Design-build firm: TEAM Contracting

Architect: RVL Architecture + Design

The city of Miami Beach's London House project stands out in an area where exorbitant residential rents make affordable housing inaccessible for low- and moderate-income renters. This is especially true for households requiring multi-bedroom units.

So, the city decided to act. London House provides 24 affordable housing units in two buildings with 12,606 and 4,200 square feet. Located in the city center, London House adds lifestyle benefits like proximity to banks, restaurants, cultural venues, retail stores and a major supermarket. It's three blocks from the beach, and directly across from the convention center.

The original London House was built in 1948 in the post-war Modern style of architecture. Building code requirements and energy-saving guidelines necessitated the replacement of all mechanical, electrical, plumbing and safety systems components. The building's original façade and architectural features were maintained, and the neon sign restored.

Completed in less than two years, the project's \$4,070,734 cost was funded entirely through U.S. Department of Housing and Urban Development Community Services grants.

"The project was unusual in the sense of repurposing an abandoned, historic hotel to use for low- to moderate-income housing," says David Martinez, director of the Miami Beach Office of Capital Improvement Projects. "By offering opportunities to increase the quality of life to its residents, London House is the crown jewel of affordable housing properties in our city."

### **The Plaza at the Lyric**

Kobi Karp Architecture and Interior Design

[www.kobikarp.com](http://www.kobikarp.com)

Project address: 919 N.W. Second Ave. and 159 N.W. Ninth St., Miami 33136

(305)-573-1818

### **Key Partners**

General contractor: First Florida Builders Ltd.

Civil engineer: Schwebke-Shiskin & Associates

Landscape architect: JFS Design

Structural engineer: DDA Engineers

MEP engineer: Franyie Engineers

Touted as Miami's "newest affordable community," the Plaza at the Lyric brings stylish affordable rental living to downtown Miami – without sacrificing lifestyle amenities.

The property includes a fitness center, library with computers, parking garage, community center, tot lot and a covered picnic area with barbecues.

Among the challenges, the two-phase construction kept the adjacent park and street open during construction. As part of the construction, the standing seam hip roof structure and trellis are uplit in the evening.

As Karp told website Mansion Global: "For many, it's luxurious to have a home there. It's new and it's fresh."

The five-story building features more than 120,000 square feet with 155 one-, two- and three-bedroom units, plus parking for 219 vehicles on five levels. Begun in 2013, the project was delivered in 2016 at a cost of \$26.5 million.

"At the Plaza, our main goal was to create a unique edifice that features an architectural experience that seamlessly connects people to the surrounding environment," Kobi Karp says. "We incorporated cutting-edge design and urban planning in an efficient and neighborly oriented plan for an affordable housing development in downtown Miami in the Overtown historic district."

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## **Best Architecture & Design: Winner**

### **Porsche Design Tower Miami**

Dezer Development

[www.dezer.com](http://www.dezer.com)

Project address: 18555 Collins Ave., Sunny Isles Beach 33160

(305) 932-1000

### **Key Partners**

General contractor: Coastal Construction

Architect: Sieger Suarez Architects

Structural engineer: CHM Structural Engineers

Civil engineer: Fortin Leavy Skiles

MEP engineer: Steven Feller P.E.

Landscape: EGS2 Corp.

Insurance and financing: Wells Fargo

Located on 2.21 oceanfront acres, the Porsche Design Tower Miami is a feat of engineering and architecture. Rising 649 feet, its 132 oceanfront residences consisting of flats and double-height layouts caught the eye of buyers. One could speak of the Sieger Suarez architecture, but it's the engineering inside that captured the media's attention.

In 2012, Dezer Development President Gil Dezer announced a master licensing agreement with Germany-based Porsche Design Group. The first-of-its-kind agreement for the iconic brand not only created a tower in the automaker's name, it also delivered an equally iconic automobile elevator lift system – the "Dezervator."

The system scans vehicles at ground level as they enter the building, identifying both the car and corresponding unit number. As vehicles enter one of six circular "turntable" platforms located at the center of the building, drivers shut off the engine, the lift opens, a robotic arm pulls the vehicle into one of three glass-enclosed lifts, and takes the vehicle and its owner – at passenger elevator speed – to one of the parking spaces adjacent to their residence.

The patented Dezervator brought with it architectural complexities and a host of engineering and construction challenges that were a result of incorporating the system into the tower's design. The parking technology will serve as a catalyst for

future luxury real estate developments, especially in urban centers where parking is at a premium.

### **Best Architecture & Design: Finalists**

#### **Grove at Grand Bay**

Terra

[www.terragroup.com](http://www.terragroup.com)

Project address: 2675 and 2669 S. Bayshore Drive, Miami 33133

(305) 416-4556

#### **Key Partners**

General contractor: Facchina Construction of Florida

Architect: Bjarke Ingels Group

Executive architect: Nichols Brosch Wurst Wolfe & Associates

Landscape architect: Raymond Jungles Inc.

Structural engineer: DeSimone Consulting Engineers

LEED building consultant: The Spinnaker Group

Insurance: Wells Fargo Insurance Services, HUB International

Financing: Biscayne Finance & Investments LLC

Grove at Grand Bay is acting as a catalyst for Coconut Grove, injecting new life into what the developer calls the oldest continuously inhabited neighborhood in Miami. Within two years of launching, the project sold out, setting pricing records for Coconut Grove.

For Terra, Grove at Grand Bay validated its “high-design, low-density” approach. The 98 condo units across the two 20-story twisting glass towers helped revitalize the neighborhood’s business district, which has come alive with upscale retailers and restaurants in recent years. Terra assembled an international design team to bring the project to life. Leading the charge was Danish “starchitect” Bjarke Ingels and his studio, BIG, on his first condo project completed in the U.S.

The project captures the development philosophy at Terra: “beautiful design, low-density, respectful of our neighborhood,” Martin says.

“By creating twisting towers that rise side by side but never cross paths, we were able to optimize views, outdoor spaces and the flexibility of our floor plans, while allowing the buildings to interact with one another.”

#### **Royal Caribbean Cruises Innovation Lab and Collaboration Center**

Leo A Daly

[www.leoadaly.com](http://www.leoadaly.com)

Project address: 1080 Caribbean Way, Miami 33132

(305) 461-9480

#### **Key Partners**

General contractor: Turner Construction Co.

Architect: Gensler

Landscape architect: Curtis + Rogers Design Studio

Engineer: Bliss & Nyitray

Environmental engineer: Langan Engineering & Environmental Services

In some ways, the Royal Caribbean Cruises Innovation Lab and Collaboration Center is as innovative in design and architecture as the cruise line's ships. The line's New Build Department, which designs company vessels, challenged the design team to create an "innovation lab" to help the designers continually build industry-leading cruise ships.

The concept needed collaborative space in a stimulating environment, one which would also incorporate a new 3-D simulation "cave" facility where designers and others could visually experience complex vessel design spaces in virtual reality while wearing 3-D glasses. They sought an open, naturally lit interior environment within the new space to conjure designs that are tested in the innovation lab with team members.

The center is designed to speed up design for the cruise giant through virtual reality simulation and a collaborative workplace design.

Using design-build and lean methods, teams brought the two-story, 20,000-square-foot expansion and 30,000-square-foot renovation from schematic design to full occupancy in 10 months. The project cost \$8.26 million.

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### **Best Commercial/industrial/Office: Winner**

#### **CityPlace Doral**

The Related Group

[www.relatedgroup.com](http://www.relatedgroup.com)

Project address: 8300 N.W. 36th St., Doral 33166

(305) 460-9900

#### **Key Partners**

General contractor: Suffolk Construction

Architect: Arquitectonica

Insurance: Pritchard & Jerden

Financing: Prudential Insurance Co., Related Development and Regions Bank

If one were to consider CityPlace Doral a commercial, industrial or office location, that would belie its role as a live, shop, dine and play enclave. But the new suburban lifestyle center incorporates the breadth of a true master-planned, mixed-use community. Among the 235,000 square feet of retail, dining and entertainment space – with chic boutiques, trendy restaurants, spas and studios – are 303 luxury apartments and the commercial amenities to serve them.

Designed by Arquitectonica, the commercial component is anchored by a roster of first-class national tenants. At its opening, the property was 96 percent leased, with businesses eager to sign up. Trendy establishments Mojito Latin Cuisine and Bar and Martini Bar are slated to open soon.

The project has not been without challenges. On a daily basis, the owner must coordinate the requirements for a major retail center and a residential building in the same property. There are individual and unique qualities within each, requiring planning and organization from its construction and management team.

