



SITE EVALUATION REPORT AND RECOMMENDATIONS

CHARLOTTE COUNTY FIRE STATION NO. 10

DECEMBER 20, 2018



CLIENT: CHARLOTTE COUNTY GOVERNMENT
Facilities Construction & Maintenance Department
18500 Murdock Circle, Bldg. D
Port Charlotte, FL 33948
T 941.743.1995
F 941.743.1568
Gary Burdahl, *Project Manager*
David Milligan, PLA, FASLA, LEED AP ID+C, *Director*
Roger A. Warner, PMP, *Manager-Facilities*

DESIGN BUILD TEAM:

CONSTRUCTION MANAGER/
GENERAL CONTRACTOR MAGNUM BUILDERS, INC.
4545 Northgate Court
Sarasota, Florida 34234
T 1.941.351.5560
www.magnumbuilders.com
Michael L. Baltzer, President, mbaltzer@magnumbuilders.com
Clint Riley, Vice President, criley@magnumbuilders.com

ARCHITECT OF RECORD SWEET | SPARKMAN ARCHITECTS
2168 Main Street
Sarasota, Florida 34237
T 1.941.952.0084
F 1.941.952.0201
www.sweetsparkman.com
Todd Sweet, AIA, LEED AP, Principal, *tsweet@sweetsparkman.com*
Karl Bernhard, AIA, NCARB, Project Manager, *kbernhard@sweetsparkman.com*

CIVIL ENGINEERING CONSULTANT JOHNSON ENGINEERING, INC.
Christopher D. Beers, P.E., P.S.M., Branch Manager

Table of Contents

Executive Summary	PAGE 1-2
Potential Sites & Locations Map	PAGE 3-4
Site Evaluation Criteria.....	PAGE 5
Site Analysis & Conceptual Cost Estimates	PAGE 6 - 21
Site A (Existing)	PAGE 6 - 11
Site B.....	..PAGE 12 - 16
Site CPAGE 17 - 21
Site Grading Matrix	PAGE 22

Executive Summary

Summary:

Charlotte County Government is replacing the existing Fire Station No. 10 currently located at 101 Gasparilla Way. The size of the new fire station is approximately 5,800 square feet. The final size of the fire station will be determined after a more thorough design is realized in the schematic design and design development phases of the project. Charlotte County Government has contracted with the Design-Build Team of Magnum Builders and Sweet Sparkman Architects to evaluate multiple possible sites for the new fire station to determine the best location. The recommended location of the new fire station will be based on pre-established evaluation criteria and recommendations put forth in this report. Consideration will be given to the existing site as well as other potential sites that are available as researched by Charlotte County Government Real estate Department.

At the projects onset, Charlotte County and the Design Build Team evaluated six (6) available sites for the new fire station. Several of the sites were eliminated from further consideration due to costs, environmental impacts or other factors that made the redevelopment difficult. Ultimately, two (2) short listed sites were selected for further consideration. The existing site was also added for consideration bringing the total to three (3) potential sites. A location map is included with this report that identifies where each of the potential sites is located on Palm Island in Charlotte County.

The evaluation criteria for these sites include ownership, zoning, visibility, size, shape, general suitability, accessibility, site development constraints, availability, cost and other criteria as required, as well as feedback from the community. This report contains detailed site analysis summaries for each of the three (3) potential sites, a matrix that displays the evaluation criteria for all three sites, a site utilization study that helps in determining whether or not there is sufficient space available on the site to accommodate the fire station building, parking, storm water areas and vehicular access and service. In addition to the aforementioned studies, conceptual cost estimates are included to better understand the impacts of developing each of the sites unique conditions.

Recommendations:

Based on the information gathered and evaluated in this report regarding the three (3) potential sites for the new Fire Station, the following comments summarize and justify the final ranking.

#1 Ranking: 61 Gasparilla Way (Site B)

The site located at 61 Gasparilla is ranked number one (1). The site is located in close proximity to the existing station and is a familiar presence in the neighborhood. The site acreage is more than sufficient to accommodate the new station and associated area required for construction activity to occur. There are no existing structures directly adjacent to the property and as a result, costly shoring to protect structures is not required. Building on the site would allow the existing station to remain operational during the construction process. To offset the site acquisition costs, once the new station is operational, the existing site can be sold.

Other advantages include minimal site clearing, no impact of wetlands, and due to the site area, no storm water detention/storage is required. This simplifies the site permitting process as well as site development. The site is in close proximity to the established waterfront access for fire rescue operations. It should be noted that the cost of this property is not known at the time of this report. If it is determined that the site acquisition costs exceed the County limits, the ranking of the site would require adjustment.

Executive Summary (continued)

#2 Ranking: 1 N Gulf Blvd. (Site C)

The site located on 1 N Gulf Blvd. is ranked number two (2). The site provides ample land area for the development of the fire station and associated elements. The location is ideal for a public facility of this nature. It is isolated from neighboring residences and is highly visible to the public. The access road is paved and its close proximity to the ferry landing places it at an ideal location for construction activities, deliveries etc. The developable portion of the parcel has a zoning and future land use designation that allows for emergency services use. There are no existing structures directly adjacent to the property and as a result, costly shoring to protect structures is not required. Building on the site would allow the existing station to remain operational during the construction process. To offset the site acquisition costs, once the new station is operational, the existing site can be sold.

