

Site Selection Committee Site Evaluation Meeting - 1 July 2014

Introduction.

The Florida Department of Veterans' Affairs seeks to provide the best site recommendation to the Governor and Cabinet and Legislature for the construction of a new State Veterans' Nursing Home. During the period 5-24 June 2014, site visits were made to nine (9) separate sites proposed by the counties submitting site proposal application packets. Site visits validated proposal packet information as well as surrounding community infrastructure. Most importantly, the site visits allowed committee members to conduct initial site evaluative scoring. Today's site evaluation and scoring by the Committee Members with voting rights is the closing assessment in selecting and recommending a final site to the Executive Director, Florida Department of Veterans' Affairs.

Site Evaluation Meeting Protocols.

This meeting is slated for a minimum of two hours but may take longer depending on length of discussions by voting members. Committee member evaluations of each site will begin with an over view of site demographics and physical features followed by a discussion of each site's merits. Voting members will engage in actual deliberations and discussions, making of value judgments, and the weighing of the merits of the sites

Accordingly, voting members may revise/finalize their scoring for each site as they discuss them. At the end of this evaluation process and public scoring, all score sheets will be turned into the FDVA Purchasing Officer for recording and formal reporting to the Site Selection Committee. The Purchasing Officer will announce each site's total score to the Chairman. If less than 10 points in total scoring separate the first and second place site proposals following this overall tally, a subsequent final selection meeting will be held to evaluate these sites. This follow on meeting will consist of a 45 minute county presentation.

This evaluation takes into consideration the economics of the proposed enterprises, the social consequences for the people of the area and the county concerned, and the consequences, beneficial or adverse, for the environment.

As voting committee members go about conducting their evaluations, the following may serve as

Discussion considerations:

1. The value/benefit to the veterans/people of _____ County.
2. How many people benefit from the use; benefit to underserved populations (adjoining counties)
3. Scale of the proposed land use/development
4. Impact to the neighborhood
5. Impact to abutters and enhancements
6. Impact to environmental resource areas and enhancements
7. Impact to public utilities and infrastructure and enhancements
8. Safety/Security/Law Enforcement requirements
9. Access to infrastructure (medical, entertainment, dining, and transportation)
10. Financial impact to the City/ County (cost and benefit)

Support staff support to Site Evaluation Meeting:

The following are protocols/guidance for committee members and support staff conducting site visits.

1 - Site Selection Committee Support Staff may assist the evaluation/scoring process through the provision of administrative or legal support.

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2 - Support staff may, during the evaluation meeting, convey key "fact finding" related information provided by the counties or gathered as a product of site visits. Examples include but are not limited to: sink hole information, historical marker, endangered species, flood plain/wetlands status, contamination, etc.

At no time during the meeting will the support staff make evaluative comments or remarks regarding any site. However, the staff may be called upon to answer specific inquiries from the Chairman relating to particular staff legal, medical or technical expertise that necessitate the rendering of professional opinions on subject matter before the committee.

Site Evaluation Meeting Agenda (1 July 2014)

ROLL CALL:

RECOGNITION OF PUBLIC ATTENDING MEETING

ORDER OF MEETING:

(1) Administrative

- a. Sunshine Law (Cleansing statements as required)
- b. Meeting format/Conduct (*Committee Chairman*)

(2) Timeline Review (*Sue Farkash*)

(3) Site assessment evaluation meeting protocols and overview (*Committee Chairman*)

- a. Site demographics/physical features **discussion** of the proposed sites (See Site Descriptions below)
- b. Site deliberation by voting members and support staff comments
- c. Final site individual scoring by voting committee members
- d. Tallying of member scores (FDVA Purchasing Staff)
 1. Members will provide scoring by site location
 2. FDVA Purchasing Office Staff will tally and announce to the Chairman overall site scores at the meeting
 3. The committee will then determine the highest scoring site and vote to recommend to the Executive Director this site for presentation to the Governor and Cabinet for consideration*

***Note:** If less than 10 points in scoring separate the first and second place site proposals following the overall tally, a subsequent meeting will be held to evaluate these sites. This follow on meeting will consist of a 45 minute county presentation.

(4) Other Matters/Public Comment

(5) Communications /Press issues (*Steve Murray*)

MEETING CLOSE.