### **Best Commercial/industrial/Office: Finalists**

#### **Hillsboro Technology Center, Buildings A, C and D**

Butters Construction & Development

[www.butters.com](http://www.butters.com)

Project address: 330 Hillsboro Technology Parkway, Deerfield Beach 33431

(954) 312-2400

### **Key Partners**

Architect: HNM Architecture LLC

Engineer: American Engineering & Development Corp.

Insurance: Liberty Insurance Property

Financing: IberiaBank

Brothers Mark and Malcolm Butters have a knack for spotting opportunities where others fail to look – or even look but never see. One such opportunity was the Hillsboro Technology Center, which the team transformed from a golf course to South Florida's latest industrial success.

It was also a leap of faith. All three buildings were built on spec. Yet all ended up substantially leased prior to getting certificates of occupancy, Malcolm says. He credits strong marketing. More than that, though, the location – at I-95 and Hillsboro Boulevard – was unparalleled for a new-build in the marketplace.

Challenges included land-use and zoning changes, environmental cleanup and considerable off-site traffic improvements.

For tenants, the project offered build-to-suit options, T5 warehouse lighting, columnless bays, LEED design elements, electric car-charging stations, solar street lamps, and preservation of both trees and open space.

With a delivery cost of \$95 million, the project paid off for Butters and its partner, Bristol Group. The 70 acres and 925,000 square feet that became branded as the "HTC" are a world-class business park on what had been the largest remaining vacant parcel adjacent to I-95.

### **Turnpike Crossing**

Schmidt Nichols

[www.snlandplan.com](http://www.snlandplan.com)

Project address: 1315 N. Jog Road, West Palm Beach 33413

(561) 684-6141

### **Key Partners**

General contractor: Duke Realty

Architect: C4 Architecture

Civil engineer: Schnars Engineering Corp.

Traffic engineer: Pinder Troutman Consulting

Surveyor: Perimeter Surveying & Mapping

Insurance: Marsh USA

Financing: Duke Realty

Turnpike Crossing represented the quintessential industrial park, once the developer and planners reworked the designs

to earn the city's nod. One of the largest Class A industrial parks in South Florida, the development covers 67.2 acres with a total of six modern bulk warehouse facilities, each ranging from 100,000 to 160,000 square feet with 32-foot clear heights.

Two of the six buildings were recently completed and leased to their full capacity by six companies before construction came to a close. Delivered in March 2016, some \$18 million of the total \$45 million has been spent.

Schmidt Nichols had to provide a comprehensive plan amendment and rezoning to change the property's designation from residential to industrial use. They added designated carpool spaces to comply with the Constrained Roadways at Lower Levels of Service designation, and added charging stations, trolley service to park-and-ride centers, bicycle parking and locker rooms, and umbrellas and shade for pedestrians.

"For industrial, it's more along the office realm of amenities," Schmidt says. "We didn't just do a vanilla box. We took a holistic approach, and it has great presence."

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## **Best Green Project: Winner**

### **The Quaye at Wellington**

HG Management LLC/FM Contract Services LLC

[www.quayewellington.com](http://www.quayewellington.com).

Project address: 9840 Quaye Lake Circle, Wellington 33411

(954) 275-4586

### **Key Partners**

Architect: Marc Weiner

Land planning: Don Hearing, Cotleur & Hearing

Sustainability: Two Trails Inc.

Insurance: Baldwin Insurance

Financing: Ocean Bank

Rick Lococo, principal with HG Management LLC and FM Contract Services LLC, and project partners and developers Jeff Meehan and Charles Funk had a vision for The Quaye at Wellington. As the group behind The Quaye at Palm Beach Gardens, they weren't newcomers to sustainable development. In fact, they say one of their projects, Boynton Beach's Seabourne Cove, was the first multifamily community in the country to attain the ICC 700 National Green Building Standard's Gold level in 2013.

The Quaye at Wellington totals 479,694 square feet, including 104 one-bedroom garden apartments, and 246 two-, three- and four-bedroom townhomes. It was delivered in April 2017 at a cost of \$76.2 million.

Within the luxury rental apartment market, HG Management and FM Contract Services have invested additional dollars into projects to better ensure sustainable practices and amenities not found in any other market-rate properties. The end result is an approximately 50 percent reduction in energy and water usage, cleaner air inside the home, and smoke-free communities. The property has also reduced sound transmission with solid concrete walls and 6-inch-thick concrete floors, and the most technologically advanced solar control windows that greatly reduce solar heat and noise. Window glass is coated with three layers of silver that is imperceptible to the human eye, yet reflects away the sun's rays.

"All of this contributes to a community rich with the most advanced green-living technology and luxurious amenities to create a resort-like lifestyle that allows residents to live better, breath cleaner and save money," the developer wrote in his entry, adding: "Our motto is to develop a comfortable home atmosphere. We are specifically conscience of noise and air



quality. We listen to our residents, subcontractors and staff for anything that is new or cutting edge. We always work to better our last design.”

### **Best Green Project: Finalists**

#### **1 Hotel, South Beach**

Kobi Karp Architecture and Interior Design

[www.kobikarp.com](http://www.kobikarp.com)

Project address: 2377 Collins Ave., Miami Beach 33139

(305) 573-1818

#### **Key Partners**

General contractor: Plaza Construction Group Florida

Engineer: DeSimone Consulting Engineers

Design: Meyer Davis Studio

MEP engineer: Steven Feller P.E.

Inspired by nature and designed to meet the owners’ ethos of “less consumption and more conservation,” 1 Hotel South Beach was imbued with the pursuit of sustainability.

As *Vanity Fair* wrote, “a farmstand in the lobby, a fleet of Tesla electric vehicles, and 100 percent organic linens” make 1 Hotel “the new Miami hotel that oozes eco-friendly cool.”

Whether regional, reclaimed or repurposed, much of the materials were sourced with conservation in mind. Kobi Karp Architects used pine killed by the Colorado mountain beetle, durable ipe wood from the property’s original boardwalk, local coral stone for the property’s signature monument, and driftwood for guestroom door handles.

The three restaurants feature farm-to-table dining.

Green monuments from Miami-based design firm Plant the Future include living green walls on the hotel’s façade and main lobby, and a variety of local flora and fauna that provide lush landscaping throughout the property.

Sweeping ocean views are framed by modern design, and indigenous flora and sensual textures seek to connect people and place.

As it says on 1 Hotel’s website:

“Your Miami South Beach hotel retreat ... designed for comfort using reclaimed materials, it is one-of-a-kind, naturally.”

#### **Riviera Point Corporate Center**

Riviera Point Development Group

[www.rivierapmo.com](http://www.rivierapmo.com)

Project address: 2750 S.W. 145th Ave., Miramar 33027

(305) 433-2397

#### **Key Partners**

General contractor: Itasca Construction Associates

Architect: Corrales Group Architects

Insurance: Innovative Insurance Consultants

Financing: EB-5 investors from Venezuela, Argentina, Mexico and China

The Riviera Point Corporate Center in Miramar is a five-story, Class A office building with 72,000 square feet of leasable office space on 3.95 acres. More than 50 percent of the space has been preleased, and will be built out according to each tenant's requirements.

Delivered in May 2017 on budget at \$15 million, the project from Riviera Point Development Group is innovative in several respects, including its commitment to sustainable practices. As one of the only suburban office buildings financed using EB-5 funds, the developer's progressive approach elevates its stature while reducing its consumption of raw materials and ongoing resources.

The property includes impact-resistant glass windows, and is LEED certified. It offers green car-charging stations, an irrigation system connected to the city's water reuse program to prevent wasting water, and rooftop solar panels that provide up to 5 percent of the building's energy.

The building's floor plates can be divided for 14 tenants, all of which have access to their own Florida Power & Light meters. In total, the building has 72 sub-meters to allow tenants to measure and manage their energy consumption. The office building's lights are LED, which helps reduce energy consumption by 20 percent. All toilets have sensors to help reduce water consumption.

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### **Best Hospitality Project: Winner**

#### **SLS Brickell Hotel and Residences**

The Related Group

[www.relatedgroup.com](http://www.relatedgroup.com)

Project address: 1300 S. Miami Ave., Miami 33130

(305) 460-9900

#### **Key Partners**

General contractor: John Moriarty & Associates

Architect: Arquitectonica

Landscape architect: Arquitectonica Geo

MEP engineer: Steven Feller P.E.

