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## MIAMI Herald

**SHARED CARE**  
**State moves to close 'house of horrors'**

Collier Place, which was the Florida building with the most deaths in a gas explosion, has been designated a "house of horrors" by the state. The Florida office of the Department of Banking and Finance has announced that it will be closing the building in June. The building was built in 1962 and was a landmark in the city of Collier.

**CONSTRUCTION**  
**MIAMI WORLDCENTER RISING AT LAST**

After 15 years of planning and setbacks, the massive, multi-block Miami Worldcenter development is finally under construction just north of downtown Miami. The 60-story, glass-wrapped Paramount luxury condo tower has topped off and will open next year.

**LOCAL NEWS**  
**ZACHARY CRUZ ASKS TO MOVE**

Mayor Zachary Cruz has asked to move his office to the new Miami Worldcenter building. He wants to start his 30th term in 2019, and a Board of County Commissioners will decide if he can.

**WORLD NEWS**  
**ISRAELI IRAN TRADING FIRE**

Israelis warn of a possible attack on the Iranian consulate in Tel Aviv, in response to what Israel called a "fatal" attack by Iran.

**FOREIGN AFFAIRS**  
**Trump meets freed detainees; Korea summit set for Singapore**

President Donald Trump met with the 11 American detainees who were freed from North Korea. The summit is set for Singapore in June.

**MEMBER BRUNCHING UP MOTHER'S DAY**

Blondy Merry for Mother's Day. And check out Mother's Day brunch guide for more delicious options for her special day.

## MIAMI WORLDCENTER RISING AT LAST

After 15 years of planning and setbacks, the massive, multi-block Miami Worldcenter development is finally under construction just north of downtown Miami. The 60-story, glass-wrapped Paramount luxury condo tower has topped off and will open next year.

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It only took, oh, 15 years or so, so long that it began to feel like a fable. But Miami Worldcenter's vast and long-delayed "city within a city" is finally rising from the ground just north of downtown.

Worldcenter's 60-story, glass-wrapped Paramount luxury condo tower, which sits on a block-long retail and amenity podium, has topped off and will open next year. A stand-alone retail and garage building is under construction across what will be the city's first pedestrian-only shopping street. A block away, the Caoba rental apartment tower nears completion, with a projected opening late this year. And developer ZOM's

Luma rental tower is set to break ground this summer. That's just roughly half the \$2.7 billion worth of mixed-use development slated for the half-dozen city blocks that Miami Worldcenter will occupy when it's complete a few years hence.



PHOTOS BY PEDRO PORTAL | pportalk@miamiherald.com

From left, Dan Kodsí, CEO of Royal Palms Companies, Arthur Falcone, CEO of the Falcone Group and Nitin Motwani, managing partner, at the Paramount building.

**SEE MIAMI, 9A**  
**MORE INSIDE**  
 A preview of new downtown Miami train station, 8A



The Paramount condo tower is under construction at the multi-block Miami Worldcenter project just north of downtown Miami.

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## MIAMI

But it looks now like Miami may well have its answer to Hudson Yards, the massive development project over a rail yard on Manhattan's west side. Both are about the same size at 27 acres, both are about equally dense, and they are tied as the biggest real-estate projects now under way in the country, said Nitin Motwani, Miami Worldcenter's managing principal.

Worldcenter, in fact, may be the largest single project in city of Miami history, he said. It straddles North Miami Avenue, just south of Interstate 395.

"We couldn't be happier," a beaming Motwani told a gaggle of reporters and photographers gathered for a tour of the massive construction site on Thursday. "We made mistakes along the way. We were pioneers. No one had done this before. But the result has been remarkable."

Still to come: an office high-rise, two public parks and a convention center with a two-tower, 1,700-room hotel. The convention hotel's elevated amenity deck will feature an unconventional attraction, said Paul Pebley, sales director for developer MDM: a track for electric race cars.

The race-car track only adds to the Jetsons'-like

elements at Miami Worldcenter. Paramount developer Dan Kodosi is readying the tower's rooftop for flying cars.

Worldcenter founding principal Falcone, Motwani and their team suggested that the project's coming to fruition signals the long-awaited arrival of the city's urban, densified, interconnected future — one in which you can drive and park if you want to, but won't need to.

On Friday, they noted, the new Brightline express train will inaugurate its new MiamiCentral station a block away, with service to downtown Fort Lauderdale and downtown West Palm Beach starting later in May.

They stressed as well that Miami Worldcenter will attach directly to three Metromover stations, while Brightline's MiamiCentral will incorporate a new Tri-Rail terminus and connect to Metrorail.

"It's the new epicenter of downtown Miami," said Michael Harrison, senior managing director at commercial developer Hines, which will build the office tower at Worldcenter.

There were doubters, to be sure, when developer Art Falcone and Motwani began buying up lots in mostly derelict Park West, then won approval for what they described as Miami's version of Rockefeller Center. That was during the administration of Mayor Manny Diaz.



PHOTOS BY PEDRO PORTAL pportal@miamiherald.com

View of the model of the Miami Worldcenter on display at the Paramount sales center. Below, the overhead view of the project's site.

“I’m one of the people who said they were crazy,” Harrison said.

There was one major economic crisis, litigation from activists and some planning stumbles. Two department stores that were to serve as anchors for a massive and controversial enclosed shopping mall spread over several blocks pulled out. Then the mall was ditched and redesigned as an open-air, urban retail, dining and drinking district -- the kind now in vogue with shoppers who have otherwise abjured bricks and mortar shops for on-line. The redesign reopened streets that would have been absorbed within the mall.

Big-money partner CIM injected badly needed cash into the project when it joined in 2009, and retail partners Taubman and Forbes, who at times were reportedly ready to pull out, remained on board. The revival of the condo boom and high demand for rentals provided a market, as did Miami’s expanding



retail scene, which appears to be bucking national trends.

Forbes’ Nate Forbes said he was not ready to announce the names of retailers or restaurateurs but added interest has been “very, very strong.”

“This is one of the most important projects in the

country right now,” he said.

Kodsi said sales at Paramount are also robust, with nearly three-quarters of units under contract. Units in the building average 1,600 square feet and have been selling for \$700 a foot, Motwani said.

Falcone sounded almost

incredulous as he detailed the project’s chronology from the day he bought the first lots at auction in 2003.

“We’ve had our setbacks over the years,” Falcone said, adding: “All those things we’ve been talking about have actually happened.”