



GABLES
GOOD GOVERNMENT
COMMITTEE
Newsletter



ONLINE AT GGG-NEWS.WIX.COM/GGG-NEWS# • JUNE 2014
1825 PONCE DE LEON BLVD., BOX #448, CORAL GABLES, FL 33134 | 305-975-8158

HERE COME THE CRANES!

Proposed **commercial real estate** projects are burgeoning in the Gables. Excitement is building for several wonderful new commercial and mixed-use projects proposed for development. The perfect storm for this much major construction has not been seen since the late 1990s. We do need to ensure that present codes are adhered to, and that proper planning and traffic studies are in place.

According to a recent MIAMI TODAY article, the Gables offers “one of the most stable office markets in the area.” Citing proximity to the airport as a big selling point, the article quotes **Danet Linares of Blanca Commercial Real Estate** (they handle the **396 Alhambra** building for owners **Agave Holdings, LLC**) “[Within a year we reached 82% of lease capacity], and we expect to be at 90% soon.

condos, a hotel, commercial space for shops and restaurants, an office building, and a parking facility. An article by the MIAMI HERALD quoted **Agave Ponce** CEO **Hector Fernandez** (who also is an executive with Mexico-City-based **Grupo JB**, which owns **José Cuervo** tequila brand): “Agave hopes to succeed where previous developers have struggled in bringing an ‘urban village’ development out of the ground.”



► **Starwood Hotels and Resorts Worldwide** plans to open an **Aloft Hotel** in Coral Gables, its eighth location in the state, by 2016. The hotel, proposed for the site at 2524 Le Jeune Road (pictured above), will also house a high-end restaurant, and a couple retail outlets. Amenities will include a 600 sq. ft. meeting space for either business or social events, as well as a pool, bar, and 24-hour gym.

million. They plan to build “**The Collection Residences**” a luxury development offering 270 high-end residences, and about 40,000 sq. ft. of ground-floor retail space. The project will be designed by **Arquitectonica** and will cost \$84 million to build. [Source: TheRealDeal.com]



► **New Publix and Residential Tower**
The Publix Supermarket on Le Jeune in downtown Coral Gables may grow from a 43,000 sq. ft. store to a more modern 57,000 sq. ft. store as part of a full-block development that will feature an 18-story (?—current building codes allow only 16) 282-unit residential building, and a 793-space parking garage to replace the current surface parking lot. Publix paid \$11 Million for the site and will spend \$77.5 Million on the project by general contractor **Stiles** and architects **Wolfberg Alvarez & Partners**.



► In an impressive proposal by **Agave Ponce, LLC**, the seven-acre site of the former **Old Spanish Village** (photo above: 2901 Ponce de Leon Blvd.) will feature a 254-unit high rise of luxury

► **Coral Gables Luxury Holdings** (Shoma Group) has acquired 4101 Salzedo and 4112 Aurora Street properties (2.8 acres), across from auto dealership **The Collection** for \$27

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GABLES GOOD GOVERNMENT RECEPTION JUNE 10th

Gables Good Government will hold its annual reception/dinner at **The Palace** (1 Andalusia Avenue, Coral Gables) on **Tuesday, June 10**, from 6:00 to 8:00 PM. We will be honoring **Raquel Regalado** (pictured at right), Miami-Dade County School Board Member for District 6 (covering most of Coral Gables).

Generously sponsored by **The Palace** (PalaceCoralGables.com), GGG Members are free. Non-members may attend for \$50 per person or couple. Join or renew your membership at the door. RSVP to info@slesnick.net or 305.975.8158.



CITY v. FP&L LAWSUIT SETTLED

The City's lawsuit to fight FP&L's plans to run 80- to 100-foot poles 2.5 miles up along US-1/Ponce de Leon Blvd. to a substation in the Grove, has settled for \$1.3 million, a guarantee of shorter poles (77, 81, or 85 feet), and the opportunity to big out maintenance of the poles (to someone other than FP&L). The \$1.3M was to compensate for the demolition of a city-owned building at 4520 Ponce (the old DMV location now a furniture store Azul & Co. currently renting through 2018), but the City may use the money to bury the power lines instead (FP&L will provide a free cost study on this alternative).

