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Miami Gardens to sell 36-acre site near Hard Rock Stadium to developer

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The city of Miami Gardens agreed to sell a 35.7-acre site just south of Hard Rock Stadium to an affiliate of Aventura-based Immocorp Capital, which intends to build a mixed-use project there.

On July 25, city commissioners approved the agreement to sell the vacant property for \$15.4 million to BH Miami Gardens Town Center LLC, managed by [Gilbert Benhamou](#) and [Pascal Cohen](#) of Immocorp Capital. The site is on the east side of Northwest 27th Avenue where Northwest 191st Street dead-ends. The stadium, home of the [Miami Dolphins](#), is a few blocks north.

The developer will make a nonrefundable deposit, then have 90 days to conduct due diligence before closing the sale.

The city received proposals for the land from several other developers, but elected to go with Immocorp Capital after viewing a presentation from the developer.

Benhamou said he's working with architect [Kobi Karp](#) to finalize a site plan for the project. He likes the area because it's near the stadium, apartment rents in the area are strong, and Miami Gardens doesn't have enough retail.

The Miami Dolphins are considering relocating their practice facility to Hard Rock Stadium, a deal bolstered by incentives that Miami Gardens approved July 25. The Miami Open tennis tournament will move there starting in 2019. The stadium also hosts Miami Hurricanes football games and the annual Orange Bowl game.

Benhamou said he hopes to build 365 apartments; 300,000 square feet of retail, entertainment and restaurants; and 120 to 150 hotel rooms on the site. The entertainment uses would include a bowling alley, movie theater and food court.

The city memo says BH Miami Gardens would build a performing arts venue and a culinary center for the developer. Benhamou said he's agreed to that, although those terms were not in the property sales agreement approved July 25.

The developer still needs the city to approve its site plan at a later time.

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