Site Descriptions

- **Polk County site 1 or A:** Located at Northeast Corner of Experiment Station Road and White Road, located approximately five miles south of Interstate 4. U.S. 17 is located approximately one mile south of the property, Lake Alfred, Florida 33850. The subject site is a rectangular shaped parcel containing approximately 46 acres. The site has historically been utilized as a citrus grove with predominantly Candler Sand soils. The subject property is located in an underdeveloped rural setting , primarily agricultural (citrus) operations , with residential to the west and south.
- **Polk County Site 2 or B:** Located at Connersville Road approximately 1.5 miles from State Road 60, City of Bartow, Florida 33830. The subject parcel is approximately 60 acres of which 30 are usable uplands. The soils of the subject parcel are predominantly sandy soils (Pomona fine sand and Adamsville fine sand). The subject property is located in and underdeveloped rural setting with residential to the east and Polk state Corporate College to the north. Ground cover consist of mostly native grasses with trees located to the south and west.
- **St. Lucie County, Site 1:** Located at the Southern side of Tradition Parkway 1.06 miles west of the intersection of SW Tradition Parkway and SW Community Boulevard and 2.04 miles west of Interstate 95/Galin Boulevard Interchange, Port St. Lucie, Florida 34984. The subject parcel is approximately 28.5 acres and is underdeveloped land that is wooded and covered with dense brush. Historical data, back to 1944 indicate the use as cattle grazing land. Adjoining property includes a St. Lucie County School, which sits northwest of the property beyond the wetland or low-lying area. The Abington Assisted Living facility is located north and adjacent to the property.
- **Putnam County, Site 1:** Located northwest of the intersection of St. Johns Avenue and Wes Larson Blvd, Palatka, Fl. It is west of the entrance to Putnam County Business Park (Wes Larson Boulevard) and directly across St. Johns Boulevard from The Children's Reading Center Charter School at 7901 St. Johns Avenue, Palatka, Florida 32177.) The site consists of 27 acres bordered on the southwest by a private residence. The subject property consists of undeveloped mixed forestland. It is bordered on the north by undeveloped forestland and a retention pond. Bordering the east of the property is underdeveloped forestland and Wes Larson Blvd and an office complex. The property is bordered on the west by Francis Youth Sports Complex. Soil consists of Immokalee and Narcoossee fine sand. A wetland system and stream runs on the southeast side of the parcel.

- **Marion County, Site 1:** Located at Northeast corner of Southwest 80th Street and Southwest 80th Avenue, Ocala, Florida 34471. The site consists of 20 rectangular shaped acres of undeveloped cleared land. It is bound on the north by underdeveloped cleared land and to the east by commercial properties. It is bordered to the south by residential. Property is bordered to the northeast by rural land. Soil consists of undifferentiated fine to medium and clayey sands. Land was previously residential farmland, golf community use properties and small community developments. Prior property use was cattle ranch and farmland.
- **Collier County, Site 1 or A:** Located Northside of Pope John Paul II Boulevard, just west of Camp Keais Road in the Ave Maria Development, Naples, Florida 34142. The 20 acre subject parcel is rectangular shaped with approximately 670 feet of frontage on Pope John Paul II Boulevard. Existing land uses surrounding the property include pasture to the north, south, west and east. The soil consists of poorly graded sand with occasional silt and weathered limestone. The existing vegetation is minimal with the primary ground cover being grasses. Historical use has been agricultural (bell peppers, cattle grazing and sod farming). Future use of south and west pasture will be residential areas.
- **Collier County, Site 2 or B:** Located at 8261 Oil Well Road in the Arthrex Commerce Park which is within the southern portion of the Ava Maria Development, Naples, Florida 34142. The 20 acre parcel is primarily rectangular shaped and has approximately 959 feet of frontage along Arthrex Commerce Drive. Existing land uses surrounding the site include manufacturing to the west and pasture to the north, south and east. Pasture land will convert to allowable Town Center use (commerce). The existing soil type is very loose to medium dense sand with occasional gravel, and existing vegetation is minimal with the primary ground cover being grasses. Past use of site property was agricultural (avocados and tomatoes), but that usage is over four years old.
- **Manatee County Site 1 or A:** Located at 3009-3333 Lena Road on the south side of State Road 64 approximately 1.6 miles east of Interstate 75 at Exit 220, Bradenton, Florida 34205. Property is generally rectangular shaped with a short access easement connecting to parcel to State Road 64. Land is in a rural setting with underbrush, oak and pine trees. Soils consist of Pomona-EuaGallie-Malabar soil types, which vary from well drained to poorly drained soils. Moderate to minimal odors from neighboring waste treatment facility located south of the property. Site is not known to be used for land fill activities. Parcel is bordered to the west by a dairy farm/pasture land, and to the front (north) by a Manatee County School. Subject parcel is bordered to the east by a residential housing community.
- **Manatee County Site 2 or B:** Located at 7101 Cortez Road, Bradenton, Florida 34205, but the property would ultimately front on 66th Street West. Rectangular

shaped acreage with an additional wide segment of land that would connect to 66th Street West. Property is in a rural setting with thick underbrush with few to no quality trees. Soils consist of Pomona-EuaGallie-Malabar soil types, which vary from well drained to poorly drained soils. Moderate to no odors from neighboring water treatment plant. Site is not known to be used for land fill activities. Property is located in the heart of residential, business, and major population centers. It is bordered to the northeast by a DOT storage site and water treatment facility. To the west and south of the property are agricultural fields (tomatoes, flowers, etc). Neighboring the property frontage directly north along Cortez Rd are commercial/retail businesses and restaurants.