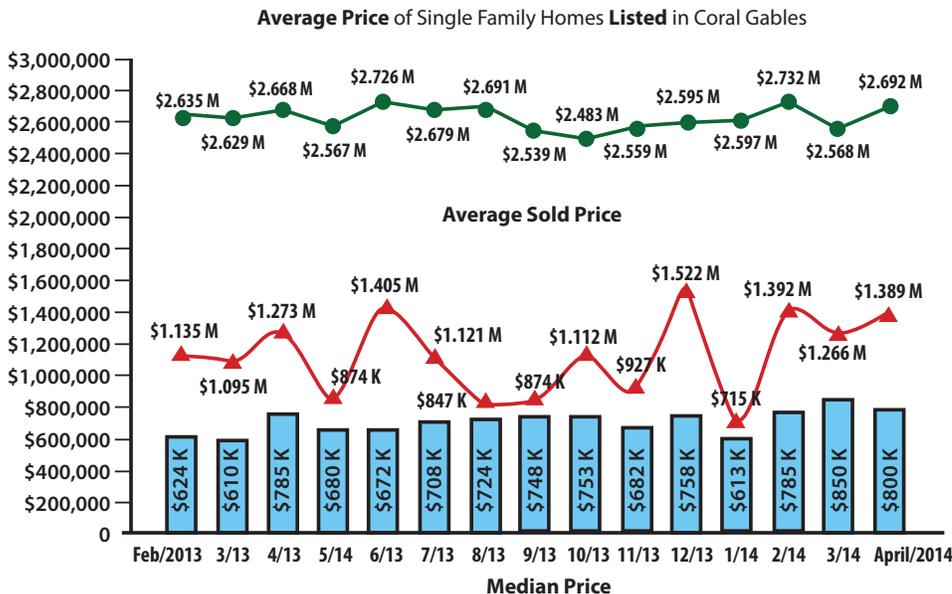


CORAL GABLES' RESIDENTIAL REAL ESTATE MARKET IS STRONG

As of the first of June there are 257 houses on the market, with 168 of them priced over \$1,000,000. Over the last three months, 141 single family homes in the Gables. 38 homes were over \$1 M. Homes in that price range tend to stay on the market 44% longer. The average days on the market (of these 141 homes) was

91 days. Homes under \$1 M averaged 70 days. Values are going up, so taxes should be going up also, but the millage rate will have to be brought down by a vote of the Gables City Commission or else the Tax Assessor's Office may implement the annual increase limitation under the 3% rule.

The graph below shows a comparison of the Listing Price, Selling Price, and Median Price of Single Family Homes in Coral Gables from February 2013 through April 2014.



CHAMBER GOALS CONFERENCE

This year's **Coral Gables Chamber of Commerce GOALS CONFERENCE** begins with the Merrick Awards on Thursday evening, June 19th. For the first time in eight years, Friday night's event will be held at a different venue—the gleaming new **Student Center Complex at "The U"**—with the theme: It's All About YOU! **"Full Delegate" \$350** (includes Thurs. dinner, Fri. breakfast, sessions, luncheon, and reception) **"Friday Delegate" \$175** (includes Friday breakfast, sessions, luncheon, and reception)



coralgableschamber.org
224 Catalonia Avenue, Coral Gables 33134
T 305-446-1657 | F 305-446-9900



GABLES PROMOTIONS, HONORS, AND MILESTONES

Here are a few of the latest local job changes, hires, promotions, and other Gables milestones.



Steve Coxhead has moved to the law firm of **Fowler White Burnett, PA**. A shareholder in their Aviation Practice Group, Steve was a speaker recently at the

ABA's Aviation Litigation Seminar Panel "General Aviation Revitalization Act—Was Congress Right to Pass This Act?" at Convene-Times Square in New York.