Although the property has deep water access, significant Army Corp and EPA permitting will be required to take advantage of this opportunity. Due to the size of the property, storm water detention and attenuation would be required. The development will require a SWFWMD permit. The site is home to several gopher tortoises which would need to be appropriately relocated. There is a significant amount of vegetation that will need to be appropriately cleared, including compliance with the County Tree Ordinance. Additionally a 25' buffer will need to be established to protect the wetlands on the north portion of the site. A wetland jurisdictional line will need to be established to ensure appropriate separation and preservation. The property is composed of both the land area north and south of Gulf Blvd. The parcel would need to be subdivided due to the current Owner's wishes to maintain the portion south of Gulf Blvd.

The parcel is well suited for the proposed fire station development. It should be noted that the cost of this property is not known at the time of this report. If it is determined that the site acquisition costs exceed the County limits, the ranking of the site would require adjustment.

#3 Ranking: 101 Gasparilla Way (Site A)

The site Located at 101 Gasparilla Way is ranked number three (3). This site houses the existing fire station. Building the new station on this site would require the demolition of the existing station in order to make the appropriate land area available for the future development. As a result, temporary Fire Rescue facilities would need to be made available to maintain operation on the island. The cost of this could be significant (refer to conceptual cost estimates). Due to proximity of an adjacent structure, costly shoring to protect existing foundations may be required.

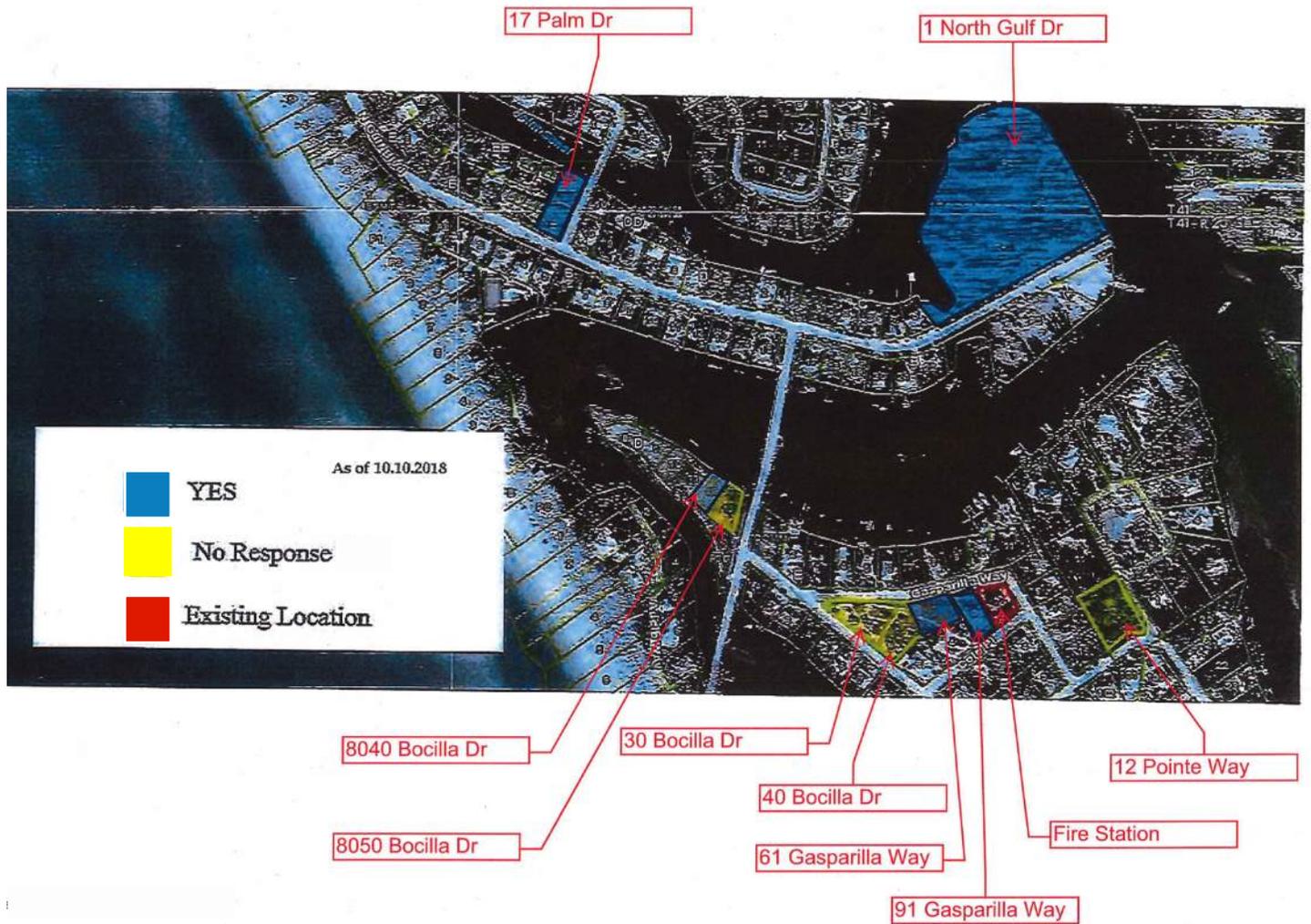
The land area although limited, is sufficient to accommodate the new station and related construction activities. If this site is selected, it is recommended that the easement (Cole Place) just south of the station be acquired in order to provide ample room for the new station. Some advantages of the site include familiar presence with the community, established waterfront access, County owned and zoning designation is approved for fire station use.

