

Miami Shores | Biscayne Park | El Portal | North Bay Village
January 2021 | Volume 64 | Number 1

Egret

Hello
2021

So glad you're here!

Carrot Express moves into
the downtown lineup,
page 9

New Chamber
President, Neil Kodsi
on recovery in 2021, page 3

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SOLD!

Under Contract in 6 Days!



970 NE 87th Street | Shorecrest
Sold @ \$649,000

SOLD!

Under Contract in Just 11 Days!



670 NE 73rd Street | Belle Meade
Sold @ \$824,000

SOLD!

Redevelopment Opportunity



431 NE 62nd Street | Historic Palm Grove
Sold @ \$350,000

SOLD!

Under Contract in 1 Day!



94 NE 99th Street | Miami Shores
Sold at \$779,000

SOLD!

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9802 NW 1st Avenue | Miami Shores
Sold at \$470,000

SOLD!

Under Contract in 1 Day!



9076 N Miami Avenue | El Portal
Sold at \$550,000

SOLD!

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17 NE 107th Street | Miami Shores
Sold at \$585,000

SOLD!

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1163 NE 92nd Street | Miami Shores
Sold at \$685,000

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Celebrating 62 Years of Keeping Our Community Informed!

2020 President's Message Patrice Gillespie-Smith



Happy New Year! How many times in 2020 did you hear, "I cannot wait until 2021"? Well, here it is and I hope it becomes the good news year for all of you. The new year gives us the opportunity to press reset- evaluate where we have been and where we'd like to go. Looking back, I'd say you deserve a pat on the back – you made it through a turbulent year. Regardless of whether you own a business, you are an employee or you are the customer—2020 threw some curve balls. Yet, here you are standing in 2021! I am proud of our Chamber members, who through creativity and fortitude have persevered. I am fortunate to be a part of such an incredible network and to serve as the Chamber's president

throughout 2020. Even when things looked dim, your determination inspired me. Thank you for the privilege of serving as the leader of the Greater Miami Shores Chamber of Commerce and for all of the experiences that made me proud to represent our fine organization. Yes, life has changed for all of us, but it is this network of support that will keep us thriving. Speaking of changes, it is my honor to pass the baton to Neil Kodsi, who will serve as the 2021 President of the Chamber. For those of you who know Neil (which is just about everyone), you know that great things are ahead. Neil has been deeply engaged in the community for years and brings tireless commitment to everything he does. For now, I say goodbye, but please reach out to say hello to Neil!

Celebrating 62 Years of Keeping Our Community Informed!

2021 President's Message NEIL KODSI

Incoming President, Greater Miami Shores Chamber of Commerce



I am humbled and honored to have been selected as the new President of the Greater Miami Shores Chamber of Commerce for 2021. Before we try to put 2020 behind us and look towards a (hopeful) return to some level of normalcy, I want to first give a gigantic THANK YOU to Patrice Gillespie-Smith for her strong leadership during the most unusual year I can ever recall having. Although most of the year saddled us with restrictions that we have not seen for over 100 years, our Chamber still managed to support our community by assisting Chamber members and providing them valuable information on grants, loans, and other resources during these difficult times. Looking forward, I hope to continue to build on the strength of our Chamber in 2021, and as we begin to venture outside our dwellings on a more frequent basis, I hope to see more and more of you at LIVE, IN-PERSON Chamber activities before the end of the year. We live in a wonderful community, and as the

saying goes, absence makes the heart grow fonder. We have all missed the regular in-person interactions that we likely took for granted. And despite our disdain for much of 2020, it was a year to reflect on what is truly important to us and realize how important it is to get out and participate in our community. I hope we all get the chance in 2021 to do just that. If we can put any positive spin on 2020, maybe we can think about how it gave us the opportunity to develop a new appreciation for those things we have missed and which we hopefully will enjoy again in 2021. So when we are able to have another Green Day or another Chamber breakfast or lunch meeting with a live speaker, or a Plaza 98 event where you can get outside and do a little shopping with your neighbors while enjoying good food and fun activities, I hope you will all take advantage of those activities and appreciate them that much more. We look forward to seeing you in 2021 at as many LIVE events as we can safely muster.



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Now in Downtown Miami Shores!

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Find a copy of the Egret at:

- Biscayne Park Village Hall
- Brockway Memorial Library
- Chase Bank Miami Shores
- Cote Gourmet
- Doctors Charter School
- Ed Burke Recreation Center
- El Portal Village Hall
- GG Salon
- Gregg Mason Funeral Home
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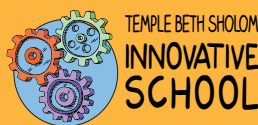


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The Jack Coden Group is Proud to Announce the Exclusive Sales of the Most Luxurious Townhome Project Ever Planned on Hutchinson Island!