Structural engineer: B+J Consulting Engineers

Civil engineer: Langan Engineering & Environmental Services

Insurance: Aon Insurance Services

Financing: Canyon Partners Real Estate LLC

The Related Group and SBE came together to develop SLS Brickell Hotel and Residences.

Described by the Huffington Post as a "masterstroke of a planned marriage with an impressive art dowry filled to the brim with form, function and fun," the property features hotel rooms and suites, condo residences, and a collection of retail and spa concepts.

The property features a host of amenities. Celebrated dining destinations, a rooftop pool deck featuring two infinity-edge

heated pools, on-demand concierge services and in-room dining services are available to all residents.

With 532,713 square feet of residential, 130,000 square feet of hotel, and 15,000 square feet of commercial, the project's most iconic element might be the mural created by renowned German-born artist Markus Linnenbrink.

Measuring 40,000 square feet and employing a "drip technique" to cover the building façade, it's only part of the museum-quality art collection from leading international contemporary artists.

Works include Katja Loher's video installation that transports the viewer below into another world; a sculpture garden by Fernando Botero and Ester Partegas Graves; and paintings by Joaquín Boz, Ray Smith and Alex Marco.

The project was delivered in November 2016 at a final price of \$293 million.

Trip Savvy named SLS Brickell the Best Overall Hotel in its list of the 9 Best Miami Hotels of 2017.

## **Best Hospitality Project: Finalists**

### **1 Hotel, South Beach**

Kobi Karp Architecture and Interior Design

[www.kobikarp.com](http://www.kobikarp.com)

Project address: 2377 Collins Ave., Miami Beach 33139

(305) 573-1818

### **Key Partners**

General contractor: Plaza Construction Group

Engineer: DeSimone Consulting Engineers

Design: Meyer Davis Studio

MEP engineer: Steven Feller, P.E.

Define 1 Hotel in a word and it's "environment."

Comprising 425 guestrooms, the property's design was inspired by nature. To adhere to the brand's standards for less consumption and more conservation, materials for construction and furnishings are regional, reclaimed or repurposed.

This includes saving Colorado pine killed by the mountain pine beetle to create headboards, wood from the property's original boardwalk to use as planters, reclaimed driftwood for guestroom door handles and 7,500 pounds of local coral stone for the property's signature monument.

The property boasts the largest rooftop pool in South Beach – 26,000-square-foot, 110-feet-long – and a rooftop restaurant and lounge. It also features 57 cabanas and daybeds surrounding its three pools. The property has more than 100,000 square feet of indoor and outdoor meeting and event space, 14 technology-intensive meeting rooms, as well as a 6,500-square-foot ballroom that can hold up to 500 people.

"At 1 Hotel, we have achieved a unique experience, which is to make guests feel that they are in a natural environment," architect Kobi Karp said. "We do so through the hotel's essence, materials, architecture, interior design and landscape and so on."

### **iFly Fort Lauderdale LLC**

[www.iflyworld.com](http://www.iflyworld.com)

Project address: 11690 W. State Road 84, Davie 33325

(512) 674-9200

### **Key Partners**

General contractor: Parkway Construction & Associates

Architect: Stantec Architecture

Engineer: Hahn Construction Engineering Contractors

Insurance: American Specialty Insurance & Risk Services

Financing: KSL Capital, Riverwood Capital (equity partners), JPMorgan Chase and Bank of America (debt syndicate)

For some, iFly Indoor Skydiving is where the dream of flight becomes a reality. The attraction simulates true free-fall conditions in a vertical wind tunnel. IFly hosts first-time flyers, training military personnel, professional and hobby skydivers, STEM programs for various levels of education, corporate outings, birthday parties, all-ability nights and many other ways to experience the thrill of flying.

The 5,929-square-foot facility was completed in less than a year at a cost of \$12.4 million. The result is an award-winning interior design created to transform the visitor's environment into a gravity-defying, playful setting. The visitor's eye catches the glass chamber, high ceilings and the ability to walk all about the tunnel. The massive recirculating wind flow tunnel stands 35 feet higher than the retail box and sinks 20 feet below.

The iFly facility, engineered to deliver the dream of flight safely to all ages and abilities, required that the entire footprint of the structure extend 20 feet underground. With groundwater essentially one foot below ground level, a highly technical and expensive dewatering system unique to this facility was designed in order to maintain the integrity of the structure and the iFly brand's design criteria.

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### **Best Market-Rate Residential project: Winner**

#### **The Queue**

Bigtime Design Studios

[www.bigtimedesignstudios.com](http://www.bigtimedesignstudios.com)

Project address: 817 S.E. Second Ave., Fort Lauderdale 33316

(305) 758-4566

### **Key Partners**

General contractor: Hooper Construction

Architect: MSA Architects

Electrical: Comet Electric

Landscaper: Dias Landscape

Insurance: Travelers

Financing: Mutual of Omaha

Executives with Bigtime Design Studios, a creative brand-centric firm, believe that most developers have a vision that is often difficult to articulate throughout the project. Their unique process starts with a story or script for which all the pieces and players are defined in advance.

“Once we create the ‘What does it smell like, look like and feel like?’ only then do we put pen to paper,” says Callin Fortis, the firm’s president. “We are really a conduit for helping developers tell their own unique story.”

With that in mind, the initial brand mission for The Queue was to market to South Florida’s millennials, who often seek out the boutique hotel as a new lifestyle choice for hospitality and food and beverage. So, designers created the catchphrase “boutique residential” for this specific project.

The result is a 314,595-square-foot, \$32 million property that debuted in February 2017. With the target mission in mind, the exteriors sought to encourage a high-style backyard environment around the pool. The lobby is punctuated by a dramatic “check-in desk” that resembles a vintage writing table. The entrance feature was composed of old railroad ties suspended 15 feet overhead to create a dramatic sense of arrival.

Social gathering spaces were also created to encourage interaction. The signage on the windows was carefully designed to illuminate the name and address of the building on the polished concrete floor.

“To create a boutique atmosphere without the typical amenities was a bit of a challenge. However, the schematic design for the public space was pure Miami, L.A., N.Y. boutique hotel,” Fortis says. “You could put this concept in any major city and it would hold water.”

### **Best Market-Rate Residential: Finalists**

#### **The Flats Luxury Apartments at CityPlace in Doral**

The Related Group

[www.relatedgroup.com](http://www.relatedgroup.com)

Project address: 3555 N.W. 83rd Ave., Doral 33122

(305) 460-9900

#### **Key Partners**

General contractor: Suffolk Construction

Architect: Arquitectonica

Civil engineer: Ballbe & Associates

Structural engineer: McNamara/Salvia

MEP engineer: Johnson, Avedano, Lopez, Rodriguez & Walewski Engineering Group

Interior designer: IDDI

Insurance: Marsh

Financial providers: Regions Bank

The Flats at CityPlace Doral is a two-tower, mid-rise luxury apartment community located directly above the retail/restaurant space at CityPlace Doral, the mixed-use project that opened in early 2017. The Flats offers 303 rental units in one of South Florida’s emerging suburban destinations.

Residents can enjoy dining, entertainment, retail, even a dancing fountain in the enclave’s public park – all just steps from their front door. The estimated construction cost of the 250,871 square feet was \$70 million.

Building amenities include the Private Club Lounge with entertainment and gaming options and a full-service catering kitchen, an infinity-edge resort-style pool deck, an outdoor barbecue area on the landscaped rooftop, and a fitness club with dedicated yoga and virtual spinning room.

Designed by architectural firm Arquitectonica, planned expansions include two more residential buildings, Oasis and The Manor Apartments. The Oasis will be contemporary four- and five-bedroom single-family residences with a variety of unique features and options for growing families that need more space. The Manor Apartments – a collection of 19 studio, one-, two- and three-bedroom luxury apartments – is an ideal option for those looking to live in a truly luxurious space.

### **Palmetto Promenade**

Kast Construction Co.

[www.kastbuild.com](http://www.kastbuild.com)

Project address: 333 E. Palmetto Park Road, Boca Raton 33432

(561) 402-8620

### **Key Partners**

Architect: The Preston Partnership

Subcontractors: Power Design, Ceco Concrete Construction, Sterling Steel Fabrications, Therma Seal Roof Systems

Insurance: Insurance Office of America

Financing: JPMorgan Chase Bank

Palmetto Promenade goes beyond the basics, creating a community with designer features, indulgent amenities and a coveted Boca Raton location. Construction of the 378 units on 6 acres was completed this May, and units ranged from 731 to 2,117 square feet. The projected construction cost was \$81 million.

