

## CENTRAL FLORIDA BUSINESS

## Real estate

## Apartments to get smoke-free status

BY MARY SHANKLIN  
Staff Writer

The Florida Apartment Association has started certifying smoke-free rental communities to help renters who, officials say, are increasingly seeking complexes that are free from smoke.

Communities can become certified at one of three levels: blue, silver, and gold. The level depends on whether smoking is prohibited inside apartments and indoor common areas; inside all indoor spaces and within 25 feet of buildings and amenities, including on balconies; or throughout the entire community.

More than 83 percent of adults in Florida do not smoke and, of those, four out of five want to live in a smoke-free community, said Josh Gold, executive vice president of the association.

Communities will be required to submit an application along with a copy of their lease or rental agreement as well as an employee handbook or contract spelling out the smoke-free policies. The Florida Department of Health offers assistance to communities seeking to become smoke-free.

## Sales

NAI Realvest closed on the sale of 28 acres of vacant land on Thompkins Road in St. Cloud for \$2.6 million. NAI Broker Associate Daniel Blackford and Chairman George Livingston represented the buyer, **Serenity Living Environments LLC**. The seller was Stephen Miles, a property trustee in Kissimmee.

## Mixed-use

Details emerged for Gardens of Millenia, a 47-acre project east of Millenia Mall and overseen by **BBX Capital Real Estate**. It would include 300,000 square feet of retail, 292 apartments, and two out-parcel sites. The company contracted with **Costco Wholesale Corporation** to sell 15.4 acres for a Costco store with 152,000 square feet. **Stiles** was contracted to develop 11.4 acres of the Gardens project, including a retail center with tenants including **Hobby Lobby** and **Academy Sports**.

## Leases

The **Avison Young** team Senior Vice President Emily Zinaich and Associate Patrick Morrison leased 30,127 square feet in sub-

urban Orlando. Leases included: An architecture and design firm leased 14,146 square feet in Premier Point North and South at 237 S. Westmonte Drive, Altamonte Springs; a time-share owner/operator leased 10,691 square feet in ChampionsGate at 8390 ChampionsGate Boulevard; a resort and golf operator leased 5,290 square feet at ChampionsGate. ...

**Freddy's Frozen Custard & Steakhouses** completed a long-term ground lease with Orlando-based **Pineloch Management Corporation** and started work on a freestanding, quick-serve restaurant with 3,600 square foot at the Southgate development, 3200 S. Orange Ave., Orlando. Jorge Rodriguez, of **Colliers International Central Florida**, represented the landlord. Amy Ammerman, of **Comtech Properties**, represented the tenant, **ECF2-RE LLC**. The location, set to become Freddy's second in Orlando, is slated to open in second quarter 2016. ...

Last week's column incorrectly named the tenant at 1201 S. Orlando Ave., Winter Park. It is Massey Communications.

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## Technology

Local startups  
California p

BY MARCO SANTANA  
Staff Writer

An Orlando entertainment tech startup has been accepted into the six-month Alchemist Accelerator in Silicon Valley, which will give it access to mentors from Silicon Valley.

HotSwitch, a mobile-app based firm that provides a social viewing platform for television programs, has been part of tech-based accelerator Starter Studio's fourth class since August.

"We want to immerse ourselves in (Silicon Valley) for access to mentorship and potential investment," CEO and co-founder Andres Aranguibel said.

The program, which typically accepts 12 companies per class, starts Dec. 3 and will run until June, Aranguibel said.

For HotSwitch, it means \$36,000 along with access to online services and development resources.

HotSwitch provides a place for friends and strangers, if so chosen, to watch television together and interact socially during an episode.

Andres Aranguibel says the company hopes to add a virtual-reality component in the future.

"We are in the middle of

a golden age of TV," Aranguibel said. "We saw a real recourse for viewers to be able to engage with other than very short Twitter feeds. We want to tackle that problem."

OrlandoIX  
attendance t

OrlandoIX organizers announced Thursday that the event's blog that more than 5,600 people have states attended its first virtual event, calling it a milestone and saying it sets the stage for the event's growth.

"Everyone from our partners to our audience told us they were ready for a tech event that was Orlando on the map and a center for digital innovation and creativity," OrlandoIX CEO David Glass said in a statement. "And they got it with OrlandoIX."

OrlandoIX was the first day tech conference in the state featured area startups and a geo game comparison of speakers and attractions.

In the lead up to the event, organizers reported back attendance figures. In November, they estimated the event would bring in as many as 100,000 people

## BRINKMANN

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Fairfield Inn near Universal Studios Orlando. The hotel, at 5619 Vineland Road, dates to 2001 and has 116 units on 1.47 acres. It last sold in 2006, at the top of the real estate bubble, for \$9.25 million. Despite all the recovery in the Orlando

market, the recent sale price — \$8.5 million — is an 8 percent discount from the 2006 price.

The primary investors is D.C.-area's Capstone Development, led by Norman Jenkins and Darren Linantz, which kicked in \$5.95 million.

The seller is a Florida corporation that includes a Tennessee company, SCIF

Investors, as a managing member. The seller signature on the deed was Robert G. Schaedle III, who is managing partner and co-founder of Chartwell Hospitality LLC, based in Franklin, Tenn.

The hotel is only a half-mile from Universal Orlando Resort, a short walk away from the high-end Loews Portofino Hotel.

## NBA home

Marcin Gortat, a pro basketball player for the Washington Wizards, bought a new waterfront home at 4120 Downeast Lane in Windermere for \$1.45 million, compared to a previous list price of \$1.58 million. Gortat has owned a home in the Orlando area since he left the Orlando

Magic in 2010.

The home was sold by Susan Faucette, and she changed hands since when it sold for \$450,000, according to county records.

The home is 4,182 square feet on 4 acres and has three bedrooms, five rooms and about 180 feet of shoreline on the Lake Butler chain of lakes.