Catherine Rodriguez, the Regional Director of the **US. Department of State** (Office of Foreign Missions) located on Merrick Way will be leaving this week for a one-year assignment in **Pakistan**. Upon her return, she



will serve as the Dept. of State **Diplomat in Residence at FIU**. Seen here with GGG President **Jeannett Slesnick**, Catherine (center) and the **Consul General of Canada Louise Leger** at a goodbye party.

Congratulations to Gables resident **Elena "El-lie" Luca** chosen as the **American Red Cross Philanthropic Volunteer of the Year** and named a new **National Young Professionals Council** Member.



Welcome **Rodolphe el-Khoury**, named the new Dean of the University of Miami's

School of Architecture. A leader in the fields of contemporary architecture and New Urbanism, Mr. el-Khoury, through his firm **Khoury**

Levit Fong, has designed award-winning projects like the "Crystal Sun" (below), the winner of Boston's **GLOW 2012 Competition**. Mr. el-Khoury spoke on "The Internet of Things" (IoT)



at **TEDxToronto** 2013. El-Khoury will begin his new job on July 1st. [Source: BusinessWire.com]

Congratulations to **Jessica Cerda-Antomarchi** who has been hired as the new **Junior Orange Bowl Executive Director**. With over 15 years experience in nonprofit fundraising Jessica joins **JOB** from the **American Heart Association** where she served as Director.



Congratulations to **The Hon. Jason Dimitris** County Judge of the Miami-Dade County Court (and a Coral Gables resident), appointed last year by Governor Rick Scott. And he recently won his first full term without opposition (at the end of the qualifying period, as no one had filed to run against him).

Best wishes to **Raymond Santiago**, retiring after 16 years as Miami-Dade Co. Public Library Director. Named the Librarian of the Year in 2003 by **Library Journal**, Mr. Santiago's career in County government spans 24 years. A national search will be conducted by the **Friends of the Miami-Dade County Public Library System** and the **Coalition to Save Our Libraries**.



Marina S. Foglia is the new Executive Director of the **BID of Coral Gables** (Business Improvement District), whose mission is to promote



commercial vitality for **Miracle Mile** and **Downtown**. Among her highest priorities is to work with the City on the planning and implementation of the proposed \$18 million dollar

Streetscape Improvements Plan for Miracle Mile and Giralda Avenue.

The **Australian Government** has appointed



former Gables Mayor **The Hon. Don Slesnick II, Esq.** as its new **Honorary Consul** in Miami. Mr Slesnick currently holds office as the Chair of the American Bar Foundation Fellows and is the 2nd Vice Chair of the **Orange Bowl Committee**. In his new position, Mr. Slesnick will provide consular assistance to Australians living in and visiting Florida and enhancing trade, economic, investment, educational and cultural linkages. Officially, his duties commenced on May 1st.



Honorary Consul

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SUGGESTIONS FOR NEW CITY MANAGER

Since our last newsletter, GGG readers have submitted a few more names. (The search is expected to take 4+ months.)

Benjamin Pingree, a finalist in the last search, currently heads the Economic Development Council (EDC) in Tallahassee. Mr. Pingree joined the EDC and the Greater Tallahassee Chamber of Commerce in August 2013, and serves as the Vice President of Business Retention/



Expansion & Public Policy. Prior to joining the EDC, Ben served as the President & CEO of the Zoological Society of Florida.

-MISHA MLADENOVIC, PE

Robert Ruano is President of Ecostrata Services, a private resource development firm in downtown Coral Gables. A former Director of Grants & Sustainability for the City of Miami, he helped bring in millions in grant dollars and was responsible for the city's environmental programs. He chairs the Gables Parks & Recreation Advisory Board and was recently appointed to the County's Planning Advisory Board.

