

## BOCA DEVELOPERS

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# Oasis in the Sunshine State

With a portfolio of more than 16,000 residences, Deerfield Beach, Fla.-based Boca Developers is currently developing a property that may change south Florida's real estate history.

By FERNIE GRACE TIELIS

**B**oca Developers is known for living large. With sales expected to reach more than \$8.5 billion, and a portfolio of more than 16,000 new residences in Florida, the company says it has become one of the most productive privately held luxury condominium developers.

"Boca Developers' quality of construction and materials and luxury amenities and services are hallmarks of its business, but the factor that makes its properties truly stand out is the space, sweep and size of each new apartment," the company says.

Boca has previously developed the Mizner Grande, located on Lake Boca Raton; Townsend Place I and II in East Boca, a condominium residence that houses extensive public space, pool and recreation areas; and The Aragon, also located on Boca Raton.

Boca is currently working with Swerdlow Group, a private real estate company active in the southeastern

United States, to develop Biscayne Landing.

For 15 years, Swerdlow Group has established an unmatched record of successful projects in a range of real estate development management, leasing and ownership activities, it says.

Based in Miami, Swerdlow has developed a well-known commercial and residential properties across the state. Its portfolio includes Dolphin Mall, a quarter-of-a-million-square-foot outlet mall in Miami; Dolphin Commerce Center, a three-million-square-foot corporate park, also in Miami; and Las Olas Riverfront, a retail entertainment venue along Ft. Lauderdale's waterfront.

Biscayne Landing broke ground on June 2005, and is considered one of the most important urban development projects in south Florida's history, according to Boca.

Paul Eberz is the COO of the project. With 25 years' experience in community development, Eberz has generated \$5 billion revenue for Biscayne Landing.

Biscayne Landing is located on 200 acres of North Miami, and is expected to have a mixture of lakeside townhouses, high-rise condominiums, lofts and villas.

#### Boca Developers

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

Projected sales: \$8.5+ billion

HQ: Deerfield Beach, Fla.

Employees: 209

Services: Luxury condominium developer

**Boca Developers:** "Boca Developers' quality of construction and materials and luxury amenities and services are hallmarks of its business."

Paul Eberz is COO of Biscayne Landing, a large urban development project in south Florida.



Some of its amenities will include clubhouses, pools, jogging trails, picnic areas and playgrounds.

Boca says that Biscayne Landing is expected to have a positive effect for North Miami citizens.

"It is anticipated that the development will pump \$13 million a year into the city's tax base," the company explains.

It will then be used to fund the Community Redevelopment Agency, which is responsible for rehabilitating city infrastructure, creating affordable housing and educational support.

This project is unique, the company states, because it is a rarely seen public and private undertaking being developed with the cooperation of the city of North Miami. In addition, Boca says, this \$1 billion mixed-used residential community is different from other developments in the quality and quantity of services it offers.

Biscayne Landing is expected to have approximately 6,000 residential units, and between 80,000 square feet of commercial space and 120,000 square feet of retail space.

It will overlook the city skyline, Biscayne Bay, Intracoastal Waterway and the Oleta River State Park.

It will also include:

- Four public schools
- An Olympic training facility that is expected to cost more than \$24 million. The center is proposed to be used for training in Olympic combative sports such as boxing, wrestling and judo.
- Renovations of the existing city library
- A 1,000-acre park that will include kayaking, fishing, camping, ball fields and beaches

#### Industry Role Model

**BC Architects AIA**, the designer for the first two towers, says that Biscayne Landing is currently in Phase I, which consists of two condominium towers, each 25 stories high.

The first tower includes 149 units, with six units per typical floor, and five units on the ground floor. The second tower, on the other hand, consists of 224 units, with nine units per standard floor, and eight units on the ground level with a lobby. The current phase will also include a six-level parking garage for two cars per unit.

#### PBS & J

PBS&J has served as one of the principal engineering firms for the Biscayne Landing project and has provided civil and environmental services that addressed the dual goal of obtaining closure of an existing landfill site and establishing development criteria for the billion-dollar residential development that is adjacent to wetlands.

BC is recognized for its spacious and well-thought-out floor plans in its residential portfolio that includes high-, mid- and low-rise luxury residences. It has also developed single and multifamily homes, restaurants, hotels and retail tower.

"[BC Architects] has a long-term commitment to excellence and to the continuous improvement in quality service," the company states.

"Biscayne Landing will breathe life into a vital waterfront corridor for south-east Florida, bringing world-class amenities and lifestyles to this heart-centered North Miami community," Larry Cohan, principal of BC Architects, said in a statement. "We strive to serve as a model for other public/private partnerships for those seeking the same types of possibilities for their order or underutilized community cores."

Boca has commissioned Oscar Garcia Architects for towers III and IV, and EEK Architects to design and plan the market center.

#### Projects in Progress

Other current projects that Boca is working on include:

- **Marina Grande N. Miami Beach** – Two 24-story towers with 234 units each. Its amenities include two swimming pools, two tennis courts, a spa and a fitness center.
- **Orchid Beach** – An oceanfront condominium with 44 units located in Deerfield Beach. It is walking distance to restaurants and local attractions.
- **Marina Grande on the Halifax** – A gated community of luxury condominium with private marina, tennis courts and clubhouses that offers a panoramic waterfront view.
- **Marina Grande, Riviera Beach** – A two-building luxury condominium development overlooking the Intracoastal Waterway and Atlantic Ocean. Amenities include a 24-hour manned guardhouse, a heated swimming pool, spa, sunrise terrace with a shaded pavilion and a controlled access garage.
- **Peninsula II** – An elegant home with two to four bedrooms ranging from 3,000 to 4,000 square feet. ■

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Biscayne Landing



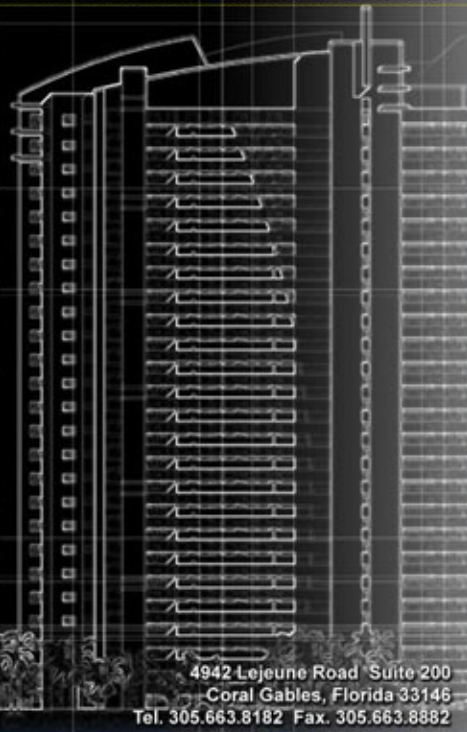
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