

Traditional look for Town Center

■ City officials approved a plan for the \$235 million private portion of the Miramar Town Center that includes condos, townhomes and stores.

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The privately built section of the Miramar Town Center has a design reminiscent of an urban landscape, sort of a mini-Manhattan

with a neighborhood feel.

This month, Miramar city commissioners approved a site plan and design of parts of this section of Town Center. Its "traditional neighborhood design" mimics the downtown styles of Miami Lakes or even New York City, developers said, aimed at creating communities where people can work, live and shop.

Compared to the public Town Center, with its City Hall and municipal offices and where

a performing arts center, educational center and library are planned, the privately developed section will emphasize townhomes, restaurants, offices and shops.

The entire area is modeled after pedestrian-friendly areas that have worked well in other traditionally designed towns.

Townhomes are designed with parking in

• TURN TO DEVELOPMENT, 2

Town Center design promotes mixed uses

• DEVELOPMENT, FROM 1

the rear, businesses have condominiums above them, and a parking garage has buildings surrounding it.

"It's a difficult project to put together," Edgar Jones, vice president and regional development officer with Miami's Rockefeller Group Development, told commissioners at a recent meeting.

The Rockefeller Group is one of three main developers of the \$235 million design.

"We are pleased with the project and we hope you are, too," Jones said.

Developers hope to have the residential, retail and office part of Town Center finished by 2010.

About 86,000 square feet of shops are planned just south of City Hall. Those buildings will surround a four-level parking garage. Out of 960 spaces in the garage, 727 are for public use. The rest are for homeowners.

Between 25 and 30 tenants will lease the shops. The developers are hoping to attract a health club, such as a L.A. Fitness, and a gourmet or organic grocery store, such as a Whole Foods Market or Wild Oats Natural Marketplace. There will be regular businesses such as a dry cleaner and a dentist.

"We want to have a broad spectrum of businesses," Jones said.

On the northern end of

Town Center, 134 town houses will have sidewalks, parallel on-street parking and two-car garages off an alley. The three-story townhomes will share a theater, a multipurpose room and a community pool.

One-, two- and three-bedroom condos with private balconies overlooking Town Center's Main Street and Red Road will be priced starting in the mid-\$200,000 range.

Unrelated to the project but across the street, four developers are planning about 1,300 apartments and condominiums to be connected to Town Center by a walkway.

For information about the private portion, visit www.miramartowncenterfla.com.