

# REPUBLIC

REAL ESTATE ADVISORS

Jeffrey B. Williamson is the Director of Development for Republic Real Estate Advisors (Coral Gables, FL). **Republic assists property owners and businesses with full service real estate capabilities to oversee the entitlement, permitting, design, construction, leasing, sales, property management, and finance of real estate projects primarily in South Florida but on a project basis in the Southeastern United States and New England.**

RREA has recently been working for ownership managing the 558 Claim for 'Design 41', an Enrique Norton (Mexico) designed landmark seven story mixed use building in Miami's Design District and after completing its seventh major Orange Bowl branded project Orange Bowl Pioneer Park - Belle Glade, in 2022 RREA started its eight major project for the 'Orange Bowl Committee', the development of 'Orange Bowl Field at Mitchell Moore Park' in a public/private venture between Pompano Beach the Orange Bowl Committee with sponsorship of the NFL. In 2023 the firm looks to continue with the development oversight of multiple projects and continuing to advise its publicly traded and institutional clients on select industrial and commercial projects.

Prior to founding Republic Real Estate Advisors with owners of Republic Properties (MA), Mr. Williamson was with The Codina Bush Group (Now Flagler Development) where Mr. Williamson was the Vice President in charge of the complete land development for the Beacon Tradeport and Dolphin Mall. While at Beacon Tradeport, he was in charge of over 1,250,000 Sq. Ft. of constructed developments including a prototype facility for The United States Postal Service. While with Codina Group he oversaw projects such as the 80 Acre Beacon Industrial Park, portions of the 205 Acre Beacon Centre as well as numerous build to suit projects. Prior to joining the Codina Group, Mr. Williamson worked with Charles Dunn Company, a large California Property Company. Mr. Williamson's past projects have been innovative and received numerous accolades in the industry including Best New Office Development (NAIOP), Best New Development (South Florida Business Journal), Project of the Year (NAIOP), and Mixed Use Project of the Year (Latin Builders Association). Mr. Williamson was the Vice Chair of Dade Counties first Community Development District which ultimately issued \$80,000,000 in tax exempt bonds to finance regional infrastructure improvements.

Mr. Williamson recently served on the Boards of Florida Cargo Fresh Inc (FCFI) and Airglades International Airport, LLC, the Developers and Owners of a +/- \$1BB development to build a dedicated perishable cargo airport to serve as a Cargo Reliever for Miami International Airport (MIA). The project is jointly owned by three parties that form "AIA"- : FCFI (49%) with remaining 51% is split between US Sugar Corporation and The Hilliard Brothers, a diversified agricultural operation. Mr. Williamson is the Past President of the Executive Association of Greater Miami (Founded in 1939) and serves as a trustee, executor and advisor to various investment groups and families. He is a Licensed Captain (USMM), Mortgage Broker (NMLS #363322), Real Estate Broker BK# 3030334 (FL), General Contractor (California #680811 and Florida #058753) and has taught, been published and testified in construction matters in Florida.

## Mixed Use and Retail Projects



### **Downtown Dadeland**

Kendall, Florida

418 Residential Units, 100,000 Sq.Ft. retail

Owners Representative for off shore investment trust involved with the initial development of the project.



### **Johnson Square**

Hollywood, Florida

65,000 Sq. Ft. retail redevelopment

Development manager and General contractor for renovation of shopping center. Assisted with asset management and property management. Center Anchored by Bravo Foods



### **Plaza San Remo**

Coral Gables, Fl

179,000 Sq. Ft.

Development manager for project that was Whole Foods anchored on the ground floor retail space.



