

1 **DRAFT MINUTES OF THE SPECIAL COMMISSION MEETING**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **September 19, 2022**

4 The special meeting of the Lady Lake Town Commission was held in the Commission Chambers
5 at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Rietz presiding. The
6 meeting convened at 5:15 p.m.

7 **CALL TO ORDER**

8 Mayor Rietz

9 **ROLL CALL**

| Commissioner (Ward) | Present |
|----------------------------|----------------|
| Hannan (Four) | YES |
| Kussard (One) | YES |
| Holden (Two) | YES |
| Freeman (Three) | YES |
| Rietz (Five) | YES |

10 **STAFF PRESENT**

11 Thad Carroll, Growth Management Director; Nancy Wilson, Town Clerk

12 The conceptual presentation for a 288-unit “Green” Multi-Family development has been pulled
13 from this agenda; it may be addressed in the future.

14 **NEW BUSINESS**

15 **Conceptual Presentation for a 43,000 square foot 36-bed single-story Inpatient Rehabilitation**
16 **Hospital located on Highway 466, across from the La Zamora Gate, on 4.89 acres of property**
17 **referenced by Alternate Key Number 1279844**

18 Growth Management Director Carroll summarized the conceptual plan. The developer would
19 like to build a 43,000 square foot, 36-bed, single-story Inpatient Rehabilitation Hospital (IRF).
20 The business would be operated by ClearSky Health. The IRF would provide nursing care,
21 physical therapy, occupational therapy, speech pathology and related services to post-acute
22 patients. The average stay would be 13 days.

23 The property is 4.89 acres. If the Commission is receptive to the applicant’s proposal, the
24 Planned Unit Development (PUD) Memorandum of Agreement which stipulates the entitlements

1 for the property under Ordinance 2011-03 would have to be amended. The property has been
2 referenced as the Phillips property. It is a PUD that was annexed and zoned into the town in
3 2011. Since that time, it has been used as pastureland. The eastern portion of the property is
4 where development is proposed. There are no plans proposed for the remaining 14 acres but
5 once the eastern side is developed, it interferes with the other PUD so the entitlements will have
6 to be adjusted.

7 The current entitlements in Ordinance 2011-03 include banks, business services, convenience
8 stores, restaurants, personal services, shopping centers, community centers, etc. The uses on
9 the property are very broad at this time. The applicant does want to keep some of the
10 entitlements from the original list, however.

11 Regarding traffic, what is being proposed would yield a significant reduction in trips and put less
12 strain on the Hwy 466 due to the nature of the business.

13 The applicant would like to get feedback from the Commission regarding the project.

14 Michael Rankin – LPG Urban & Regional Land Planners

15 Mr. Rankin said they know the project will have less impact on traffic in that area. They think that
16 up to a 40-bed facility is a good fit for the area given the demographics. LPG has been tasked
17 with updating the PUD for the balance of the property. The long list of entitlements will be
18 trimmed down substantially with a focus on uses that would complement the IRF.

19 Ryan Soltis – LPG Urban & Regional Land Planners

20 Mr. Soltis gave the Commissioners a preliminary traffic impact analysis based on the current
21 PUD that was approved in 2011 versus what they are proposing.

22 Commissioner Kussard asked if there would be another traffic study, Mr. Soltis answered that
23 there would be an updated study when the project moves forward.

24 Mr. Soltis said they are proposing, including the rehabilitation hospital, is 141,000 square feet,
25 that includes the hospital, under commercial designation. What was originally approved in 2011
26 was 373,000 square feet of commercial. That square footage is being reduced to coincide with
27 hospital supporting facilities that will come in the future and parking requirements (200 square
28 feet per parking space). The hospital itself will be built-out at 45,000 square feet with 40 beds.

29 Commissioner Kussard checked out ClearSky's website and was very impressed by the offered
30 services. She is interested in the traffic flow at ClearSky's other facilities. Mr. Soltis said he would
31 make that information available. She also said her residents are very concerned about the
32 traffic. There is only one road in front of the hospital, Hwy 466, and it will not be widened. Also,
33 directly across from the proposed development is Chula Vista which is a 2-lane residential road

1 that already has traffic problems. Residents are also concerned about what is planned for the
2 remaining 14 acres. She was glad to see that the entitlements are being reduced from what was
3 permitted with the previous PUD.

4 In response to a question asked by Commissioner Kussard, Mr. Soltis said a new traffic study has
5 not been requested because this project is in the preliminary stages and LPG wanted to get input
6 from the Town Commission.

7 Commissioner Kussard commented that a traffic light at Chula Vista would have to go on private
8 property and that was not likely to happen but it maybe that possibility should be researched.

9 Commissioner Freeman was also concerned about traffic. There was discussion about where left
10 turns and U-turns can be made and it was agreed that the traffic problems will have to be dealt
11 with. Traffic on 466 is only getting heavier.

12 Mr. Carroll said that as part of the original PUD that was recorded, once the property is
13 developed all the way to the western boundary, they are obligated to connect to the Hammock
14 Oaks development at the main entrances so there will be two ways in and out of the 19 acres
15 collectively.

16 Mayor Rietz asked if facilities in different areas of the country are similar to the facility they are
17 proposing. The answer was that they are all similar in size.

18 **Commissioner Kussard made a motion to approve the conceptual plan for an Inpatient**
19 **Rehabilitation Hospital located on Hwy 466; Commission Hannan seconded. Motion carried**
20 **5-0**

21 **PUBLIC COMMENTS**

22 Phil Mathius – Lakes of Lady Lake

23 Mr. Mathius said this plan will have to go to the county if anything is done on Hwy 466. He also
24 described some of the problems with making left turns and U-turns in the area.

25 Dan Roland – The Villages

26 Mr. Roland asked if there would be ambulances with sirens arriving at the facility. The answer
27 was that there would be no emergency services.

28 **ADJOURN**

29 There being no further business, the meeting was adjourned at 5:38 p.m.

30 _____
31 Nancy Wilson, Town Clerk

Jim Rietz, Mayor