General Summary:

Based on the information gathered and evaluated in this report, the results conclude that all three sites are appropriate for the development of the new station. There are factors associated with each site that separate them in the ranking; construction cost and land area being the most critical. Site B and Site C are ideal from an available land area perspective but the development of Site A (existing) is also achievable. Per the conceptual estimates included with this report, the development of Site A will be the most costly.

The acquisition costs of sites B and C in comparison to the cost of a temporary station associated with Site A will need to be considered for final rankings.

Sites Identified by Charlotte County Real Estate



The map above provided by Charlotte County indicates all parcels that were originally identified as possible sites for the new station. Several of the sites were eliminated from further consideration due to unresponsive property owners, suitability, environmental impacts or other factors that made the redevelopment difficult or not feasible.

Short Listed Sites & Location Map



Site Key - 3 Potential Sites

SITE A (Existing): 101 GASPARILLA WAY, PLACIDA, FL 33946

SITE B: 61 GASPARILLA WAY, PLACIDA, FL 33946

SITE C: 1 N GULF BLVD, PLACIDA, FL 33946

Two (2) short listed sites were selected for further consideration. The existing site was also added for consideration bringing the total to three (3) potential sites



Site Evaluation Criteria

- Location (proximity to ferry, residences, water access etc.)
- Site Area/Geometry - Ability to accommodate Fire Station
- Zoning Information (setbacks, allowable use, buildable area)
- Permitting requirements
- FEMA - BFE
- Wetlands
- Available Utilities
- Sufficient area on site for stormwater detention/drainage/treatment
- Sufficient area for septic system/Drain Field
- Wildlife/ Protected Species
- Site Access (Roads)
- Existing Structures/Obstructions
- Site Development Cost Comparisons
- Construction Logistics/Site Utilization
- Site Specific Permitting Requirements



SITE A - EXISTING | 101 GASPARILLA WAY



Vital Information

SITE AREA :	13,516 SF or .31 acres
ADDRESS:	101 Gasparilla Way Placida, Florida 33946
FUTURE LAND USE:	Public Lands & Facilities
ZONING:	BBI with Special Exception for a Fire Station / EMS Facility
FLOOD ZONE:	15 VE – Base Flood Elevation = 15.00’ Average site topo – ELEV 5.6’
SITE ACCESS:	Gasparilla Way (Compacted Sand)

SITE A - Existing

101 GASPARILLA WAY, PLACIDA, FL 33946

Description:

The existing site houses Charlotte County Fire Station #10. It sits on a corner lot at 101 Gasparilla Way in Placida, Florida (on Palm Island). The parcel is comprised of one trapezoidal shaped lot, approximately 13,115 square feet or .30 acres in size. The site is the smallest of all the sites being considered on Palm Island. The existing fire station is a 4,000 SF, 2-story building that dates back to 1974. It appears the current fire station would need to be demolished to accommodate the new fire station. Due to the age of the structure, hazardous material testing is recommended. The current site offers limited space for site amenities that include parking, storm water and mechanical/generator yards.

The site is zoned BBI but has a special exception for a fire station/EMS facility. Future Land Use is designated as Public Lands & Facilities. The site is owned by Charlotte County. A storm water management plan would be required for redevelopment. The site, located in FEMA Flood Zone 15VE is an area prone to flooding. As a result, the base flood elevation is 15.00' and no habitable area shall be constructed below this elevation. This will result in a 2-story fire station with apparatus storage on grade with living quarters above.

General Comments:

The existing site is the smallest site being considered. However, the site is familiar to both the community of Palm Island and the Charlotte County Fire Department and is centrally located on the island. Although the current site layout has limited parking, the firefighters have found off-site locations to park their cars and use a golf cart for transportation to the ferry landing.

Recognizing that the small site size may pose challenges accommodating parking, storm water and mechanical yards, there may be an opportunity to vacate the alley (Cole Place) which runs directly south of the property. This may result in additional square footage for development. Vehicular access to the site is good via Gasparilla Way. This is an unpaved road that is currently utilized by the fire station. A fire line was also recently installed at the northwest property line. This is an added benefit as most of the other sites being considered lack this essential utility.

