

In The News

Akerman Facilitates Major Milestone in Brickell City Centre Expansion with \$45M Sale

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Akerman represented Swire Properties in the \$45 million sale of its development site at 9 SE 6th Street in Miami, Florida, a key parcel within the Brickell City Centre Special Area Plan (SAP). The transaction marks a pivotal moment in the continued transformation of Miami's urban core and adds an internationally renowned hospitality brand to the Brickell skyline.

The Akerman team advising Swire was led by Spencer Crowley, co-chair of the firm's Land Use & Development practice, and Nick Barshel, a real estate partner. Akerman had previously secured the SAP designation for the site, along with zoning and construction approvals for the broader Brickell City Centre project — a multi-phase, mixed-use development that has catalyzed the neighborhood's evolution into a dynamic, walkable, and integrated urban district.

The buyer, Kerzner International, the Dubai-based hospitality group known for founding the Atlantis resort brand, plans to redevelop the 1-acre parcel into a mixed-use project with up to 350 residential units and 180 hotel rooms. The site sits between the Miami River and Brickell City Centre, one of South Florida's most iconic urban destinations.

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The deal also required complex negotiations surrounding an existing City of Miami fire station located on the property. Akerman advised Swire on structuring a solution that allows for the temporary relocation of the station during redevelopment, with plans to incorporate a permanent fire station into the future mixed-use project.

Akerman remains at the forefront of Miami's most transformative developments, offering deep legal and strategic insight into large-scale urban projects that shape the region's future.