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Just minutes from historic downtown Stuart. Call today to learn more about this exciting new project. Prices from \$649,000. Enhance your lifestyle with the magic of Treasure Coast living!

Properties Exclusively For Sale By The Jack Coden Group



260 NE 169th St. \$369,000

DRIPPING IN CHARM! Welcome to one of the most charming homes in North Miami Beach! This adorable Mid Century gem has 4 beds and 2 baths.



13801 NE Miami Ct. \$410,000

Beautifully updated 3BD & 2BA home on a large 10,160 sq. ft. lot! This adorable Mid Century gem is a 2/2 in the main house & has a converted garage.



11350 NE 8th Ct. \$699,000

Welcome to the MOST CHARMING home in Biscayne Park! This 1920's Mission Style masterpiece has 4 beds & 3 baths (main house is a 4/2 & studio is 1/1 w/ separate entrance)



8900 SW 115th Ter. \$999,500

Rare to market, this pool home is located on a huge 35,111 sq. corner lot with a 2,758 sq. main home that has 4 BD and 3 BA, plus a 658 sq. 1/1 in-law suite for a total of 3,394 sq. ft. of living space all on one level.



780 NE 69th St. #1009 \$325,000

STUNNING VIEWS of the Bay and Downtown Miami Skyline from this charming CORNER UNIT! This spacious 2 beds & 2 baths features a 30' wrap around balcony.



1445 NE 142nd St. \$365,000

WELL-KEPT Ranch style home on a great block! With almost 2,100 sq. ft. under air, this 4 beds & 3 baths property features a very spacious & open floor plan.



1800 NE 114th St #1804 \$499,000

Welcome to the MOST DESIRABLE corner line at The Cricket Club! This 2 beds & 3 baths Rotunda features a spacious floor plan



Business for Sale

2132 NE 123th St. \$138,000

GREAT TURNKEY OPPORTUNITY! Well-known full service nail Salon & Spa with repeat customers and great reputation

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TIP OF THE MONTH

When listing your home for sale it is really important that you list your home for the correct market value. Your listing agent will explain what that value is during your listing appointment. If you list the property correctly, the property will sell faster and should close at or above 97% of the list price.

Properties Exclusively For Sale By The Jack Coden Group



2691 SW 110th Way \$1,049,000

Breathtaking Lake views from this custom architectural masterpiece built on a 48,822 sf premium lot! Rare to market, this home features 5 beds & 3 baths.



NEW LISTING

1079 NE 104th St. \$1,049,000

ATTENTION BOATERS! Stunning remodeled MMQ masterpiece 33,2100 sq. ft. pool home on the water in Miami Shores. The split bedroom plan features polished terrazzo, wood and Cuban tile floors.



1800 NE 114th St. #1210 \$449,000

BEAUTIFULLY REMODELED 3 BEDS/ 3 FULL BATHS corner Rotunda at The Cricket Club with HIS & HERS full master bathrooms and walk-in closets!



UNDER CONTRACT

9073 Froude Ave. \$749,000

Beautifully remodeled beach home with Huge Backyard! This charming 3 bedroom and 2 bathroom plus a one car garage is a MUST SEE!



JUST SOLD

110 Fiesta Way \$1,500,000

Attention boaters and investors This original waterfront home is located on one of the finest streets on all of the Las Olas Islands.



Palm City

JUST SOLD

5177 SW Anhinga Ave. \$850,000

Sitting high on the waterfront w/ a 74' dock for your private yacht. Located on a lushly landscaped oversized lot in the Four Rivers community of million-dollar homes.



JUST SOLD

1800 NE 114th St. #2108 \$284,500

Panoramic South East bay views from this huge 1950 sq. ft. unit at the Cricket Club! This 2 Beds & 3 Baths unit has a 210 sq. ft. balcony.



BUSINESS FOR SALE

15807 Pines Blvd. \$40,000

Successful turnkey restaurant located in busy shopping center. Seats 42. Large takeout business. Full kitchen. Gross \$500K per year. 8 years left on lease.



JUST SOLD

6391 Riverwalk Ln. #5 \$230,000

Welcome to Riverwalk! This 2 Bed 2.5 Bath is a turnkey townhome that has been remodeled, with a patio in the front and back of the home.