Existing Site Recommendation:

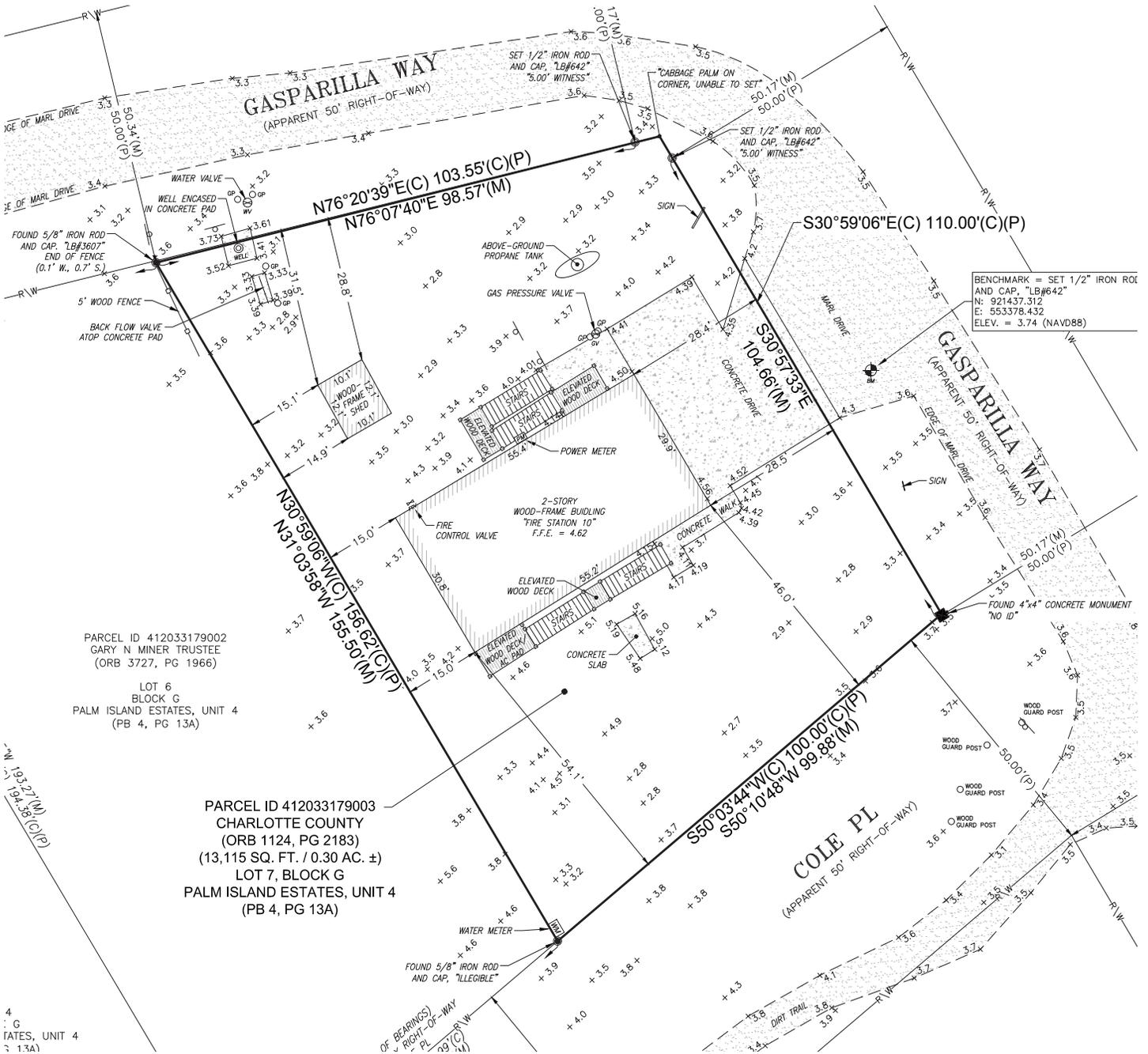
This site is ranked #3 and meets the criteria for the development of the new fire station. The limited land area is the primary driver of its ranking.

Pros:

- Fire line installed
- Water access is available across the street
- Site is currently owned by Charlotte County
- Familiarity as current fire station site
- Zoned for fire station use
- Centrally located

Cons:

- Will need to demolish current fire station
- Temporary fire station will be required
- Land area is limited
- Shoring may be required to protect adjacent structure
- Gopher tortoise removal is required
- Located in a residential area
- Sand road access



