

2021
**SF
BJ** **STRUCTURES
AWARDS**

Celebrating the best projects,
developers and dealmakers of the year

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STRUCTURES AWARDS: THE VERY BEST OF SOUTH FLORIDA REAL ESTATE

INTRODUCTION

One industry that slowed little over the last 20 months was the development and construction sector. Once their trade was named an essential industry in the early stages of the Covid-19 pandemic, developers, property owners and contractors returned full tilt to the region's burgeoning real estate marketplace. From residential and hospitality construction to new developments in the fast-growing warehouse and logistics space, to health care and civic projects, the sector kept the economy bustling with investment and jobs. Together with a return to tourism and the influx of new residents, South Florida in many ways suffered less economically than other regions.

Development infused the region with much more than vital jobs and investment. This year's Structures Awards honorees delivered projects that elevated South Florida's livability and appeal. Affordable residential developments addressed the need for workforce housing. Hospitality and lodging sprung to life and revitalized older neighborhoods. The logistics sector seemed to scoop up countless infill pockets and open land to the west to serve the retail and e-commerce sectors. As the honorees revealed, their

properties, projects, deals and organizations stood out, overcoming obstacles to drive success in South Florida's development marketplace.

The Structures Awards took place Nov. 17 at Jungle Island in Miami. The event was presented by Comcast Business, with corporate sponsors Berkowitz Pollack Brant Advisors + CPAs and Stiles | Shorestein, associate sponsor DSS Condo and centerpiece sponsor RCS Group of Florida.

— Profiles by Jeff Zbar

STRUCTURES AWARDS: BEST CUSTOM SINGLE-FAMILY HOME

► **WINNER**

135 PALM AVE.

SABAL DEVELOPMENT

Project address: 135 Palm Ave.,
Miami Beach 33139

KEY PARTNERS

Interior design: Roche Bobois
Automation systems: UC Miami
Stone and tile: Iberia Tiles
Appliances: Miele Appliances

Sabal Luxury Builder and Sabal Development founder Pascal Nicolai envisioned, built and recently sold the contemporary waterfront estate at 135 Palm Ave. on Miami Beach's exclusive Palm Island.

The two-story, 11,056-square-foot home features eight bedrooms, eight full bathrooms, and three powder rooms.

The first floor features open chef and prep kitchens, formal and informal dining rooms, a movie theater and guest suite. The custom glass staircase and elevator bring guests to the second floor, which features an open-flow principal suite with sweeping water views, custom walk-in closets and a midnight bar.

Situated on a 30,056-square-foot



COURTESY OF SABAL DEVELOPMENT

lot overlooking Biscayne Bay, the residence features a detached six-car garage, as well as an outdoor pool and cabana. The secluded backyard – with 100 feet of water frontage – has an infinity-edge marble pool and Jacuzzi, a summer kitchen, and cabana with

sauna. In addition, the home features a rooftop lounge and detached guest house.

Construction was not without its challenges. The pandemic caused permit and personnel delays. On the construction side, the industry was

dealing with a shortage of labor, and supply-chain constraints led to higher costs on construction materials.

Ultimately, 135 Palm Ave.'s \$29.5 million sale in September was among the highest residential transactions for Palm Island.