

J. Milton & Associates brings South of France to South Florida with St. Tropez in Sunny Isles Beach



J. Milton & Associates has announced its latest high-end condominium development: St. Tropez, a trio of towers inspired by contemporary Italian design. The 280-unit project is being built at 200 Sunny Isles

Bld., just west of Collins Ave. and east of the Intracoastal Waterway in Sunny Isles Beach. The 234 two and three-bedroom residences, 24 penthouses, 22 custom-designed waterfront suites, and 18 lanai units will

have sweeping views of the Atlantic Ocean and the Intracoastal. The developers have recently broken ground; the project is already 80% sold. Completion date for St. Tropez is expected in February 2008.

The 19- and 20-story residential towers are designed by Kobi Karp; they will sit on a common base that houses a pedestrian promenade featuring the new City of Sunny Isles Towne Center, with upscale shopping and cafes in a village-like setting with garden-flanked pathways, bubbling fountains, and distinct Mediterranean character. Axioma Architects designed the base and Towne Center. The Howard Design Group is responsible for the project's interior design.

"As each floor will have only six residences accessed via semi-private elevators, our homeowners will enjoy ample living space and privacy," Principal Yosi Gil offers. "Our sleek Italian design and finishes coupled with our extraordinary recreation package will facilitate the highly luxurious lifestyle people have come to expect from a product that is reminiscent of everything glamorous and exotic about the French Riviera."

Floor plans range in size from 1,600 to 3,700 square feet. Prices for remaining units—lanais, water suites, and penthouses, start at \$750,000.

St. Tropez will feature a waterfront oasis with resort-style pool, gardens, sundeck and outdoor entertainment arena, private cabanas, and a full glass-enclosed solarium housing an indulgent health and wellness spa, with state-of-the-art gym equipment, and a soothing co-ed outdoor relaxation area complete with waterfall Jacuzzi and tanning beds. Services include 24-hour manned security, valet and

concierge. As an added amenity, there is immediate beach access via specifically designated pathways.

Inside their residences, homeowners will relish floor-to-ceiling glass walls and will enjoy rare stone flooring; custom-designed Italian wood kitchens with stainless steel appliances and granite counters; indulgent marble baths with frameless glass showers and freestanding, oversized tub complete with bubbling jets; and other upscale finishes.

Sunny Isles Beach has, in recent years, flourished into an upscale neighborhood with high-rises and premier hotels on both sides of Collins Avenue. The city is situated between Miami and Ft. Lauderdale, just south of Aventura and north of Bal Harbour, two high-end shopping destinations. It is also easily accessible to US-1 in minutes and to all major highways within four miles.

One of Miami's premier real estate companies, J. Milton & Associates has developed over 20,000 residential units, 1 million square feet of commercial and retail space and manages over \$1 billion in property. A family-owned and operated company since 1963, J. Milton & Associates is best known for Pinnacle and Sands Pointe in Sunny Isles Beach. King David and Sayan have perpetuated the legacy of the company's landmark successes in South Florida.

In addition to St. Tropez, J. Milton & Associates is currently developing several projects in Miami-Dade and Broward counties, including two boutique condominiums in Brickell, Miami's prestigious financial district; and a rental community in Miami Lakes.

The sales center is offsite at 330 Sunny Isles Blvd. For information on St. Tropez, call 305-692-8500, or visit www.sttropezcondominiums.com.

City of Sunny Isles Beach Cultural & Human Services Department

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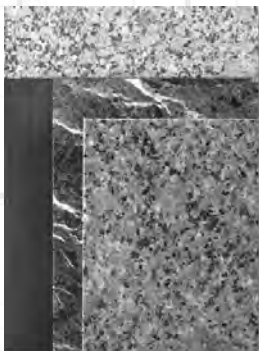
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2007 Volkswagen Eos named for a Greek goddess



The 2.0T Eos adds a 12-way power driver's seat, upgraded semi-automatic climate control that's modified for a convertible, and a few more minor upgrades. It has the same engine and transmission as the base model and lists at \$29,990. But, it's also available with the six-speed DSG automatic transmission for about \$1,000 more.

There's a long list of options available for the 2.0T. They include 17-inch Le Mans alloy wheels with 235/45R17 all-season tires (\$400) and an upgraded audio system with a six-disc in-dash CD changer and Sirius Satellite Radio (\$550).

The Luxury Package (\$3,490), which is only available with the automatic, includes leather seats, a 12-way power passenger seat, leather-wrapped multi-function steering wheel, wood interior trim, the six-CD changer, Sirius Satellite Radio, a diversity AM/FM antenna, and rain-sensing wipers.

The Sport Package (\$3,690) features Avignon 17-inch wheels, sportier leather seats with a leather-wrapped three-spoke multi-function steering wheel (with Tiptronic controls for the DSG automatic), brushed aluminum interior trim, rain-sensing wipers, six-CD with MP3 playback capability, Sirius Satellite Radio, the diversity antenna,

Eos has a five-section roof that mechanically folds and retracts into the trunk at the touch of a button.




auto-dimming interior mirror, 12-way power passenger seat with adjustable lumbar support and a sport suspension.