Each unit features chef-caliber kitchens with quartz counters, stainless-steel appliance packages, and wine fridges. Accommodations include spa-inspired bathrooms and spacious bedrooms. Floor-to-ceiling windows and balconies welcome natural light.

Kast's third project in Boca Raton – the first two were Hyatt Place and The Mark – Palmetto Promenade was not without its challenges. In order to fit the city's character and satisfy requirements through the lengthy and arduous approval process, the project design was both structurally and architecturally complicated. What's more, the project was shelved for several years during the recession with the drawings not quite complete; the original designers had long-since left the architecture firm that designed it.

"Kast has been fortunate to work with the leading multifamily developers from throughout the U.S., including Greystar, on the Palmetto Promenade," VP David DeMay says. "Our team and experience gets us the next project."

"'Extreme Ownership' is our mantra," he says. "Each and every team member on a project takes ownership on his or her project. They 'own' it. We personally take pride in each project, and it starts with the boots on the ground."

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### **Best Mixed-Use Project: Winner**

#### **Brickell City Centre**

Swire Properties

[www.swireprops.com](http://www.swireprops.com)

Project address: 701 S. Miami Ave., Miami 33130

(305) 371-3877

### **Key Partners**

General contractors: Americaribe and John Moriarty & Associates

Architect: Arquitectonica

Traffic and civil engineer: Kimley-Horn & Associates

Structural engineer: Magnusson Klemencic Associates

MEP engineer: Cosentini Associates

Landscape architect: Arquitectonica Geo

Climate Ribbon: Hugh Dutton Associés (architectural design) and Gartner (contractor)

LEED: BVM Engineering

Insurance: Wells Fargo Insurance Services

Though located at 701 S. Miami Ave., Brickell City Centre is more than a development spanning South Miami Avenue between Eighth and Sixth streets. It's a game-changer for downtown Miami.

With 4.9 million square feet across 9.1 acres, the mixed-use project was three years under construction before opening for the 2016 holiday season. And it would seem to be everything a \$1.05 billion budget can deliver.

Strategically and conveniently located in the center of Miami's Brickell/downtown financial district, the project includes a 500,000-square-foot luxury shopping center. The two 43-story residential towers – Reach and Rise – each comprise 390 units, and the EAST, Miami hotel has 352 rooms, including eight suites and 89 residences. Its two 12-level, Class A office buildings house the global headquarters of Akerman LLP.

Its sustainable features, including LEED-registration for neighborhood development, were envisioned from the outset to fully integrate with Miami's transport centers. Pedestrian connectivity and transit orientation include \$14 million in upgrades to the Metromover station, which provides direct access to Brickell City Centre's retail center and underground parking.

Brickell City Centre also donated \$600,000 to fund The Underline, the proposed 10-mile linear park that aims to transform the underutilized land below Miami's Metrorail.

Brickell City Centre is one of the first major developments to meet the Miami 21 zoning code that promotes urban buildings oriented to pedestrians, instead of cars. Swire was recently awarded the Urban Land Institute's 2017 Vision Awards' Project of the Year.

### **Best Mixed-Use Project: Finalists**

#### **CityPlace Doral**

The Related Group

[www.relatedgroup.com](http://www.relatedgroup.com)

Project address: 8300 N.W. 36th St., Doral 33166

(305) 460-9900

#### **Key Partners**

General contractor: Suffolk Construction

Architect: Arquitectonica

Water feature: Freeport Fountains; Ballbe & Associates; McNamara/Salvia; and Johnson, Avedano, Lopez, Rodriguez & Walewski Engineering Group

Insurance: Pritchard & Jerden

Financing: Prudential Insurance, Related Development, Regions Bank

As a mixed-use project, CityPlace Doral represents a true integration of live, shop, dine and play that is unique in South Florida.

The master-planned, mixed-use and pedestrian-friendly community features over 40 retail, dining and entertainment destinations, with boutiques, 17 restaurants that deliver a diverse cuisine experience, entertainment and attractions.

The residential component includes The Flats at CityPlace Doral. This rental property offers 28 different styles of studios, one-, two- and three-bedroom apartments in an engaging urban atmosphere.

All told, the project includes 235,000 square feet of retail and 303 luxury apartments.

Built in less than two years – it was completed in March – the \$207 million complex is helping transform Doral from an employment center to a lifestyle destination. At project opening, the property was 96 percent leased.

At just under 2 acres, the central plaza features a 720-square-foot digital screen to stream sporting events, videos, exciting announcements and more.

A \$4 million dancing fountain features hourly shows of choreographed sound, light, water and media.

### **Downtown Doral**

Codina Partners

[www.codina.com](http://www.codina.com)

Project address: 8500 N.W. 52nd St., Doral 33166

(305) 529-1300

### **Key Partners**

General contractor: John Moriarty & Associates

Architects: DPZ, Link Construction Group, Zyscovich Architects, HuntonBrady Architects and Cooper Carry

Insurance: Zurich, Chubb

Financing: Wells Fargo, PNC, Invesco

Built on what was formerly known as the White Course at Trump National Doral, Downtown Doral brings to life what historically has been a business center.

The 250-acre master-planned suburban community hosts more than 5,000 residential units and 250,000 square feet of retail stores, along with over 1 million square feet of Class A office space. The 4.5-acre park sits across from Doral City Hall, a 60,000-square foot facility that Codina Partners built for the city.

Nearby is the award-winning, bilingual Downtown Doral Charter Elementary School that will serve Canarias, Downtown Doral's only collection of 343 single-family estate homes and 52 townhomes. The Townhomes at Downtown Doral; Cordoba I and II apartments; and luxury condo towers 5252 Paseo, 5300 Paseo and 5350 Park round out the condo options.

First conceptualized by Codina Partners in the early 2000s, the \$1 billion project includes a variety of designs, public artwork and structures from artists Michele Oka Doner, John Henry and Richard Haas in the \$1 million park. The abundance of green space transforms what the company called "run-down, tired space and transformed it into a vibrant, booming town center that is a reflection of the growth and vitality of the surrounding area."

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## **Best Public/Civic Project: Winner**

### **Florida International University Student Academic Success Center**

Florida International University/Balfour Beatty

[www.fiu.edu](http://www.fiu.edu)

11555 S.W. 17th St., CSC 221, Miami 33199

(305) 348-4001

#### **Key Partners**

Architect: Gould Evans

Structural engineer: Scott Martin, Walter P. Moore

Civil engineer: Stantec

MEP engineer: TLC Engineering for Architecture

Insurance: Willis Insurance Services of Tennessee

Casualty insurer: Zurich American Insurance Co.

Financing: State of Florida, Public Education Capital Outlay

The FIU Student Academic Success Center does more than bring additional classrooms and administrative offices, as well as an adjacent multilevel welcome center and auditorium, to the campus. The complex features programs to welcome students and support them through their academic journey in a structure that's on the leading edge of design and construction.

The two buildings are connected by an exterior plaza. Built upon a concrete structure with PSI system decks, the buildings' skin consists of polished, exposed architectural precast panels and curtain wall system with a cantilever walkway.

The four-story program building houses a student center that provides counseling, student financial and career services; and classrooms for undergraduate honor programs and graduate studies. The welcome center is a two-story structure featuring a 472-seat auditorium with theatrical sound and lighting. The site work features new courtyards, pedestrian canopy, exterior seating and related landscaping improvements.

This project, which is on track to be certified LEED Silver, features 53 light wells that provide a dramatic exterior touch and natural interior lighting. The building's exterior is comprised of polished exposed architectural precast panels as well as curtain wall.

Located at Florida International University's Southwest Eighth Street campus, the 81,045-square-foot Student Academic Success Center was issued its certificate of occupancy in October 2016 after under two years of construction and a cost of \$26.4 million.

## **Best Public/Civic Project: Finalists**

### **Broward County Courthouse**

AECOM Design/Heery International/Cartaya & Associates JV

[www.cartayaandassociates.com](http://www.cartayaandassociates.com)

Project address: 200 E. Sixth Ave., Fort Lauderdale

(954) 771-2724

## **Key Partners**

General contractor: James A. Cummings Inc./Tutor Perini Building Corp.

Architecture, mechanical and electrical engineer/communications engineer: Heery International

Architecture/construction administration: Cartaya & Associates Architects

Civil engineer: Craven Thompson & Associates

Plumbing and fire protection: Hammond & Associates

Landscape architecture: Curtis & Rogers Design Studio

The new Broward County Courthouse presents itself as a strong civic landmark through the use of multiple architectural strategies.

The county wanted a building with 730,000 square feet of finished space to accommodate the civil and family courts, the county clerk's office, administrative and judicial offices, holding cells, as well as office and retail space.