### **One Riverview Square**

Miami, Fl

225,000 Sq. Ft. Gross

Ground up project including Entitlement and Development Management for a private investment group. Ground floor Retail was required by City Code



## **Downtown Dadeland**

A Village within a City

Eight Buildings

416 Condominium Units, 100,000 Sq. Feet of Retail  
Space

Kendall, Florida



Owners Representative for a Private Investor  
Representative of Offshore Trust





THE PROJECT:

An Enrique Norton Designed Seven Story Iconic 47,398 RSF Structure consisting of 6,852 SF of street level retail, structured parking, 29,413 RSF of Class A Office Space topped off with a 11,132 SF + exterior showroom space.

The Design District: spans an 18-square block neighborhood that is currently home to more than 60 luxury boutiques and a dozen restaurants occupying approximately 700,000 square-feet of mixed-use commercial space. The transformation into the ultimate destination for cutting-edge fashion, art, design and culture continues. Construction on Phase III of development will be completed by 2017. Among the highlights is the extension of the pedestrian Paseo Ponti north to 41st Street, anchored by Paradise Plaza. The new art-filled plaza will feature retail buildings designed by Daly Genik, Freeland Buck, Tolila+Gilliland, Johnston Marklee and MOS.

Building is in final stages of lease up and buildout- completion 2023

Tenants



## Owners Representative Projects

Winware	Marietta, GA	70,000 SF
Goodyear	Atlanta, GA	80,000SF
Hughs Supply	Norcross, GA	80,000SF
Laney and Duke	Tampa, FL	70,000SF
Iron Mountain	Houston, TX	>50,000 SF
Coloplast	Marietta, GA	>50,000 SF
HVBAE Power Systems	Suwanee, GA	>50,000SF
Brazilian Consulate	Miami, FL	22,000 SF
Dr. Flores	Miami, FL	6,000 SF
Selden Investments	Miami, FL	4,000 SF



## CHARTER SCHOOLS



Charter School Dunn Avenue  
2100 Dunn Avenue  
Jacksonville, FL



## Orange Bowl Committee Head Quarters

22,500 Sq. Ft. Corporate Headquarters for the Orange Bowl Committee

Miami Lakes, FL



Managed the acquisition, design and re-development of the project on behalf of the real estate committee. Full coordination of the museum quality lobby and full move in management including phones, furniture and equipment.

## Industrial Projects



### Florida Silica Sand

Opa Locka, Florida

225,000 Sq. Ft. Gross

Ground up entitlement and project development of an 8 acre materials processing and bagging facility. Complete coordination of rail service and material handling equipment including custom bagging equipment.



### 1901 Building

Doral, Florida

75,500 Sq. Ft

Ground up development of a facility on surplus land for a publically traded company. Special landscape and other zoning concessions obtained to allow more parking and 25,000 sq. ft. of additional building



PSBUSINESSPARKS.



### 1801 Building

Doral, Florida

60,000 Sq. ft.

Redevelopment of a 60,000 sq. ft. building into small bay street level warehouse.



## Sports Facilities



**Orange Bowl Field at Mitchell Moore Park  
Pompano, Florida  
Completed 2023**  
New Synthetic Football  
with scoreboard, Press Box

**Orange Bowl Field at Pioneer Park  
Belle Glade, Florida  
Completion 2021**

New Synthetic Football and Soccer field with  
scoreboard, Phase II Buildings



**Orange Bowl Field Harris Field Park  
Homestead , Florida  
Completion 2018**

New Synthetic Football with scoreboard, builking  
renovations.



**Orange Bowl Field at Ives Estates  
Miami Gardens, Florida  
Completion 2015**

New Synthetic Football and Soccer field with  
scoreboard installed over a closed landfill site.



**Orange Bowl Field at Carter Park  
Ft. Lauderdale, Florida  
Completed 2013**  
Redevelopment of a baseball and football field to a  
world class track and field facility with artificial turf  
football field and 750 seat covered stadium seating.

**Orange Bowl Field at Moore Park  
Miami, Florida  
Completed 2010**  
Redevelopment of an existing track and field to a 1500  
seat Stadium Venue with Concessions, Locker Rooms,  
Press Box, Fitness Course and Synthetic Field.