11113 Biscayne Blvd. #356 \$235,000

Spacious 2 bedroom, 2 bathroom unit located in Jockey Club building III. Remodeled kitchen and bathrooms. Full size washer and dryer in the unit.



NEW PRICE

1701 NE 115th St. #29A \$229,000

Charming and updated 2 story Townhouse in highly sought after, Northgate Community. This 2 bed & 2 1/2 bath unit features a spacious floor plan.



13105 Ixora Ct. #310 \$139,000

Cozy unit located in a quiet gated community in Keystone Point! This well-kept waterfront condo features a spacious and welcoming living & dining area.



780 NE 69th St. #1105 \$265,000

Amazing 2 bed/ 2 bath renovated corner unit with beautiful views of Biscayne Bay and city views. This unit features a wrap around balcony.



UNDER CONTRACT

170 SE 14th St. #1508 \$342,000

Charming and updated 2 story Townhouse in highly sought after, Northgate Community. This 2 bed & 2 1/2 bath unit features a spacious floor plan.



BUSINESS FOR SALE

Landscaping Business \$79,000

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Making Resolutions?

New Year's Resolutions – Jan. 2021
 Jeff Miller, MSW, LCSW

WELCOME 2021!

Everyone's been waiting for you and finally you've arrived. With vaccines, with hope!

Traditionally this time of year brings thoughts of renewal and regenerating our vigor to conquer new beginnings. That extends to our work/careers, school and personal resolves. Resolves as in Resolutions!

Jeff Miller, MSW, LCSW, a family therapist here in Miami Shores, offered his thoughts about what we've been through and survived in 2020 and what we can look forward to in 2021.

"We are up against more ominous global concerns and polarizations than we might have imagined possible only a few years ago. I don't begin to think I know what another should do, but in my experience, when we can get clear about whatever we believe and stand for—and align our behaviors with this clarity; when we can see our own part in a problem and do something about it; when we can operate on principles and ideas, rather than in reaction to others, we can move progress forward a few centimeters.

When enough of us are involved in this kind of effort, the energy contained in the anxiety that's currently driving societal

regression can be reallocated for creative, collaborative problem solving that will benefit us all. Researching the resolutions tradition goes back more than 4,000 years. The ancient Babylonians are said to have been the first people to make New Year's resolutions.

They were also the first to hold recorded celebrations in honor of the new year.

During a 12-day religious festival, they made promises to the gods to pay their debts and return any objects they had borrowed. These promises could be considered the forerunners of our New Year's resolutions.

If the Babylonians kept to their word, their (pagan) gods would bestow favor on them for the coming year.

The noted psychologist Albert Ellis used to say, "There shouldn't be shoulds". Miller, "I think resolutions are more likely to propel success when we can eliminate the word "should" from our thinking and replace it with "want to". "Should" is based on all sorts of criteria, many of which are external to self. There's a big difference in thinking we should do something, versus being clear that we want to do it. If we desire a particular result, but don't feel we're up to the rigors of achieving it, or plain don't want



to do the work necessary, there's nothing wrong with saving that matter for a future resolution".

Jeff mentions 'anxiety,' which he also explains drives our desire to create 'resolutions'. One way we seek to manage our anxiety is by creating rituals, such as making New Year's resolutions. Among the challenges to the success of our resolutions is that our existing behavioral patterns are very sticky. Significant changes in behavior require establishing new brain patterns, a process we call

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“neuroplasticity”, and these come about only in tiny increments. This is a useful thing, preserved by natural selection. If our brain circuitry changed too readily, we’d live highly chaotic lives, devoid of order and predictability.

But on the downside, it’s unrealistic to believe that something is really going to change, just because we’ve stated an intention and maybe even committed to a plan of action. We have to stick with it. The most recent brain research I’m aware of says that it takes us something like 99 successful repetitions of a desired behavioral change before it becomes cemented in place.

Interestingly, many people work on a new behavioral gambit and may reach something like 80 successful repetitions before deciding it’s just not going to work. Unfortunately, had they only held in to 99, they would have seen their new behavior become more automatic, reflexive and permanent”.

When asked ‘Should those making resolutions tell others? Hoping to make themselves comply?’

Miller offers “There’s no question that important other people are necessary for well-lived lives, but as soon as we shift the burden of personal accountability to another, we’ve copped out--declined to acknowledge responsibility for our own functioning. The most useful direction for self depends on making a personal plan of action, not a statement to another. There’s nothing harmful in telling another about our plan but if the expectation is that the other is supposed to do something to keep us in compliance with our own resolution, we’ve almost guaranteed its failure.