The complex incorporates open spaces. The L-shaped tower massing allows for the public to look down on the civic space. A glass curtain wall, accentuated by the use of vertical fins, gives the façade a beautifully dignified civic expression but also acts as a solar screening device along the public corridors. The planting, paved surfaces, lighting and furnishings define the public spaces associated within the new plaza. Plantings will provide intimate, human scale spaces not only for circulation but also shaded gathering areas serving a supporting role to the courthouse functionality.

## **Homestead Police Station**

MCM | Munilla Construction Management

[www.mcm-us.com](http://www.mcm-us.com)

Project address: 45 N.W. First Ave., Homestead 33030

(305) 541-0000

## **Key Partner**

Architect: Rodriguez and Quiroga Architects

In use from 1981 until 2015, the Homestead Police Department's main building was infested with mold, had clogged water drains, water damage and radon gas levels five times higher than they should be. Homestead city officials knew this was no way to house their police department.

So, in January 2015, the city council approved Rodriguez and Quiroga Architects' design for a new police headquarters. MCM won the bid to be the construction manager over six other firms competing for the contract.

MCM's proposal emphasized hiring local workers and subcontractors in the effort to turn the 4.85-acre vacant parcel into a three-story building that would be double the size of the old police station.

The new facility consists of a three-story, 55,000-square-foot headquarters building with a one-story ancillary building. The emergency call center room on the third floor in the headquarters building was constructed with raised flooring for cable installation and a Faraday cage to stop radio wave interference. Other features include a standby generator with a 6,000-gallon diesel tank.

Located at 45 N.W. First Ave., the facility was delivered in about 14 months and almost \$800,000 under budget. It today serves as a community centerpiece that aligns with the vision to revitalize downtown Homestead.

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## **Best Residential Custom Home: Winner**

## **C Residence, Miami Beach**

Kobi Karp Architecture and Interior Design

[www.kobikarp.com](http://www.kobikarp.com)

Project address: 30 Star Island Drive, Miami Beach 33139

(305) 573-1818

The home and property at 30 Star Island isn't so much a residence as it is "a floating rectangle creating a private sanctuary for a glass enclosed home facing the water," writes acclaimed architect Kobi Karp, eliciting the thin stanchions and "Five Points of Light" philosophy of Swiss-French architect Charles-Édouard Jeanneret-Grit, also known as Le Corbusier. "Architecturally, it is a light-footed pilotis Le Corbusier and Neutra-inspired design of a tropical Florida home."

The work features a backyard protected from the open bay with a floating cabana and indoor/outdoor living/sitting areas, which also allow children to play along the water and pool areas. A rooftop viewing gallery allows panoramic views of Miami Beach, Government Cut and downtown Miami.

A Tahitian pebble stone driveway, along with a Dominican coral stone entryway that floats over flowing ponds, highlight the exterior. Anchored by American Black Walnut flooring, the interior is a triumph of sophisticated design, with soaring ceilings, a theater, gourmet kitchen with a dumbwaiter to the master suite, 11 bedrooms, 11 full baths and four half-baths. Of the two swimming pools, one is exclusive to the 1,800-square-foot master suite.

Challenges were formidable, especially for an architect and client with a grand eye. Placing the design volumes on the site in a creative, fashionable way maximized views toward the ocean and preserved the flow of the prevailing easterly breezes.

"The tropical modern display of floating rectangles over a glass box creates the illusion that the bayside residence floats over the water," Karp says.

The project, completed in September 2016 for \$4.5 million, spans 20,850 square feet.

### **Best Residential Custom Home: Finalists**

#### **428 S. Hibiscus**

Choeff Levy Fischman, P.A.

[www.clfarchitects.com](http://www.clfarchitects.com)

Project address: 428 S. Hibiscus Drive, Miami Beach 33139

(305) 434-8338

#### **Key Partners**

General contractor: Bosch Construction and Eddie Irvine

Structural engineer: Quality Structural Design

MEP engineer: H. Vidal & Associates

Landscape architect: Christopher Cawley Landscape Architecture

Insurance and financing: Bosch Construction and Eddie Irvine

The lot at 428 S. Hibiscus Drive is irregular, and the site posed design challenges that could have minimized views of downtown Miami and Biscayne Bay. But architect Ralph Choeff, a partner with Choeff Levy Fischman, P.A., and his team stepped up to the challenge.

In the end, the 11,000-square-foot residence on the 18,000-square-foot lot took almost five years to complete at a cost of \$13 million.

But the results speak volumes about the work that went into the project. Upon entering the residence, one walks over stepping stones that seem to float over the reflecting pond. With sliders fully open, it appears as though one is walking directly onto the pool deck, though still in the formal entry lobby.

Thin overhangs cantilever out from the substantial structure required for the grand interior spaces.

The overhangs turn from floors into walls, from walls into roofs. The whole space maintains an appearance where the inside becomes one with nature and the elements.

### **Coastal Hillsboro**

Affiniti Architects

[www.affinitiarchitects.com](http://www.affinitiarchitects.com)

Project address: 1115 Hillsboro Mile, Hillsboro Beach 33062

(561) 750-0445

### **Key Partners**

Builder: Mark Timothy Inc.

Landscape architect: Peterson Design Professional

Interior designer: Marc Michaels Interior Design

Designed at 12,608 square feet and fronting the ocean along Hillsboro Mile, this remarkable beachfront residence takes full advantage of its beachfront location.

Designed in a mid-century modern architectural style, it was created to feature simple openings within a classical modern overall massing.

The home's design and amenities seek to maximize the South Florida lifestyle.

One feature is the rear covered porch facing the ocean. The space doubles as an indoor and outdoor room. On sunny, clear and calm days, it provides open views to the ocean. On days when wind, rain or heat make sitting "outside" uncomfortable, the space can be enclosed and air-conditioned.

Building the residence as a spec home required a challenging budget to amplify the custom look. Doors were brought inside to maximize the detail and minimize exterior maintenance. The latest innovative glass, insulation, roofing and hurricane-resistant windows were selected to maximize energy efficiency.

The home cost \$3 million. Completed in a little over a year, it sold within weeks of hitting the market.

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### **Best Reuse/Rehab: Winner**

#### **CoLab Workspaces and Grind Coffee**

Danto Builders LLC

[www.dantobuilders.com](http://www.dantobuilders.com)

Project address: 599 S.W. Second Ave., Fort Lauderdale 33301

(954) 229-2006

## **Key Partner**

Architect: Kaizer Design Group

CoLab/Grind Coffee is a shared workspace, office and coffee house that has been one of the first commercial building major rehabs/renovations on the south side of the New River. It features “repurposed” finishes and provides a laid-back, cool and hip environment conducive to the many entrepreneurial projects being developed within its walls.

Colab partnered with Grind Coffee to provide top-quality, freshly ground caffeinated (or decaf) coffees, teas, juices and soft drinks to those sitting at the coffee bar or outside on the shaded patio. Bicycles are also available to help CoLab members get around town.

This wasn't a matter of simply transforming what was believed to be a former hardware store into a modern, 3,200-square-foot co-working space. With a \$833,000 cost, the owner and builder navigated a host of issues. Discrepancies in the easements, existing utilities not shown on any plans or surveys, existing gas lines on top of fiber optics, as well as road narrowing to accommodate the underground cable and directional bore for Florida Power & Light were all challenges subcontractors and engineers collaborated on.

In the end, the owner's goal of an alluring downtown place with repurposed materials included a conference table consisting of an airplane wing suspended from the ceiling, a wall covered in “repurposed skateboard” tiles, and a coffee bar made of an old bowling alley floor.

“This building went from a box-shaped, polka-dotted painted building to a clean, modern and cool design that catches the attention of many,” Danto Builders CEO Craig Danto says. “Our mission is to help our clients define their dreams, put it down on paper and make it a reality. Our company name bears our name, so our mission is always to make our clients happy. And when things go wrong, as they do in construction, make things right.”

## **Best Reuse/Rehab: Finalists**

### **Greene School**

Schmidt Nichols

[www.snlandplan.com](http://www.snlandplan.com)

Project address: 2001 S. Dixie Highway, West Palm Beach 33401

(561) 684-6141

## **Key Partners**

General contractor: Ahrens Companies

Civil engineer: Reikenis & Associates

Surveyor: Wallace Surveying

Traffic studies: Simmons & White

Insurance: Farmers Insurance

The challenges Jeff Greene and his development team faced in transforming a former automotive retail and service facility into a modern structure in an urban market are not unique. Turning the facility into a school on the cutting edge of education was where the challenges lay.

