

# SOUTH FLORIDA BUSINESS JOURNAL

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## BREAKING GROUND BY BRIAN BANDELL

✉ [BBANDELL@BIZJOURNALS.COM](mailto:BBANDELL@BIZJOURNALS.COM)

☎ 786-533-8215

🐦 @SFBJREALESTATE

### IN THE PIPELINE

## JM Lexus aims to boost sales through expansion of display space

JM Lexus, already the largest Lexus dealership by volume in the world, aims to expand its vehicle display and storage capacity from 844 to 1,540.

The company, part of JM Family Enterprises, wants to expand the dealership at 5340 West Sample Road. It would remove its existing car wash and service buildings of 30,846 square feet. It would then build a seven-story parking garage of 349,795 square feet with space for 925 cars plus a 22,643-square-foot building for a car wash and associated uses.

"New and improved space at our dealership will further enhance the state-of-the-art services we currently offer, as we strive to always provide the best possible experience for our customers," said Craig Pollock, president of JM Lexus.



*Stiles Corp. designed a new parking garage for JM Lexus in Margate.*

### Developer plans student-housing condos near FIU

The 20-story University Bridge Residences has launched condo sales, with its 492 units dedicated for students and faculty of neighboring Florida International University.

The project at 740 109th Avenue in Sweetwater will be developed by the team of Miami-based Global City Development, Toronto-based Reichmann International and Toronto-based Podium Developments. Units will range from 317-square-foot studios to 1,634-square-foot townhouses with four bedrooms.

They are priced from the \$190,000's to the high \$600,000's.

Brian Pearl, principal of Global City Development, said the units are being marketed to investors, who must rent them to FIU students and faculty. It would be connected to campus by a government-funded pedestrian bridge that is already under construction.

### Residential tower proposed near Las Olas

The Related Group has proposed a residential tower just off Las Olas Boulevard in Fort Lauderdale.

RD Las Olas would have 352 residential units and 3,200 square feet of retail on the one-acre site at 201 S. Federal Highway

and 227 S.E. 6th Ave. Related Group has the property under contract from Steelbridge Capital, and other owners.

### Coral Springs seeks redevelopment of former city hall

The City of Coral Springs wants to rezone the site of its former city hall in order to attract a developer.

The 4.4-acre site at 9551 West Sample Road could have up to 125,000 square feet of commercial space, 100,000 square feet of office space, and 250 high-rise residential units.

Coral Springs has an active request for proposal process to select a developer.

Coral Springs has nearly finished a \$40 million municipal center nearby.

### Davie considers plan for 79 single-family homes

An affiliate of Boca Raton-based Home Dynamics Corp. plans to build 79 single-family homes in Davie.

The Sierra Ranch community would rise on the 86-acre site at 836 S.W. 24th Street, on the east side of South Hiatus Road and directly south of the Harmony Lakes community. The lots would range from 20,000 to 35,000 square feet. The project would have a 6.5-acre lake and 25 acres of preserved land.