

Maury L. Carter & Associates, Inc. assisted Encompass Health on their Lakeland project as well as several others in Central Florida.

Catalyst Healthcare to build rehab hospital across from AdventHealth Waterman campus

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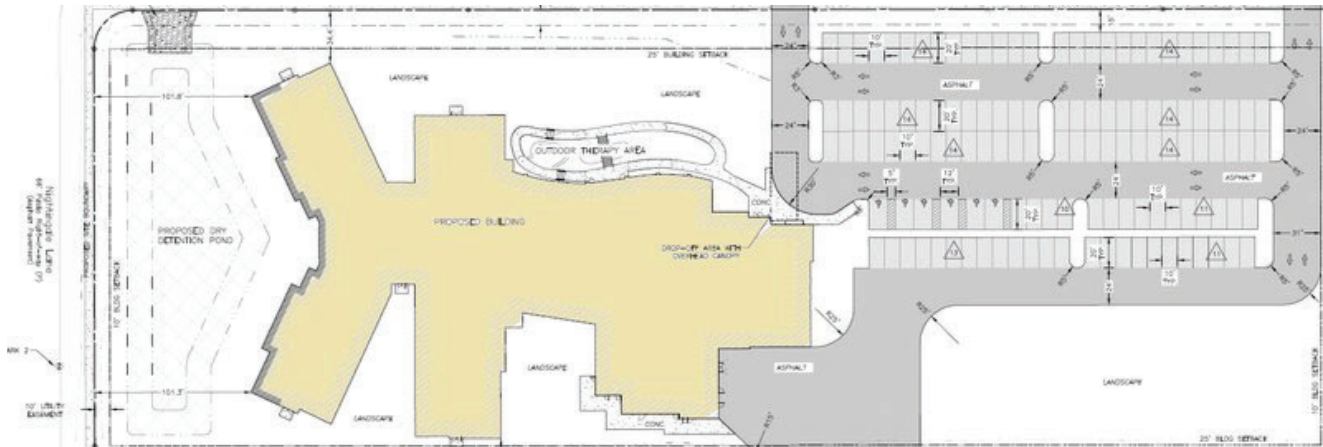


Catalyst Healthcare Real Estate and Post Acute Medical just broke ground on this rehabilitation hospital in Delaware. They have filed plans for a similar facility in Tavares. (Catalyst Healthcare Real Estate)

Lake County is slated to get its second new inpatient rehabilitation hospital this year, this time in Tavares across from the AdventHealth Waterman campus.

Catalyst Healthcare Real Estate filed construction plans last week with the St. Johns River Water Management District for a 50,000-square-foot rehabilitation hospital in the Lakeview Center medical office park on Mayo Drive, just south of U.S. 441. Catalyst HRE has a purchase contract for 5.7 acres, plus options for two additional lots, which would bring the total price to just over \$2 million.

“It’s a great project,” Tavares Economic Development Director Bob Tweedie told GrowthSpotter. “It already has the zoning and utilities in place, so they can go straight to filing a site development plan. And we have fast-track permitting, which they were really liked.”



The site plan calls for a 50,000-square-foot rehabilitation hospital on Mayo Drive in Tavares. (Collins Engineers)

Tallahassee-based Catalyst announced in February it had formed a strategic partnership with Pennsylvania-based Post Acute Medical (PAM), which operates 40 specialty and rehabilitation hospitals throughout the U.S. Through this partnership, Catalyst HRE is assisting PAM in evaluating potential markets and sites while handling all aspects of the development process to deliver cutting edge post-acute facilities.

“We are thrilled to form a partnership with PAM, a post-acute care provider known for their excellent customer service and a trusted source for post-acute services throughout many communities. Catalyst HRE is honored to be selected in their mission to bring patients better access to care,” said Phil Schuck, Senior Vice President of Catalyst HRE.

To rehabilitate each patient to their highest possible functional status to return home, each new location will offer all private patient rooms, lab, pharmacy, a large inpatient and outpatient rehab gym with innovative treatment technology, mobility garden, independent living apartment, and patient/family support space.

Catalyst HRE and PAM will codevelop a 42-bed rehabilitation hospital in Venice, and the partners recently broke ground on a 34-room rehabilitation hospital in Georgetown, Delaware. PAM operates a Long Term Acute Care hospital in Sarasota and announced plans last year to build a \$25 million rehabilitation hospital in Jupiter in partnership with another developer.

The Tavares hospital would be its first facility in Central Florida. The project is expected to create 160 construction jobs. Once fully operational, the new hospital will support more than 125 permanent jobs.

Catalyst HRE maintains an office in Central Florida. Last year, the company completed a 50,000-square-foot medical office building in St. Cloud that was anchored by Orlando Health St. Cloud Hospital. The company also owns a multi-tenant medical office building in Orlando.

Florida is experiencing a rapid expansion of specialty and acute care hospitals because of its population growth combined with the state policy eliminating the requirement for certificates of need for new hospitals.

Last month, Clermont's City Council approved a PUD zoning for Encompass Health to build a 100-bed rehabilitation hospital on S.R. 50. as part of its Florida expansion. The project will be constructed in three phases, with a total approximate square footage of 83,500 square feet, when completed. The first phase will consist of 50-beds, the second phase will be 20-beds, and the third phase will be 30-beds.

Encompass Health is also building a similar hospital in Lakeland and has announced new locations for Jacksonville, St. Augustine, Naples, Cape Coral and Pensacola.

Have a tip about Central Florida development? Contact me at lkinsler@GrowthSpotter.com or (407) 420-6261, or tweet me at [@byLauraKinsler](https://twitter.com/byLauraKinsler). Follow GrowthSpotter on Facebook, Twitter and LinkedIn.