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Posted on Fri, Apr. 30, 2004

REAL ESTATE

## In Doral, homes elbowing offices

Codina and Century Builders plan to transform two commercial sites into residential projects.

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The Codina Group wants to add homes to a 100-acre office park in Doral, the latest bid to transform commercial land into a place to live in the nearly full suburbs.

The developer offered few details Thursday about plans for turning the 100-acre Doral Center corporate park into a mix of commercial, residential and retail properties. But an official at the Coral Gables firm said zoning rules could allow as many as 2,000 residential units on the property.

Also on Thursday, the Century Builders Group submitted plans to transform 465 acres of Doral land once slated for warehouses into a residential subdivision. Zoning rules would allow 5,000 to 6,000 units there, but Century probably will build fewer, Chairman Sergio Pino said.

The projects come as residential developers, desperate for land, are turning more and more to commercial sites.

A retirement-home developer is considering building 300 condominium units on 10 acres in the old Burger King headquarters site in Palmetto Bay, and Shoma Development has the Ryder System headquarters in Doral under contract and is planning a residential subdivision there, officials in on both deals said.

Codina would demolish some of the 30 low-rise office buildings at the Doral Center to make way for a mix of what would probably be singlefamily homes and apartment buildings, said Rafael Rodon, head of Codina's land-planning consulting division.

The Century and Codina projects underscore the land rush underway in the newly incorporated city of Doral.

One developer, Adrian Homes, is planning 800 town houses there, about 500 feet from a trash-incinerating plant. And Pino said buyers were paying more than \$700,000 for lakefront homes at Islands of Doral, the Century subdivision across 107th Avenue from the site of his planned 465-acre project.

Both the Codina and Century projects require approval from Miami-Dade County boards and a change in the county's master land-use plan.

Rodon said Codina, criticized by environmentalists for building industrial parks near the Everglades, has been under government pressure to pursue projects near existing population centers.

'The last several projects we've planned and taken through any kind of approval process, it's infill, infill, infill: `Why don't you guys do an infill project instead of going further out west?' " Rodon said. ``We've listened."