Greene had long heard the laments of people hoping to relocate to South Florida: “How are the schools?” For himself and others, Greene wanted to be able to say “exceptional.” So he partnered with Max Ventilla, former head of personalization at Google, to acquire the former Mazda dealership on South Dixie Highway and set out to transform the space.

The importance of this private elementary school is centered on the “learning garden.” This concept provides students

with a porous environment in which they can seamlessly explore the latest technology in a natural environment. The outdoor play area was a major component in distinguishing this institution from the rest, by including artificial hills where students can play, read and create. There are also climbable three-dimensional structures, soccer fields, tennis courts, vegetable gardens and future plans for an outdoor library.

Service bay doors were converted into hydraulic doors to bring the outside in. Opened in 2016 at a cost of \$3.75 million, the 18,700-square-foot school will now add an indoor gym and additional classrooms.

### **Miami-Dade County Courthouse**

Wiss, Janney, Elstner Associates

[www.wje.com](http://www.wje.com)

Project address: 73 W. Flagler St., Miami 33130

(847) 272-7400

### **Key Partners**

General contractor: Mark 1 Restoration Co.

Exterior: General Caulking and Coatings Co. and Boston Valley Terra Cotta

The restoration of the Miami-Dade County courthouse was no simple feat. Built in 1928, the building's 26-story façade required a \$20 million makeover. It began in September 2013 and ended almost three years later.

The project included an extensive restoration of the courthouse's façade, windows, plaza and roof after decades of neglect. The terra cotta façade had deteriorated beyond a serviceable condition. The slate and granite plaza that encompasses the surrounding city block was also in disrepair.

The repair design incorporated a sympathetic approach to preserve the original aesthetics of the landmark structure. In total, nearly 7,000 terra cotta units were removed and replaced; an additional 2,000 terra cotta units were removed and reused; and 4,000 units were repaired in place. Some 7,500 lineal feet of new steel gravity supports were added at each floor of the building.

Today, the renovation has breathed new life into the building. An anchor of the central business district, the project has been submitted for consideration for a Florida Trust for Historic Preservation's Statewide Preservation Award.

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### **Best Speculative Project: Winner**

#### **Carrie Meek International Business Park**

Foundry Commercial

Project address: Northwest 42nd Avenue and Curtiss Street, Opa-locka 33054

(407) 540-7700

### **Key Partners**

General contractor/architect: The Conlan Co.

Engineer: American Engineering & Development Corp.

Insurance: BB&T Insurance

Financing: Clarion Partners, J.P. Morgan

In 2010, the Carrie Meek Foundation, a 501(c)3 charitable organization that sponsors and promotes programs in education, housing, health and economic development, hired Foundry Commercial to develop an industrial complex near the Miami-Opa Locka Executive Airport. The goal was to bring jobs and prosperity to the South Florida community.

Working with Pryse Elam of Foundry Commercial, which has closed on six industrial developments in the past 18 months, the deal reflects years of planning and preparation. The two organizations recently broke ground on an 855,000-square-foot facility that will act as a new Amazon.com fulfillment center. This is the largest Amazon lease in South Florida, and will create at least 1,000 new jobs in the Miami/Opa-locka community and bring the online retailer's statewide workforce to more than 7,500.

Additionally, the Class A facility will include multiple mezzanine levels for Amazon's highly automated operations. The asset will encompass more than 2.4 million square feet of floor area and include some of the most advanced technologies in the consumer logistics industry. When phase 2 is completed in summer 2018, the entire \$150 million project will span 2.7 million square feet.

As a public/private partnership between Foundry Commercial and the Carrie Meek Foundation, it's a first-of-its-kind in the region. It not only will create jobs through the development itself, but it will also prepare and assist area residents to take advantage of the new jobs through training provided by the Carrie Meek Foundation.

### **Best Speculative Project: Finalists**

#### **Hillsboro Technology Center, Buildings A, C and D**

Butters Construction & Development

[www.butters.com](http://www.butters.com)

Project address: 330 Hillsboro Technology Parkway, Deerfield Beach 33431

(954) 312-2400

#### **Key Partners**

Architect: HNM Architecture LLC

Engineer: American Engineering & Development Corp.

Insurance: Liberty Insurance Property

Financing: IberiaBank

The Hillsboro Technology Center is currently the most significant new development in Broward County, in terms of its size, since the mid-2000s.

Once completed, the business park will total about 925,000 square feet, featuring state-of-the-art Class A warehouse distribution facilities, offices and a limited service hotel. The site's strategic location is attracting tenants that can have a highly efficient, modern facility at a much lower operating cost.

Buildings C and D are already 85 percent leased to national tenants such as UPS and Empire Flooring. Building A is 50 percent leased to national day care operator The Learning Experience, which will use the space for its headquarters and training facility.

"People have been doing one-off deals, but not too many in Broward, and nobody has built a full-fledged business park in 15 years," Malcolm Butters said. "Back in the early 1980s, the Stiles guys developed properties around the counties, real parks with real roads and really attractive buildings, ambiance and fountains. This is in that style – not just a cramped, old-school industrial park."

### **Miami River**

Kobi Karp Architecture and Interior Design

[www.kobikarp.com](http://www.kobikarp.com)

Project address: 275 S.W. Sixth St./ 501 S.W. Third Ave., Miami 33130

(305)-573-1818

### **Key Partners**

General contractor: Plaza Construction

Landscape architect: Raymond Jungles

Engineer: Edwards & Zuck

Structural engineer: McNamara/Salvia

Civil engineer: Kimley-Horn and Associates

Inspirational, organic, alluring – all within an industrial environment. These are the attributes developers have hoped to draw from the Miami River for years. Tapping a design concept inspired by the ever-flowing waterway and the unique industrial aspects and bridges that span the historic river, architect Kobi Karp sought to design a multi-phase, four-tower property that would deliver 4.1 million square feet with thousands of residential units and hotel rooms, with hundreds of thousands of feet of office, commercial, and retail space.

At a projected cost of \$1.2 billion, the Miami River project's five-phase master plan includes two 58-story towers, two 60-story towers and two three-story structures connected by walkways at the second, third and ninth levels.

At the ground level, the architecture's curvilinear design offers residents, visitors and neighbors a close relation to the lower levels.

The landscape and hardscape's organic design provides a seamless transition between both by using built-in seating and recess planters at the ground. The pedestal façade is a combination of glass, metal, and a series of planter systems and green walls.

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### **Community Impact: Winner**

#### **Riviera Beach Renaissance Project**

Riviera Beach Community Development Corp.

[www.rbcra.com](http://www.rbcra.com)

Project address: 1309 Avenue G, Riviera Beach 33404

(561) 844-3408

### **Key Partners**

General contractors: Hartnett Building Group and All-Site Construction

Architect: Colomé and Associates

Construction manager: Gil Vetter

Realtors: Palm Beach Realty, Donohue Realty and One World Realty

Financing: Palm Beach County Department of Housing and Economic Sustainability, Comerica Bank and Riviera Beach Community Redevelopment Agency; BB&T Bank



Homebuyer education/credit counseling: Urban League of Palm Beach County, Housing Partnership and Clearpoint Credit Counseling

Located at 1309 Avenue G in Riviera Beach, the Renaissance Project was more than a promising name. It was a new-home infill project that sought to build five residences, each about 1,450 square feet. Launched in July 2016, the project was completed eight months later under its \$1.4 million budget.

Plagued with many vacant and derelict properties, Riviera Beach has a high rate of rentals and a high incidence of crime. The Riviera Beach Community Development Corp. in 2013 was awarded a home grant to complete at least five homes for low- to moderate-income, first-time homebuyers. The buyers of the attractive, energy-efficient homes are single mothers or grandmothers.

As is typical of many community development projects, Riviera Beach Renaissance required a skillful cobbling together of resources to make it successful. The reimbursable funding home grant was a major boon, allowing the CRA to utilize a \$350,000 line of credit from Comerica Bank as a revolver to draw down 100 percent of the federal and county funds.

“People in Riviera Beach were skeptical at first,” says Annetta Jenkins, executive director of the Riviera Beach Community Development Corp. “Seeing homes come out of the ground has demonstrated our ability to complete a project.”

### **Community Impact: Finalists**

#### **Clean Wave Laundry**

Project address: 3101 and 3133 Davie Blvd., Fort Lauderdale 33312

#### **Key Partners**

General contractor: Ralph Desantis, SFL Building Contractors Corp.