The best advice I’ve heard about ensuring the success of a resolution is converting it from an idea or intention to a calendared plan of action. This involves specifying in detail all the how’s, what’s, when’s, and where’s”. To sum it up, we’re all familiar with the ‘weight loss’ and ‘gym and personal training’ businesses. Watch for the TV ads in January as we vow to lose weight, eat better, organize, prioritize and increase our exercise, in general improve our lives, just a little bit.

Take Heart! We Can Do This. It’s 2021, full of hope and re-energized.

Jeffrey A. Miller, LCSW, Family Therapy
 9999 NE 2nd Ave., #311 Miami Shores,
 FL 33138(786) 218-7937

New Business Spotlight

Join us in welcoming new businesses to our community

**Healthy, Creative & Yummy Too!
 Down to Business**

The concept: Miami’s healthiest dishes with a flavorful twist. Judging by the many Shores’ residents flocking to our newest fast-casual restaurant, the mission’s accomplished. Especially for families!

Kids eating their healthy menu options, a bonus!

The menu, robust emphasis on our palates! Every dietary restriction is taken into consideration with a wide range of salads, smoothies, bowls, wraps, fresh pressed juices and shakes

Speaking of shakes, there’s a new, special ‘goodness’ shake created especially for Miami Shores resident Lily Cardenas, daughter of Caroline. Lily was born with Downs syndrome and Lily’s Date Shake will provide a \$1 donation to Gigi’s Playhouse Miami, the only nationwide network of Down syndrome achievement centers committed to changing lives through free, results-driven programs for individuals of all ages. The Shake itself is packed with goodness, blended with dates, roasted cashews, cocoa nib, almond milk and bananas. 16 oz, \$9.95; 24 oz, \$12.95.

Fast-Casual dining is described as friendly and prompt service in a fun, comfortable and relaxed environment, with a few inside tables and more outside.

Or, in our Covid-coping environment, there’s both pick-up and delivery by Chow Now, Toast, Postmates, UberEats and GrubHub. To place your order online www.eatcarrotexpress.com.

Healthy extends at the Shores’, 98th St & NE 2nd corner location, to walking, cycling your way to nutrition! There’s also plenty of free parking both on street and behind in the municipal lots.

It’s also on the corner of downtown’s other great shopping destinations on 98th and close-by.

With an emphasis on healthy nutrition, which bears repeating, they need to live up to the promise. And they do: using all-natural, antibiotic-free chicken, accompanied by seasonal, local and Californian fresh produce.

Founder, Mario Laufer, a health-nut himself, wanted to find a location he’d enjoy, and he couldn’t.

So, the entrepreneurial spirit prevailed, he opened his first location in a Miami Beach gas station location, and as they say, the rest is history with six locations and more coming 2021’s first quarter.

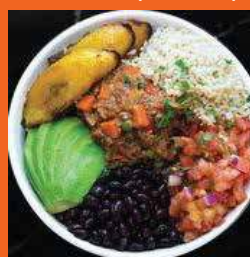
Get ready to fulfill New Year’s resolutions to ‘eat healthier’ in Doral, Brickell and Dadeland. Great thinking Mario!

Make your way to the corner of nutritious and delicious, 9802 NE Second Ave., Mon – Sun, 11AM –

9PM. Delivery, curb-side take-out and on-site dining. www.eatcarrotexpress.com. opened his first location in a Miami Beach gas station location, and as they say, the rest is history with six locations and more coming 2021’s first quarter.

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Community and School News

Check back monthly for news from our community and community schools

BROCKWAY MEMORIAL LIBRARY

Ring in the New Year with yoga and meditation on the library lawn! Join yoga instructor Mariana Scotti on Saturdays in January (9, 16, 23, and 30) at 11:30 am. \$15 per person for all 4 sessions. Please register and pay in person at the library .

Must be MSV resident/Brockway Library card holder. Space is limited to ensure safety through social distancing. Masks are required and please bring your own mat.

Brockway Memorial Library in partnership with Baker & Taylor invites you to join a free, virtual

Live Book Club Event featuring bestselling author, Greer Macallister. Call the library at 305-758-8107 to get your free copy of *The Arctic Fury* today! First come, first served. Copies are limited!

The LIVE Book Club event will take place on Wednesday, January 27th at 7pm. To register, please go to: <https://tinyurl.com/arcticfury>

Note: Where it says "Your library system" please enter Brockway Memorial Library

Zoom login information will be emailed to you once registration is complete.