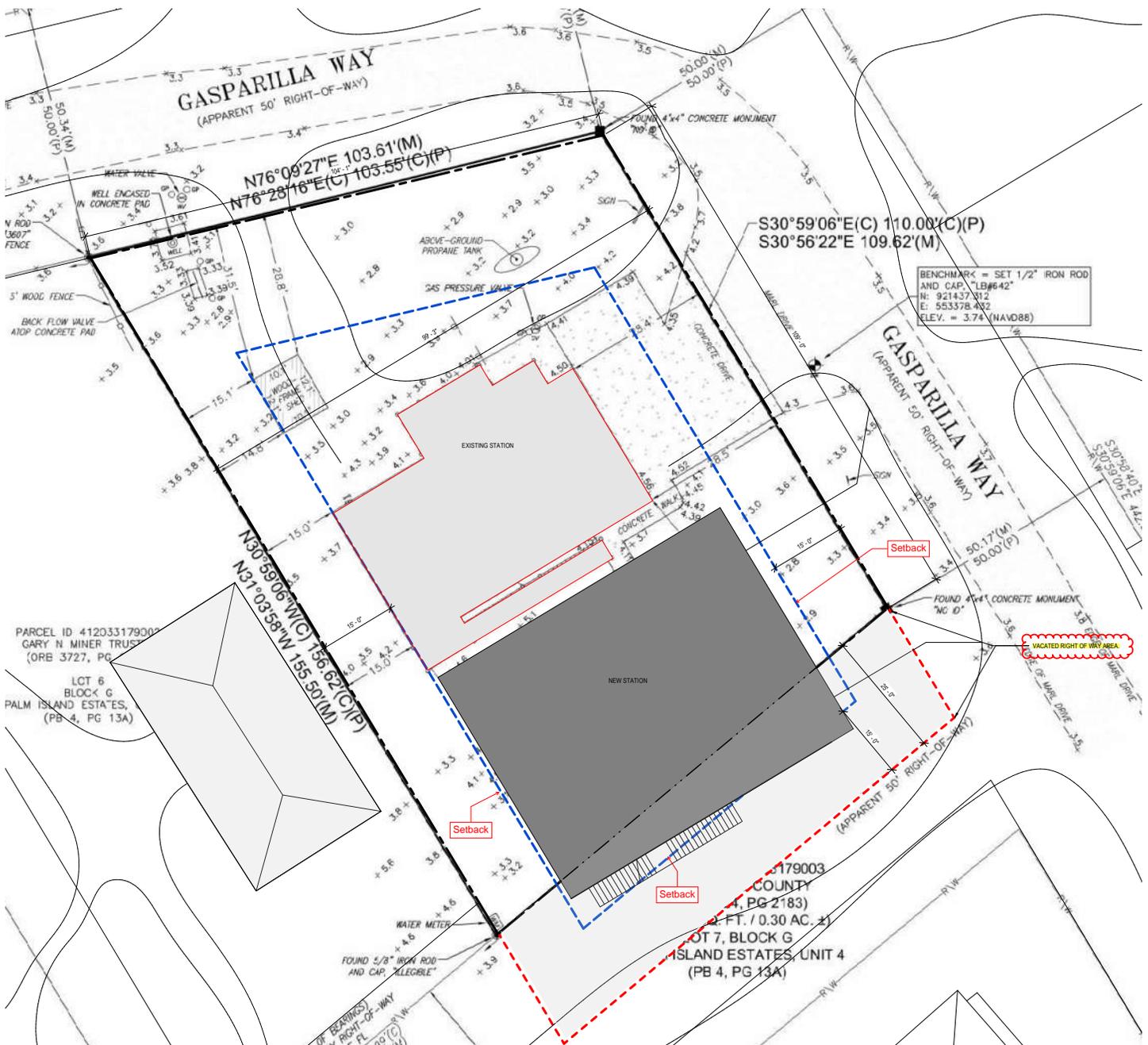
PARCEL ID 412033179002
 GARY N MINER TRUSTEE
 (ORB 3727, PG 1966)
 LOT 6
 BLOCK G
 PALM ISLAND ESTATES, UNIT 4
 (PB 4, PG 13A)

PARCEL ID 412033179003
 CHARLOTTE COUNTY
 (ORB 1124, PG 2183)
 (13,115 SQ. FT. / 0.30 AC. ±)
 LOT 7, BLOCK G
 PALM ISLAND ESTATES, UNIT 4
 (PB 4, PG 13A)

BENCHMARK = SET 1/2" IRON ROD
 AND CAP, "LB#642"
 N: 921437.312
 E: 553378.432
 ELEV. = 3.74 (NAVD88)

4
 G
 TATES, UNIT 4
 13A)





Description:

The above site study was done in order to determine if the new fire station could be constructed on the current site while the existing station remained operational. It was determined that the site is not large enough to accommodate this approach.





Name of Project: Charlotte County Fire Station 10
 Estimate: Conceptual (Existing Site)
 Drawings Dated: 10/8/2018
 Architect: Sweet Sparkman Architects



CSI SECTION	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL	Comments
1	GENERAL CONDITIONS				\$ 593,909	incl. ferry fees, permit fees & testing fees
2	SITWORK				\$ 335,515	
3	CONCRETE				\$ 314,722	
4	MASONRY				\$ 93,968	
5	METALS				\$ 149,500	
6	WOODS & PLASTICS				\$ 102,891	
7	THERMAL AND MOISTURE PROTECTION				\$ 94,000	
8	OPENINGS				\$ 127,000	
9	FINISHES				\$ 148,369	
10	SPECIALTIES				\$ 49,867	
11	EQUIPMENT				\$ 25,000	
12	FURNISHINGS (OWNER FF&E & EQUIPMENT)				\$ 70,000	
13	SPECIAL EQUIPMENT				\$ 30,000	
14	ELEVATORS				\$ 71,500	
21	FIRE SUPPRESSION				\$ 14,670	
22	PLUMBING				\$ 72,020	
23	HEATING, VENTILATING & AIR CONDITIONING				\$ 116,700	
26	ELECTRICAL				\$ 232,050	
28	ELECTRONIC SAFETY & SECURITY				\$ 12,000	
30	INDIRECT COSTS (CONTINGENCY/INSURANCES/BONDS/CM FEE, ETC)				\$ 656,946	
31	DESIGN FEES/PRECONSTRUCTION				\$ 398,757	
32	TEMPORARY FIRE STATION FACILITY ALLOWANCE				\$ 200,000	
MAGNUM BUILDERS PROJECT TOTAL BUDGET:					\$ 3,909,383	