Architect: Gus Carbonell Architect/Planner P.A.

Frank D’Annunzio reimagined the typical laundromat style and executed his own unique, fresh take on it in an urban, low-income area. D’Annunzio, with over 30 years of retail laundry site development in his background, brought a new concept to life in a normally forgotten community.

Clean Wave Laundry is a welcome addition to the Davie Boulevard corridor, where new construction has been neglected for several years. More than a laundromat, Clean Wave offers customer amenities including free Wi-Fi, laptop and lounge stations, chargers for electronics, and vending for snacks and refreshments.

Completed in June 2016 at a cost of \$1.95 million, the two properties are part of a new corporate brand on the cusp of nationwide expansion and franchising. External structural changes to the existing property included a parapet wall to line the roof and increase ceiling height, installation of impact-resistant windows and doors, parking lot leveling, lush landscaping, and redesign and lighting of the parking area. About 3,000 square feet of leasable space was demolished to provide adequate parking for both buildings.

The more than 30,000 hand-laid bricks feature anti-graffiti coating and branding with matching paint colors. Installation of energy-efficient washers and dryers help conserve gas, water and electricity, and LED lighting and tankless water heaters help reduce the facility’s carbon footprint.

D’Annunzio’s goal was to create a bright, welcoming and eco-friendly structure to benefit the community. With its eye-catching structural details, it stands out in Fort Lauderdale.

#### **Parc Station/ Charles F. Vollman Community Park**

Kaufman Lynn Construction

[www.kaufmanlynn.com](http://www.kaufmanlynn.com)

Project address: 2300 N. 29th Ave., Hollywood 33020

(561) 361-6700

## **Key Partners**

Architect: Roger Fry & Associates Architects, P.A.

Insurance: Aon Construction Services of Florida

Financing: PNC Bank

Located at the intersection of Interstate 95 and Sheridan Street in Hollywood, this project was the first Class A residential development in Hollywood in nearly 15 years. Originally envisioned as part of a 40-acre transit-oriented development, the development team instead sought to serve the growing rental sector and develop the 22 acres directly abutting I-95.

The community design included 17 three-story apartment buildings, a clubhouse with large outdoor pool, fitness center, playground and pet areas. Among the challenges was preserving the area's unique stand of oak trees dating back at least 75 years. Another challenge was tying into city infrastructure. The city had no documentation for the water and sewer lines, which were laid in the 1920s.

When the grand opening was held in June 2016, the 336-unit, 437,969-square-foot project came in about \$300,000 under its estimated \$41.8 million cost.

"Kaufman Lynn Construction is focused on ... making each and every project we build a success well beyond just the construction," CEO Michael Kaufman said.

"We become much more than a builder to our clients – we become their community-based partner."

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## **Terry Stiles Deal of The Year: Winner**

### **1428 Brickell Ave.**

Ytech International

[www.ytechinternational.com](http://www.ytechinternational.com)

Project address: 1428 Brickell Ave., Miami 33131

(305) 329-1483

### **Key Partner**

Outside general counsel: Stuart T. Kapp of Kapp Morrison LLP

The property at 1428 Brickell Ave. in Miami represented promise – and challenge. With a lot size of 50,000 square feet, an acquisition price of \$50 million and some \$500 million earmarked for future redevelopment, buyer Yamal Yidios, founder and CEO of Ytech International, saw this as one of the most desirable development sites along Brickell Avenue.

With a good sense for the opportunity the parcel presented, and a willingness to make it work for all counterparties, Yidios saw potential – even when the property was at the verge of a summary judgment foreclosure hearing. Discerning and sensitive to the needs of the owner family, he agreed to provide rescue capital by purchasing the approximately \$10 million defaulted mortgage.

Concurrently, Ytech entered into a forbearance agreement to provide immediate relief to the family, while also entering a purchase and sale agreement to acquire the property. By providing the immediate capital to stave off the foreclosure, Ytech preserved the value of the property for the family and bought time to figure how to settle the years of litigation with the adjacent property owner. In the end, Yidios devised a multiple-win scenario.

"In deals of all kinds, the greater your capacity for empathy – the more carefully you try to understand all of the other

party's motivations, interests and constraints – the more options you tend to have for potentially resolving the deadlock," he says. "Sometimes, the best response to a deep-rooted perspective is to yield to it: understand it, adopt it and repurpose it to advance your position.

"I always try to balance assertiveness with empathy, self-confidence, the humility necessary to learn and adapt, and the desire to influence with a genuine interest in understanding," he says. "This allows me to achieve value-maximizing outcomes not just for Ytech, but for all parties involved."

### **Terry Stiles Deal of The Year: Finalists**

#### **Las Olas Square Acquisition, Renovation**

Steelbridge Capital

[www.steelbridge.com](http://www.steelbridge.com)

Project address: 501 and 515 E. Las Olas Blvd., Fort Lauderdale 33301

(305) 374-1004

#### **Key Partners**

General contractor: Stiles

Architect: Edge of Architecture

Financing: The Blackstone Group via CBRE's South Florida Capital Markets team

On June 29, 2016, Steelbridge Capital, a value-focused real estate investor, completed the \$90 million acquisition of SunTrust Center, an institutional-quality, two-building Class A office complex spanning 270,000 square feet at 501 and 515 E. Las Olas Blvd.

Those are the facts. The nuance behind the deal speaks to the merits that highlight this acquisition as a Deal of the Year. As part of Steelbridge's goal to "take what was good and return it to great," the building was renamed Las Olas Square. Planned capital improvements will reposition the property to "once again represent the best of what Las Olas has to offer," says Jay Caplin, managing principal with Steelbridge Capital.

The three-story office property is being redesigned into a boutique-style mixed-use building with changes that include replacing the "brutalist" style concrete exterior in favor of one that's clean and contemporary.

Notably a step behind the competition in terms of timing, Steelbridge Capital was able to secure the acquisition of the hotly contested asset. Additionally, CBRE's South Florida Capital Markets team was able to arrange a \$75.4 million loan through the Blackstone Group to finance the purchase. In the end, Steelbridge closed on the largest office building to trade in Broward County's downtown submarket in the prior 12 months.

#### **PriceSmart Inc. at Flagler Station**

Transwestern

[www.transwestern.com](http://www.transwestern.com)

Project address: 11441 N.W. 107th St., Medley 33178

(305) 808-7826

Located in Medley, the deal included a 330,000-square-foot, build-to-suit facility in Flagler Station III designed with 32-foot clear heights, 120-dock high truck loading positions and cross-dock space, with additional spits for 102 trailers, as well as 30,000 square feet of office space.

Transwestern negotiated a lease extension for 100,000 square feet of existing space within Flagler Station II, for a total of

430,000 square feet. This represents a 20 percent expansion from the tenant's previous 360,000 square feet.

With an actual project cost of \$45.56 million, PriceSmart – the largest operator of membership warehouse clubs in Central America and the Caribbean – attained the distribution center and expanded from its current location at Flagler Station Phase II. It continues to operate a refrigerated and frozen distribution facility at Phase II, but relocated its corporate office and distribution center for dry goods to the newly purchased building. It also sublet the remaining space.

The deal maximized space requirements and efficiency amid a transaction that was quite complex. It required modifying a site plan in a very strong market to accommodate the highly efficient building and trailer spots, securing an early lease extension on 100,000 square feet of existing space to allow for long-term certainty of the cold storage operation, and accounting for and then mitigating existing leases for some of the space to be vacated.

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### **Dealmaker of The Year: Winner**

#### **Evan Kristol**

Executive managing director, Investments/senior director, National Multi Housing Group, Marcus & Millichap

[www.marcusmillichap.com](http://www.marcusmillichap.com)

5900 N. Andrews Ave., Suite 100, Fort Lauderdale 33309

(954) 245-3400

Evan Kristol personifies the dealmaker. Since joining the firm in 1991, he has closed more than 780 transactions totaling in excess of \$4.54 billion. In the year ended June 1, Kristol has been involved in the sale of more than 40 commercial real estate properties that together were valued at more than \$372 million.

Whether multifamily or commercial, his work has touched 3,878 units and numerous buildings. Kristol's efforts in Marcus & Millichap's National Multi Housing Group reflect his long-term relationships with a diverse group of private and institutional clients and attention to detail. This has elevated him to one of the firm's top agents for all investment professionals in its history.

Through market knowledge, focus and work ethic, he and his five-person team generate the highest possible results for their clients. Transactional accomplishments have earned Kristol several distinctions and make him one of the leading industrial sales agents in Florida.

