



Town of Miami Lakes Memorandum

To: Honorable Mayor & Councilmembers

From: Edward Pidermann, Town Manager

Subject: Senior Village Site Plan Amendment

Date: December 10, 2019

Background

On June 6 2017 the Town Council approved Resolution 17-1455, a site plan application by The Graham Companies for the project known as “The Residences at Governor Square” or the Senior Village, located on the west side of Commerce Way and NW 146th street. The conditions of approval for the siteplan include, among others, requirements that an Asisted Living Facility be developed concurrently with the residential portion. In addition, the Graham Companies proffered a Declaration of restrictions dealing with particular provisions as to age of residents date of occupancy and other specifications dealing with the operations of the residential portion of the project, as well as a Memorandum of Understanding proffering the donation of both land and shell structure for a Senior Center to be run and operated by the Town of Miami Lakes

On the same June 6 2017 hearing, the Town Council heard and approved and application by Miami Jewish Health Systems for a site plan, conditional use and parking variance for the development, construction and operation of the Asisted Living Facility required by the conditions of Resolution 17-1455.

Miami Jewish Health Systems has since withdrawn from the project and The Graham Companies have began to search for a new operator for the ALF. The search process is burdened by the fact that the resolution repeatedly refers to Miami Jewish Health Center as the developer and operator of the Asisted Living Facility component of the project. In addition, the residential portion of the project will be ready to begin construction shortly, while any new operator for the ALF will need to get through the siteplan and conditional use approval process.

The application before the Town Council requests the removal of Miami Jewish Health Systems as operator of the ALF, as well as removal of the requirement that both projects be developed simultaneously.

Recommendation:

Staff recommends consideration of the attached resolution.

Resolution
Letter of Intent
RES 17-1455
Ord. 17-206