

## SOUTH FLORIDA BUSINESS JOURNAL

### Startups set to pitch

Miami companies among finalists at Future of Logistics Tech Summit  
EMON REISER, 7



# EMERGING AREAS

SOUTH FLORIDA'S UP-AND-COMING NEIGHBORHOODS FROM MIAMI TO DELRAY BEACH



COVER STORY

PAGES 14-18



PHOTOS BY JOCK FISTICK

### ELECTION + WATCH

#### Miami developments up for approval

Voters to decide on David Beckham group's Miami Freedom Park and the Miami River project by Adler Group.  
BRIAN BANDELL, 4

#### Broward voters face sales tax measure

The controversial 1-cent surtax would fund transportation projects in all 31 of the county's municipalities.  
ASHLEY PORTERO, 5

#### Hotel proposal on Miami Beach ballot

Terra, Turberry principals plan 800-room headquarters hotel to draw top-tier meetings to convention center.  
BILLY JEAN LOUIS, 6

### THE LIST

Commercial real estate developers 20



### EXECUTIVE PROFILE

FONTAINEBLEAU'S GOLDFARB ON WORK/LIFE BALANCE 10

SOUTH FLORIDA BUSINESS JOURNAL  
November 2-8, 2018  
Vol. 39, No. 15, \$4.50  
80 S.W. Eighth St.  
Suite 2710  
Miami, FL 33130



#### Breaking news online

SouthFloridaBusinessJournal.com



#### On smartphones and tablets

SouthFloridaBusinessJournal.com/apps



#### Daily email updates

SouthFloridaBusinessJournal.com/email

## COVER STORY

# EMERGING NEIGHBORHOODS

TRANSFORMATIVE PROJECTS IN PROGRESS THROUGHOUT THE REGION

Welcome to our annual look at South Florida's emerging neighborhoods, an homage of sorts to a region that's exploding with commercial and residential projects that help establish or transform our communities.

This year's package highlights emerging neighborhoods from the

Miami River to west Boca Raton/Delray Beach.

And the projects enhancing these communities illustrate how these bustling neighborhoods create opportunities for entrepreneurs and existing businesses, while improving the quality of life for workers and residents.

Top of mind is preserving the charm and uniqueness of these tri-county communities, civic leaders say.

We think that's great because it's the uniqueness of these neighborhoods that enrich the fabric of South Florida, while helping to boost its overall economy.

Here's hoping you enjoy the package. And if you'd like to see more, visit SouthFloridaBusinessJournal.com and search for "Emerging Neighborhoods" to access extensive galleries that showcase what makes these South Florida communities so special.

— Mel Meléndez, Editor-in-Chief

PHOTOGRAPHY BY JOCK FISTICK

## Dania Beach becomes economic force

With an influx of young residents, Dania Beach has transformed from a sleepy city to an economic force.

Among the great attributes the city has to offer are its proximity to Fort Everglades and Fort Lauderdale-Hollywood International Airport — Broward County's largest economic engines — and an influx of technology and design companies that are creating high-paying jobs there.

It also is home to Dania Pointe, one of the largest mixed-use projects being built in South Florida right now.

Dania Pointe will be situated on 102 acres along Interstate 95, with 1 million square feet of retail and restaurants, more than 500,000 square feet of offices, 1,000 apartments and two hotels once it's completed. And the massive project isn't the only development under construction in the city.

"We started rebranding last year because of the revived interest in Dania Beach," said Rickelle Williams, executive director of the Dania Beach Community Redevelopment Agency. "Our elected officials have been more progressive in advancing the vision for the city and taking it in a new direction."

There is more than \$1 billion in development occurring in the city. Projects include:

- Dania Pointe recently broke ground on the first phase of the Avery Dania Pointe apartments, which will have 600 units. New York-based master developer Kimco Realty Corp. is nearly done with the first phase of the retail, which will total 325,000 square feet. Confirmed tenants include BrandsMart, Lucky's Market, Hobby Lobby, TJ



The Gallery of Amazing Things, at 481 S. Federal Highway, doubles as a rental and exhibit hall.

- Maxx, Ulta Beauty, Shoe Carnival, Five Below, First Watch, Eyeglass World, YouFit, Starbucks, Outback Steakhouse, PDQ, Verizon, Aspen Dental, Men's Wearhouse and TooJay's Gourmet Deli.

- Stirling Square, under construction at the northwest corner of Stirling Road and Phippen Waiters Road, will feature an Aldi supermarket and a storage facility.

- Wyndham Garden Fort Lauderdale Airport & Cruise Port, expected to open at the end of this month,

will have 142 rooms at 129 N. Federal Highway.

- Le Méridien Dania Beach at Fort Lauderdale Airport, which is close to Fort Lauderdale-Hollywood International Airport, is slated to open in September 2019. It will have 245 rooms at 1825 Griffin Road.

The new developments could support a growing number of residents and tourists to the city. And not a minute too soon. Dania Beach's estimated population has grown 8.1 percent since 2010, with

millennials age 20 to 34 making up the fastest-growing segment.

Dania Beach is also home to prominent companies such as Chewy.com and Chiquita Brands International. All together, its 215 establishments with \$3.62 billion in sales employ 23,744 people, according to municipal data.

"The city is very proud of all the new development, but also trying to keep the charm of Dania Beach," Williams said.

— Erion Reiser