The third Eos model comes with a 3.2 liter V-6 and is only offered with the DSG automatic transmission. The model includes most of the features of the luxury and sport upgrades listed above and lists for \$36,850. The only package offered is an alternative Sport Package (\$650) that includes leather sport seats, a leather-wrapped, three-spoke, multi-function steering wheel with Tiptronic controls, brushed aluminum trim, sports suspension and 18-inch Samarkand alloy wheels with

235/40/R18 all-season tires.

Our test car for the week was the base model equipped with the 2.0-liter turbocharged four-cylinder engine mated to the six-speed manual transmission. We found it fun to drive and the turbocharged engine delivered superb performance, particularly from a dead stop. Fuel economy is EPA rated at 23 mpg around town and 28 mpg on the road.

Ron Beasley is the automotive editor for Community Newspapers. He may be contacted by calling 305-662-2277, ext. 261, or by addressing email correspondence to <LetsTalkCars@aol.com>.

 City of Sunny Isles Beach How to Find Information About City Commission Meetings	
CITY COMMISSION MEETING DATES	To find the date of City Commission meetings, check: > SIB TV, Channel 77 > City's website: www.sibfl.net > Sunny Isles Beach Sun , Community Newspaper > City Clerk's office, 305.792.1703
CITY COMMISSION MEETING LOCATION	The City Commission meets at the following location: > David P. Samson Commission Chambers Sunny Isles Beach Government Center 18070 Collins Avenue Sunny Isles Beach, FL 33160
CITY COMMISSION MEETING AGENDA	For a copy of the agenda for a City Commission meeting, check: > SIB TV Channel 77, three days before meeting > www.sibfl.net , three days before meeting > Sunny Isles Beach Sun , Community Newspaper – the issue before the meeting
CITY COMMISSION TAPE-DELAYED CABLECAST	For a tape-delayed cablecast of a City Commission meeting, watch SIB TV – Channel 77 as follows: > 5:00 p.m. the Saturday following the meeting > 5:00 p.m. the Monday following the meeting
CITY COMMISSION MEETING RESULTS	For the results of a City Commission meeting, check the following: > SIB TV, Channel 77, day after meeting > City Clerk's office, 305.792.1703
CITY COMMISSION MEETING MINUTES	For the official minutes of City Commission meetings, check: > www.sibfl.net > City Clerk's office, 305.792.1703

 City of Sunny Isles Beach City Information	
CITY HALL LOCATION	Sunny Isles Beach Gov. Center 18070 Collins Avenue Sunny Isles Beach, FL 33160 305.947.0606
CITY HALL HOURS	Monday - Friday Office Hours: 8:30 am–5:00 pm Police Department: 24/7
CITY'S WEBSITE	www.sibfl.net
CITY'S CABLE TV CHANNEL	SIB TV – Channel 77 

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Giving Thanks



**BY PATRICIA C. FRANK
PSY.D., LMHC**

Thanksgiving comes once a year but every day should be one of thanksgiving because everyday is a gift. Within each day there are many unacknowledged gifts. Becoming aware of them can transform your life. You must make it a practice to begin or end each day with gratitude. Make a list everyday because everyday there will be new and different things to be grateful for. It will be the most important list you ever make. No matter what your circumstances or situation there are always things to be grateful for even if they are just the basics. Be grateful for the sun and the rain and for the beauty and significance of the sunrise and the sunset. Be grateful for your life. It is so important to be aware of the things that are good in your life. You will be amazed by how much you have, much more than you ever realized. Your list will grow every day. The more you have that you are grateful for the more you will get to be grateful for.

As you begin to focus on the abundance in your life you will stop focusing on what you lack and start focusing on what you have. Since you attract what you focus on you will attract abundance. If you focus on what is missing it will always be miss-

ing. You will create a negative energy in your life which will attract negative situations and feelings of loss and sadness. Thoughts are energy and everyone knows that, in electromagnetic fields, like attracts like. It is also important to give thanks repeatedly that you have already received that which you desire. Act as if it is already yours. Be grateful. Adopt gratitude as a life style. Express your gratitude in large and small ways. Give thanks repeatedly and daily.

Giving leads to receiving, but do not give to receive. Give out of generosity and love. Abundance implies that you have more than enough, that you have enough to share. If you hoard something you will only have that amount forever and it may actually decrease. If you give that which you have increases. Even if you think you have nothing to give, you do. You can give of yourself. Regardless of what you give be sure to give thanks.

Speaking of giving thanks it is only appropriate to give thanks to my Publisher Grant Miller and special thanks to my Associate Publisher Dan Palmer and to you my dear readers.

Until next time-Take Care

Patricia Frank has her Doctorate in Psychology and is a Licensed Psychotherapist helping people find success and happiness. She can be reached at 305-788-4864.



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