

Senior living facility to break ground near Mall at Wellington Green

By **Brian Bandell** – Senior Reporter, South Florida Business Journal
Oct 16, 2019, 6:49am EDT



ZOM Senior Living and its partners obtained an \$89.03 million construction loan to build a senior living facility near the Mall at Wellington Green.

It will cover the first phase of the project, which will have 283 independent living, assisted living and memory care units.

[SunTrust Bank](#), PNC Bank and [Comerica Bank](#) were co-lenders in the mortgage to the developer, a partnership between Orlando-based ZOM, Liberty Senior Living, and Ares Management Corp. (NYSE: ARES).

The developers acquired the 46-acre site at 2735 NuCare Lane for \$23.25 million in 2018. It's along a lake near the mall.

This will be the first senior living project for ZOM, an experienced apartment developer.

"We formed ZOM Senior Living to capitalize on this growing segment of the renter pool, and we plan to offer the same thoughtfully designed living spaces, amenities, and broad array of services to our senior residents, as we provide in our traditional market rate rental communities," said [Greg West](#), CEO of ZOM Living. "We join forces with a seasoned senior housing operating partner, which perfectly complements ZOM's experience in luxury multifamily housing."

Wellington Bay will cost \$180 million in two phases. It will include a two-story, 65,000-square-foot clubhouse featuring dining venues, indoor and outdoor pools, a spa, a salon, a wellness center, billiards rooms, card rooms and a theater.

The residential building will rise six stories. The first phase could be completed by summer 2021.



"The large size of the Wellington site gives us the opportunity to create a unique resort-style senior's community, in close proximity to well-established retail shops and dining venues," said [Will Purvis](#), chief development officer of North Carolina-based Liberty Healthcare. "We have the ability to create a number of different residential formats and levels of health care services, and to maintain significant green space for the enjoyment of all of our residents."