He has received numerous sales achievement awards, and has been recognized as a leader in the brokerage community.

A keen awareness of market dynamics has helped Kristol and his team achieve their success. As an investment real estate broker relied on by clients to make appropriate business decisions, it is critical that he provides accurate, real-time information.

"The market is always moving, and you must stay ahead of it – or you may cost your clients money," Kristol says. "My team prides itself on always knowing everything that is going on in our market, whether it be a recent sale, market rents or just submarket information – sometimes before the market hears about it. Our clients can then act with confidence."

### **Dealmaker of The Year: Finalists**

#### **Adam Vaisman**

Director of acquisitions, Butters Construction & Development

[www.butters.com](http://www.butters.com)

6820 Lyons Technology Circle, Suite 100, Coconut Creek 33073

(954) 312-2432

When Mark and Malcolm Butters hired Adam Vaisman fresh from receiving his Master of Science in Real Estate from the University of Florida 10 years ago, they found more than a Florida native with Cuban and Peruvian roots who was ready for the challenge.

They hired a talent who's been instrumental in putting together the variety of deals that has evolved as Butters itself has.

Vaisman has handled industrial, office, hotel and land development and acquisitions, with values in the hundreds of millions of dollars.

"To be able to go back and forth between development deals and acquisition deals, land versus building, all dealing with multiple capital partners, is pretty amazing," CEO Malcolm Butters says.

Over the past year, Vaisman and the Butters team have handled significant transactions in Boca Raton's revamped Park at Broken Sound, Midtown and the Military Trail corridor, as well as deals in Medley, the developer's Hillsboro Technology Park, Pompano Center of Commerce II and the Hampton Inn & Suites in Coconut Creek.

As the company has adapted from building on fresh land to spearheading redevelopment and infill projects, Vaisman has helped bring a multidisciplinary perspective that aligns with the firm's principles of hard work, dedication and a love for what you do.

### **Yamal Yidios**

Founder and CEO, Ytech International

[www.ytechinternational.com](http://www.ytechinternational.com)

33 S.W. Second Ave., Penthouse 2, Miami 33130

(305) 329-1483

In Miami's financial district, 1428 Brickell Ave. has been among the most desirable potential development sites. Family owned and entangled in legal claims, most prospective buyers saw only obstacles and impediments. Yamal Yidios saw an opportunity. With the property on the verge of a summary judgment foreclosure hearing, he purchased the \$10 million defaulted mortgage and entered into a forbearance agreement. This provided immediate relief to the owner, and bought Yidios time to negotiate a settlement with a neighboring property owner.

Yidios invested \$50 million to acquire the 50,000-square-foot property with a 100,762-square-foot building. His plans call for a \$500 million redevelopment of the site, which is zoned for a mixed-use building of up to 80 stories.

Yidios says his edge is being the most prepared person in the room: knowing the facts, anticipating the arguments and understanding one's strengths and weaknesses.

Above all, "keep your word and honor your commitments," he says. "There will come a time when your only source of leverage in the negotiation will be your credibility."

As a dealmaker, Yidios looks at development and negotiations as an opportunity for a win-win scenario.

"I think it is important to see the other side as partners, not opponents," he says. "Therefore, I try to organize my thinking around each party's interests, constraints, alternatives and perspective."

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### **Developer of the Year: Winner**

#### **Melo Group**

425 N.E. 22nd St., Suite 301, Miami 33137

(305) 438-1001

## **Key Partners**

General contractor: Melo Contractors Corp.

Architects: Arquitectonica, Melo Architecture, ITEC Design

Landscape architect: Arquitectonica Geo

Structural engineers: L&R Structural Corp., B&J Consulting Engineers, De Los Reyes Engineering

Financing: Ocean Bank, Total Bank, BB&T Bank

Insurance: Dopazo and Associates

Melo Group's success is revealed in its projects' numbers. Condominium Aria on the Bay has 648 condominium units across 53 floors and 20,000 square feet of commercial space. Melody Tower boasts 497 rental units across 36 floors and 8,500 square feet of commercial and retail space. Square Station, with 710 rental units across two 34-story towers with 15,000 square feet of commercial and retail space, rounds out a triumvirate of an aggressive plan for the Miami skyline.

Already, Aria is more than 85 percent sold, Melody Tower is 100 percent leased, and Square Station will begin preleasing in late 2017.

The Melo family has been one of Miami's most active residential real estate developers since arriving from Argentina in 2001. The family-owned and -operated firm specializes in researching and locating long-overlooked areas with strong return potential for development, and bringing market-rate residential product to the urban core for young professionals. The firm has built more than a dozen buildings housing nearly 3,000 residential condo/rental units in greater downtown Miami in the last decade.

With the completed Melody Tower, the under-construction Square Station towers, and the planned Art Plaza and Miami Plaza multifamily projects, Melo Group plans to add a total of 2,311 rental apartments to the Arts & Entertainment District neighborhood by the end of the decade.

Acquiring prime land in Miami's urban core at an optimal time has allowed the firm to offer competitive price points at its condominium projects. With one- to four-bedroom units averaging about \$550 a square foot, Aria on the Bay offers an unmatched value for luxury new-construction product on downtown Miami's waterfront.

"Our development philosophy has always been to build for market demand," Carlos Melo says. "As the market shifted in recent years, so have our buildings."

"My dad always says: 'One who can play piano in Argentina can also play piano in Miami,'" Martin Melo says. "And he was right."

## **Developer of the Year: Finalists**

### **Butters Construction & Development**

[www.butters.com](http://www.butters.com)

6820 Lyons Technology Circle, Suite 100, Coconut Creek 33073

(954) 312-2400

## **Key Partners**

Architect: Slattery and Associates

HVAC: Phoenix Air Conditioning

Paint: Warner Painting

Plumbing: Palmetto Plumbing

Ceilings: All American Ceilings

Glass: Capital Glass of Pompano

Insurance: Keyes Coverage

Financing: Northern Trust Bank

Butters Construction & Development has been behind many of the properties and development trends helping shape South Florida's real estate market. It has acquired, developed and/or delivered numerous projects in the past year. Yet, a \$10 million project behind the acquisition and renovation of a 30-year-old, 55,000-square-foot, two-story office building in Boca Raton stands out.

When Butters purchased the asset, it was 22 percent leased. The property was in need of improved upkeep and renovation. Additionally, Butters had to modify the folio to properly split it from a building to the north, also owned by the seller. Following its rebranding, occupancy now stands at 65 percent and velocity for new tenants is strong, with many new leases in the works.

Among the renovations and upgrades to the building, which enjoys prime frontage on Congress Avenue, were restroom improvements, entry features, upgraded LED lighting, exterior paint, an after-hours access control system, remotely accessing activity for more security, thermostat upgrades for energy efficiency, motion sensors for lighting, and signage.

"To be a developer, to me, is such a great profession," CEO Malcolm Butters says. "It lets you express yourself in so many fashions, from design to creative solutions to making the world a better place. I couldn't ask for a better way to make a living."

### **Dezer Development**

[www.dezer.com](http://www.dezer.com)

18001 Collins Ave, 31st floor, Sunny Isles Beach 33160

(305) 932-1000

### **Key Partners**

General contractor: Coastal Construction

Architect: Sieger Suarez Architects

Structural engineer: CHM Structural Engineers LLC

Civil engineer: Fortin Leavy Skiles

MEP engineer: Steven Feller P.E.

Landscaper: EGS2 Corp.

To some, the name Dezer is as synonymous with innovative building design as the name Porsche is with innovative automotive design. For good reason: Dezer's most vaunted property, located on 2.21 waterfront acres, is the Porsche Design Tower Miami. With 132 oceanfront flats and double-height residences from 4,200 to 19,403 square feet, the hook is in another unique design: Each residence includes a private "sky garage" that holds up to four vehicles.

Delivered in November 2016, the \$492 million project includes the "Dezervator," what Dezer calls a "first-of-its-kind" automobile elevator lift system. Dezer calls it an "innovative parking technology that will serve as a catalyst for future luxury real estate developments around the world."

Lushly landscaped, accented with scenic views, the tower offers pools on every balcony, and an eight-floor-high, glass-

enclosed car observatory.

“The main goal was to create the car elevator system and for it to have a function for daily use, and not as a toy,” President Gil Dezer says. “I firmly believe that every development carries the developer’s personality and the Porsche Design Tower really exemplifies my personality. I am a car fanatic who really appreciates the engineering that goes into an automobile, and I try to use the same philosophies in my buildings.”

**Jeff Zbar**

Correspondent

*South Florida Business Journal*