Total GMP Budget: \$3,600,000.00

Current Project Budget Surplus or (Shortfall): (\$309,383.30)

****No Land Purchase or Boat Dock Access Included****

SITE B | 61 GASPARILLA WAY



Vital Information

SITE AREA :	20,000 SF or .46 acres
ADDRESS:	61 Gasparilla Way Placida, Florida 33946
FUTURE LAND USE:	Coastal Residential
ZONING:	BBI _ Bridgeless Barrier Island
FLOOD ZONE:	15 VE – Base Flood Elevation = 15.00'
SITE ACCESS:	Gasparilla Way (Compacted Sand)

Site B

61 GASPARILLA WAY, PLACIDA, FL 33946

Description:

Site B is located at 61 Gasparilla Way in Placida, Florida (on Palm Island) and is comprised of one lot which is rhombus shaped. The site is just two (2) lots west of the current fire station site. The parcel is approximately 20,000 square feet or .46 acres. The site is currently undeveloped, mostly pervious and comprised of native vegetation. Driveways bisect the property and provides access to the homes south of the subject parcel.

The site is zoned BBI and will require a Special Exception for a fire station/EMS Facility use. Future Land Use is designated as Coastal Residential. The property is privately Owned. A storm water management plan would be required to develop the site as a fire station. The site, located in FEMA Flood Zone 15VE is an area prone to flooding. As a result, the base flood elevation is 15.00' and no habitable area shall be constructed below this elevation. This will result in a 2-story fire station with apparatus storage on grade with living quarters above.

General Comments:

Site B is centrally located on Palm Island. Vehicular access to the site is good via Gasparilla Way. This is an unpaved road although the current fire station access utilizes this same unpaved road. The site is wide enough for the fire station but the limited depth would require the apparatus to back-into the facility.

Visibility to the site is limited and located in a primarily residential area, although the location of the current fire station just two (2) lots to the east make the station a familiar presence in the area. Utilities to the site are limited. Although a water line runs along Gasparilla Way and is suitable for fire protection, the site is without a fire line back flow which would be an essential part of the new development.

Site B Recommendation:

This site is ranked #1 and meets the criteria for the development of the new fire station.

Pros:

- Centrally located
- Vehicular site access is good
- Geometry and land area of site is suitable for proposed development
- Ample space for construction staging and packing
- Water access is available across the street
- Familiar presence - Close proximity to existing station
- Site clearing fairly minimal
- Existing fire station can remain operational
- Existing site can be sold once new station is completed

Cons:

- Requires the purchase of the property
- Site is privately owned
- Directly adjacent to several residences
- No fire line back flow assembly
- Property zoning would require special exception



Note: Dimensions are provided by Charlotte County Graphic Information System (GIS). Dimensions to be verified.

Name of Project: Charlotte County Fire Station 10
 Estimate: Conceptual (61 Gasparilla Way Site)
 Drawings Dated: 10/8/2018
 Architect: Sweet Sparkman Architects