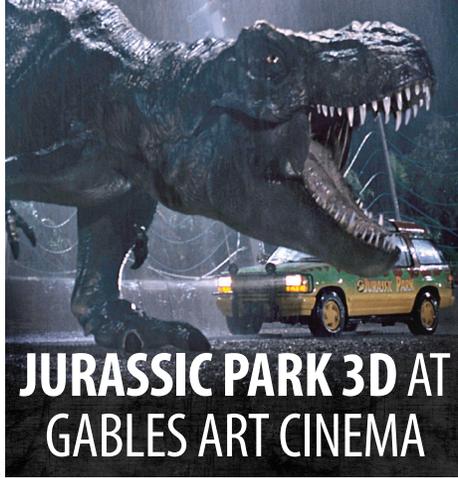


-DEBBIE SWAIN

Genaro "Chip" Iglesias is Deputy Mayor to Mayor Carlos A. Gimenez. He oversees the Office of the Mayor, and the Police, Fire Rescue, Medical Examiner, Corrections and Rehabilitation, and Community Info. & Outreach Depts. Before joining the County in 2011, he was **Key Biscayne Village Manager**.



STAY TUNED NEXT MONTH FOR MORE SUGGESTIONS FOR THE POTENTIAL CITY MANAGER FROM OUR READERS.



JURASSIC PARK 3D AT GABLES ART CINEMA

The Steven Spielberg classic "Jurassic Park" will be shown on Saturday & Sunday, June 14 & 15 at 10:30 AM each day in 3D! This thrilling summer movie screens as part of the **Family Day on Aragon** series. Rated **PG-13** for scary scenes. 2 hrs. 7 min.

Coral Gables Art Cinema

Tickets at movietickets.com or call

786.385.9689 | 250 ARAGON AVENUE,
gablescinema.com @GablesCinema

HERE COME THE CRANES!

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► **1200 Ponce, LLC** is planning a 16-story "Class A" office tower to replace smaller offices at 1200 Ponce de Leon Blvd. The tower will have 96,427 sq. ft. of commercial space and 322 parking spaces, said attorney and shareholder **Mario Garcia-Serra**. The present building is 13,175 sq. ft. The Coral Gables **Design Review Committee** gave owners positive feedback, saying the excellent design needs just a traffic study and review of landscaping before moving to the permit and approval process.

Commenting on this wave of proposed projects **Mark A. Trowbridge**, PRESIDENT & CEO of the Coral Gables Chamber of Commerce said: "The commercial and retail markets in the Gables continue to see tremendous energy and positive momentum based on some game changers that are in both the development and planning stages. The **Coral Gables Chamber of Commerce** is bullish on these projects because of the companies they will ultimately bring to The City Beautiful, the jobs that will be created and the expanded tax base. That is good news and good for business."

"PINOCCHIO" AT ACTORS' PLAYHOUSE

ADAPTATION and LYRICS by **Jim Eiler**
MUSIC by **Jim Eiler & Jeanne Bargy**
Saturdays June 26-August 2, 2014 at
2:00 PM \$23 Adults / \$21 Kids

Based on the book THE ADVENTURES OF PINOCCHIO by **Carlo Collodi** this lively musical follows Pinocchio's quest to become a real boy.



Actors' Playhouse At The Miracle Theatre
305.444.9293 | 280 MIRACLE MILE
actorsplayhouse.org @APMiracle

HOW TO JOIN GGG

To join GGG, send a letter to:

Gables Good Government
1825 Ponce de Leon Blvd., Box #448
Coral Gables, FL 33134
or email us at info@slesnick.net.

ANNUAL DUES

\$50 Member (household)
\$250 Sponsor/Advertiser
\$500 Donor
\$1,000 Corporate Donor

Gables Good Government was organized to support issues and causes that preserve and improve the quality of life in Coral Gables and promote the effective and efficient management of its government.

PRESIDENT Jeannett Slesnick

PRESIDENT-ELECT Deborah Swain

VICE-PRESIDENTS Evelyn Budde | Enrique Lopez

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