THE CUSHMAN SCHOOL

On December 3rd, members of the Cushman community gathered in person and via Zoom to "toast" the groundbreaking of its Play to Learn Performing Arts & Athletic Center. Even though permitting and planning have been underway for some time, construction on this facility officially began this past Fall 2020. In addition to broadening

offerings to its students, this new state-of-the-art venue will also serve the surrounding community by providing many shared opportunities to celebrate the arts and athletics in the heart of Miami's MiMo District.

Slated to be inaugurated in January 2022, the two-story facility will include a rooftop soccer and track field, an indoor gymnasium, a stage, a dance studio, and music classrooms.

"With the creation of Play to Learn, we are fulfilling our philosophy of enlivening the arts and athletics in all aspects of school life and helping our children to discover their full potential," said Dr. Arvi Balseiro, Head of The Cushman School.

"We are excited to have an enhanced platform for students to showcase their many talents, and spark joy throughout the community by sharing memorable performances, games, and artistic activities."

DOCTORS CHARTER SCHOOL OF MIAMI SHORES

The DCS Hawks continue to soar! While other schools have seen a decline in their attendance, our school finished the first quarter strong with an average daily attendance rate of 98 % (this applies to distance and in-person learning). We applaud the resilience of our students, and the commitment of our dedicated teachers and staff. Our school continues to implement daily strict cleaning protocols to ensure everyone's safety while on our beautiful DCS campus.

Thank you to all of you who supported DCS on Give Miami Day! We exceeded our fundraising goal with a total amount raised of \$10,576.33, which will be utilized for the school's greatest needs. We are forever thankful to a community

that supports our high achieving school.

We are now accepting applications for admission for the 2021-2022 year. The deadline to apply is Monday, February 1st, 2021. For more information please visit www.doctorscharterschool.org. From all of us at DCS, we would like to wish you a happy and healthy 2021!

It's great to be a Hawk!
GO HAWKS!

MIAMI SHORES PRESBYTERIAN CHURCH SCHOOL

What a wonderful Christmas season we had! We had our 1st ever Christmas Caroling. Each grade level prepared and performed several songs for our community in small groups – socially distancing. It was such a supported event by our families, teachers and community! Afterwards, we had crafts, time to socially visit and cookies and juice.

Our 5th graders recorded the reenactment of the Christmas story – and did an amazing job. We continue to praise our students for their hard work and continued learning. Our teachers are going above and beyond to be sure they are reaching all of our students on the level they are at and bringing them higher academically. All this is being done in an environment that promotes Social Emotional Learning and Community Service.

For more information about our wonderful school please contact us at: Elementary@305.759.2548 or Preschool@305.751.5417 or visit our website at <http://www.mspsc.net/>

Real Estate Home of the Month



Discover this designer's masterpiece in coveted Central Shores with an incredible 3180 square feet of living space. Spacious 4 bedroom, 4 bath + office, family home filled with natural light & stunning entry. Gut renovated kitchen with quartz countertops, custom cabinetry & brand new appliances. Master-suite boasts a large walk in closet. Bonus 640 square foot garage conversion with floor to ceiling custom cabinetry. Brand new LED lighting throughout the entire house. Remodeled bathrooms. New 6ft fence around perimeter of property with eco-landscaping including top quality artificial grass in hotel style pool area & huge new pergola. Designer features throughout. A must-see home!

4 BED · 4 BATH · Over 3,000 SQFT

Purchase Price \$1,515,000

Interested? Contact Vanessa Maggi today! 305-582-7917

ST ROSE OF LIMA CATHOLIC CHURCH SCHOOL

There was no stopping the Christmas cheer and gratitude at St. Rose of Lima! Keeping their focus on the countless blessings amidst an ever-changing world, the school community partnered with local businesses and charities to collect new toys for needy children. Students also supported our hospitals by providing handmade holiday cards for patients. As we begin 2021, forward and positive momentum is helping SRL reach new heights. Students continue to thrive with a faith-based academic program that is mission driven to ensure

every child reaches their fullest potential; excellence is not an option but an expectation at SRL!

There is no better time to be a Cardinal! St. Rose of Lima is gearing up to launch their open enrollment for 2020-21. If you would like to schedule a virtual Meet & Greet with their School Principal, Dr. Stephen Brown, or submit an application for your child, you are encouraged to contact their school office via phone 305-751-4257 or visit their website www.srlschool.com.

The parish and school community of St. Rose of Lima wishes all Miami Shores residents a peaceful, joyful and hopeful New Year!

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