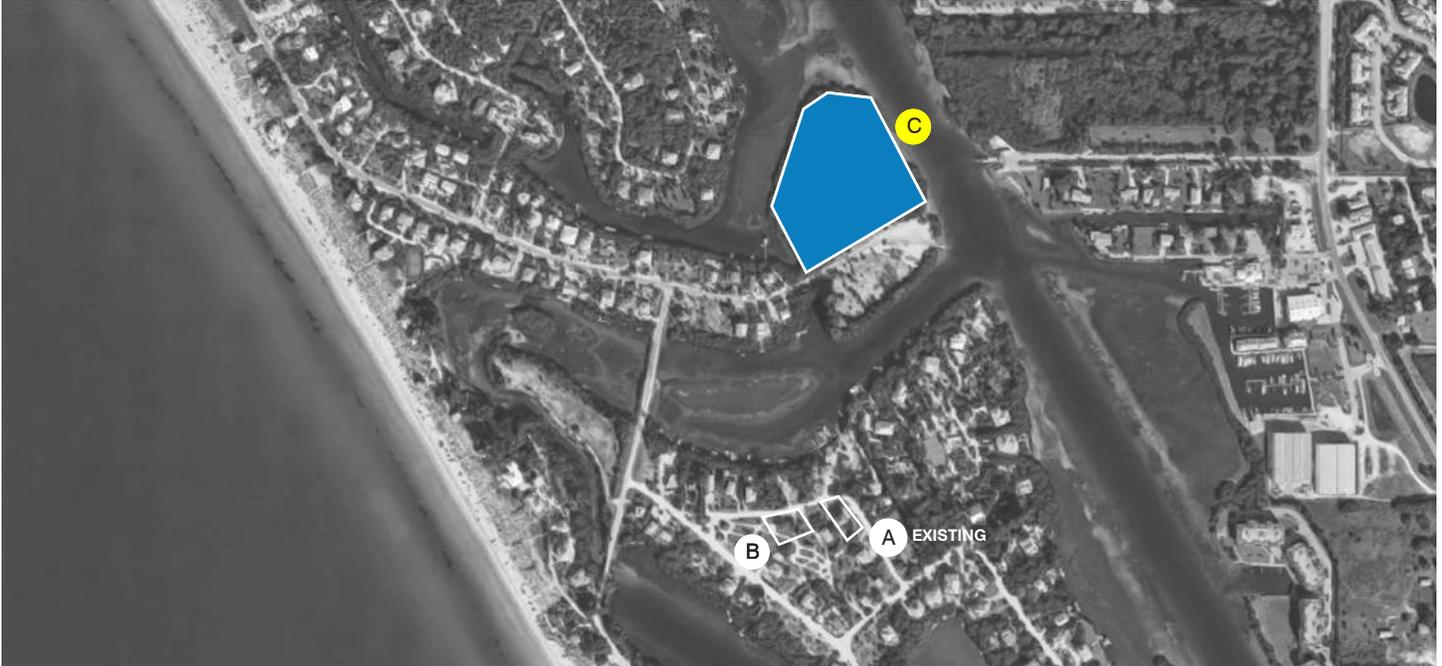
CSI SECTION	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL	Comments
1	GENERAL CONDITIONS				\$ 610,409	incl. ferry fees, permit fees & testing fees
2	SITWORK				\$ 290,175	
3	CONCRETE				\$ 319,722	
4	MASONRY				\$ 93,968	
5	METALS				\$ 149,500	
6	WOODS & PLASTICS				\$ 102,891	
7	THERMAL AND MOISTURE PROTECTION				\$ 94,000	
8	OPENINGS				\$ 127,000	
9	FINISHES				\$ 148,369	
10	SPECIALTIES				\$ 49,867	
11	EQUIPMENT				\$ 25,000	
12	FURNISHINGS (OWNER FF&E & EQUIPMENT)				\$ 70,000	
13	SPECIAL EQUIPMENT				\$ 30,000	
14	ELEVATORS				\$ 71,500	
21	FIRE SUPPRESSION				\$ 14,670	
22	PLUMBING				\$ 72,020	
23	HEATING, VENTILATING & AIR CONDITIONING				\$ 116,700	
26	ELECTRICAL				\$ 232,050	
28	ELECTRONIC SAFETY & SECURITY				\$ 12,000	
30	INDIRECT COSTS (CONTINGENCY/INSURANCES/BONDS/CM FEE, ETC)				\$ 671,142	
31	DESIGN FEES/PRECONSTRUCTION				\$ 398,757	
32	TEMPORARY FIRE STATION FACILITY				\$ -	
MAGNUM BUILDERS PROJECT TOTAL BUDGET:					\$ 3,699,739	

Total GMP Budget: \$3,600,000.00

Current Project Budget Surplus or (Shortfall): (\$99,739.15)

****No Land Purchase or Boat Dock Access Included****

SITE C | 1 NORTH GULF BLVD.



Vital Information

SITE AREA :	49,000 SF (of Upland area) or 1.12 acres
ADDRESS:	1 North Gulf Boulevard Placida, Florida 33946
FUTURE LAND USE:	Coastal Residential, Preservation
ZONING:	ES _ Environmentally Sensitive RMF-T_Residential Multi-Family Tourist
FLOOD ZONE:	14VE / 15VE Zone – Base Flood Elevation = 14.00' / 15.00'
SITE ACCESS:	North Gulf Boulevard (Paved Access)

Site C

1 NORTH GULF BLVD, PLACIDA, FL 33946

Description:

Site C is located at 1 North Gulf Blvd and is comprised of one parcel which is organic in shape. The site is approximately 49,000 sf of upland area or 1.12 acres. The site is currently undeveloped, mostly pervious and comprised of native vegetation. The north perimeter of the site is composed primarily of wet lands but the site still provides more than ample developable area.

The site is zoned ES (Environmentally Sensitive) and RMF-T (Residential Multi-Family-Tourist) with a Future Land use designation of Coastal Residential and Preservation. Research concluded that the Zoning district and Future Land Use designations allow Emergency Services use. A storm water management plan will be required to develop the site as a fire station. The site, located in FEMA Flood Zone 15VE is an area prone to flooding. As a result, the base flood elevation is 15.00' and no habitable area shall be constructed below this elevation. This will result in a 2-story fire station with apparatus storage on grade with living quarters above.

