

MIRAMAR

Next, Town Center's private

■ The city is ready to build new apartments, shops and town homes in the area planned to become the new downtown.

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Miramar has tapped two giant real estate development

companies to build the residential and commercial portion of the city's town center.

Office developer Rockefeller Group Development Corp. and shopping center builder Kimco Developers have teamed up to buy 40 acres of city-owned land for the project, which will include shops, office space, apartments and

town houses.

The companies want to build 135,000 square feet of shops, 45,000 square feet of offices, 347 apartments and 1,000 units for work-at-home professionals. Some of the commercial space will blend with the residential.

Miramar City Manager Bob Payton said the site will have

BROWARD PLUS, 3B

HIGH SCHOOL

A Weston teen is charged with selling pot brownies outside school cafeteria.

BROWARD, 5B

FIRE PROBE PROGRESSING

Experts pursue cause of fire that ended a gunman's standoff with BSO on Sunday.

MIRAMAR

Two firms selected for Town Center

*TOWN CENTER, FROM 1B

sale is expected to close in about 30 days, he said.

The city bought 54 acres at the site in 2001 for \$8.3 million. The remaining 14 acres were set aside for a new City Hall and other civic buildings.

The project's cost is expected to exceed \$100 million, said Edgar Jones, senior director of Florida operations for Rockefeller, a subsidiary of New York-based Rockefeller Group.

The joint venture will flip a portion of the land to Miami-based Lowell Homes, which will build 133 town houses.

Rockefeller will install water and sewer lines, street lights, sidewalks, pathways, and pavers for the commercial and residential development, Payton said.

A mass-transit hub, two parking garages and a community recreation center also are part of town center's master plan. Construction on the parking garage should begin

this year, Payton said.

"This project is on the fast track," said Payton.

Jones said the developer expects to break ground by the end of the year, with a three-year build-out.

Rockefeller is primarily known for developing office and warehouse projects. In Miramar, it built a 240,000-square-foot office building for Lucent Technologies.

Kimco is a subsidiary of Kimco Realty Corp., a New Hyde Park, N.Y., real estate