

## **PLANS FOR ASSISTED LIVING FACILITY DIE MIRAMAR OFFICIALS TIRE OF REQUESTS FOR MORE TIME**

By Kenneth D. MacHarg

Miramar officials will have to start over again if the city is to gain an adult living care facility.

A effort to develop such a facility at the corner of Pembroke Road and Douglas Boulevard ended with the City Commission's refusal to grant a fourth extension of development approvals to the Prosper Pointe Assisted Living Retirement Facility.

"In a way, we are back to ground zero," said Michael Alpert, Senior Planner for the city of Miramar. "We were interested in the proposal and had supported and approved three previous extensions, but three years went by and nothing happened."

The City Commission unanimously turned down the fourth extension request on August 20.

City commissioners approved the original request in July 2000, and had passed previous extensions in 2001, 2002, and earlier this year.

Plans originally submitted and approved involved a four-story, 206,589-square-foot assisted living facility with 130 units housing up to 260 people, plus a 21,971 square-foot multi-purpose building and a three-story, 34,800 square-foot medical office building.

Previously, representatives of the developers had cited difficulties in locating an operator for the facility and problems securing financing as reasons for requesting additional extensions.

"Between the economy and September 11, they had trouble doing what they wanted to do," Alpert said.

City officials had previously extended permission because of the economic turn down, and because the city had asked the company to change their original plans for the outside appearance of the building and to provide residential opportunities for a larger number of low-income residents than originally proposed.

When asked if the city is still interested in obtaining an Adult Living Facility for area residents, Alpert said "I believe so, yes. But, I don't know the market."

Alpert said that the development company might sell the L-shaped property to someone else for another type of use. He said that part of it is zoned for multi family residential use and part of it is zoned for commercial use.

"Whatever development might be proposed for that property, they will have to work through the zoning issues," Alpert said.

Previously, city officials had cited Miramar's growth and the needs of its residents as ample reason for the development of such a facility in the city, and had indicated that should the recently –terminated plan fail, they expected the city's social services department to seek another developer.

**PLANS FOR ASSISTED LIVING FACILITY DIE MIRAMAR  
OFFICIALS TIRE OF REQUESTS FOR MORE TIME, *South Florida  
Sun-Sentinel*, Sept 3, 2003**