

Florida Trend

FLORIDA'S BUSINESS AUTHORITY

May 4, 2022

MIAMI-DADE
REAL ESTATE

GROUND ZERO IN BATTLE FOR RESILIENCY

Sea-level rise, "sunny day" flooding and chronic inundation once were taboo topics. Today, leaders across Greater Miami welcome those conversations and are spending hundreds of millions of dollars to change the tide.

Miami Beach alone will spend \$650 million on stormwater management. Local leaders are working with the U.S. Army Corps of Engineers and the Florida Department of Emergency Management to pen a plan to protect thousands of single-family homes, condos and small businesses from rising waters.

The University of Miami and Florida International University are exploring ways to mitigate impacts. Knight Foundation and Miami Foundation are committing dollars to combat climate change.

Along with storm-resistant construction built to the nation's most strict building codes, some new construction is casting a wider net of "sustainability." Developer Terra is providing workforce housing, transit-oriented apartments, and environmentally conscious and design-driven developments – all with an eye toward the future.



PANORAMA, THE NEWEST AND TALLEST RESIDENTIAL TOWER, TOUTS 85 FLOORS OF LUXURY.

Miami Skyline, Suburbs Keep Growing

From the beach to downtown to the inland suburbs, Miami-Dade County is growing to serve a dynamic population. From luxury condominiums and mixed-use towers to the east and residential developments to the west, construction has continued unabated.

Towers carving the skyline come complete with superlatives. Panorama, an 85-floor mixed-use tower from developer Tibor Hollo and Florida East Coast Realty, is the tallest project of its kind south of New York City. With the inbound migration, there's a waiting list for rental apartments.

"Everyone in the world wants to live in Miami, which offers great potential for developers, sales agents, designers and others in the sector," says Jon Paul Pérez, president of Related Group.

The arrival of developers portends the revival of moribund communities. Think of neighborhoods known beyond the county lines — the Design District, Coconut Grove, Edgewater, even historic Liberty City — and developers have revived them. Developer Moïse Mana's 45 acres and 60 parcels across Wynwood and the emerging Flagler Street district have transformed those areas and helped set the stage for growth.

Nearby, the \$4 billion Miami Worldcenter mixed-use development spans 27 acres and is noted as the second-largest urban

development and most comprehensive transit-oriented development in the U.S. Brothers Nitin and Dev Motwani, the latter the head of Merrimac Ventures, announced The Crosby Miami Worldcenter, also in partnership with Related Group.

"Creating a mixed-use district in the heart of Downtown Miami is especially important as our urban core welcomes an influx of finance firms, tech companies and hedge funds from other cities," says Nitin, managing partner of Miami Worldcenter Associates and board member of the Miami Downtown Development Authority.

The demand is only rising, says Steve Hurwitz, managing director of JLL. His portfolio of nearly 2.5 million square feet of existing product with new development coming will serve inbound and local firms considering longer-term leases.

Not to be forgotten, Miami Beach, including the popular South Beach and Lincoln Road districts, is seeing continued new development. Lyle Stern, head of the Koniver Stern Group and president of the Lincoln Road Business Improvement District, helped attract brands such as Starbucks, H&M and Williams Sonoma, and sees more coming.

The influx of new businesses has brokers lining up their offerings. Cushman & Wakefield's 8 million square feet in the Miami market includes 830 Brickell from

Vlad Doronin's OKO Group. The only new Class A-plus office tower under construction in the heart of Miami's Brickell Financial District — and the first and only one in Miami to command \$100 per square foot. Recently signed tenants include Microsoft, Thoma Bravo, CI Financial and WeWork.

With offices come homes. The region's median prices continue to rise as inventory remains at historic lows. Actually, Miami has been an undervalued steal for two decades, says Ron Shuffield, president of Berkshire Hathaway HomeServices. A fifth of single-family homes are fetching over \$1 million. A dozen residences — homes and condos — a month are selling at over \$10 million, he says. Thank inbound U.S. and international buyers.

Markets once thought too far from the city center are rising as well. To the southwest, the former farming and Air Force community of Homestead has



THE WHOLE WORLD
WANTS TO COME
HERE NOW."



RON SHUFFIELD
PRESIDENT, BERKSHIRE
HATHAWAY HOMESERVICES
EWM REALTY

caught the eye of developers looking for available land. Lennar, Related Group and Century Homebuilders are queuing up single-family and multi-family developments to capitalize on demand — brought on in part by the

remote work capabilities of erstwhile downtown denizens.

Once known as Miami's "last frontier," Homestead's residential development has become "an anchor of the economy," says Mayor Steven Losner.

As Greater Miami seeks to create affordable and workforce housing, Homestead and surrounding communities may serve that need as well.

Also filling the void are multifamily and senior projects. ZOM Living is currently developing five highly amenitized multifamily and senior housing developments across the region.

Amid this continued growth and rebranding, Miami may well remain a brand all its own.

"Miami does not need to be the 'next Silicon Valley' or the 'sixth borough,'" Perez says. "The city stands on its own."