General Comments:

Site C is exceptionally located directly adjacent to the ferry landing. Vehicular access to the site is excellent via North Gulf Boulevard, a paved road. There is ample land area to accommodate the new station, mechanical yard, generator, septic system and storm water detention. The property has direct waterfront access which could be taken advantage of by providing a dock for boat access. Due to the presence of wetlands on the property it will be critical that the new development not encroach on the wetland jurisdictional line. Additionally the development will require a 25' minimum buffer separating it from the wetlands.

Visibility to the site is excellent as the property faces North Gulf Boulevard. Utilities to the site are limited. Although a water line runs along North Gulf Boulevard, the site is without a fire line back flow which would be an essential part of the new development.

Site C Recommendation:

The site is ranked #2 and meets the criteria for the development of the new fire station.

Pros:

- Paved road access
- Close proximity to ferry service
- Centrally located
- Ample space for staging and packing
- Space for future expansion
- Located north of bridge
- No residences in close proximity
- Existing fire station can remain operational
- Existing site can be sold once new station is completed
- Current zoning designation RMF-T includes Emergency Services as an allowed use
- Waterfront to deep water access

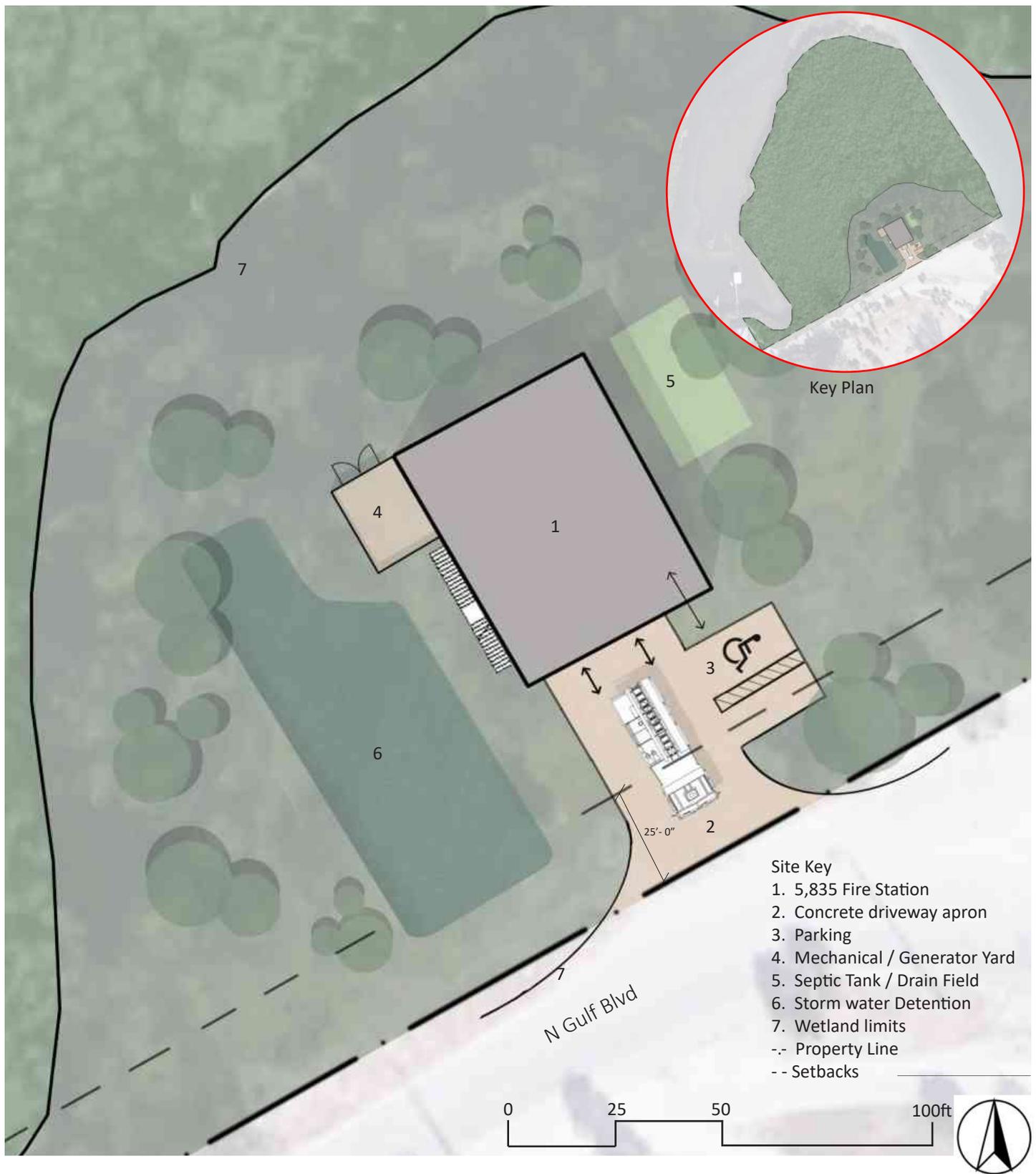
Cons:

- Requires the purchase of the property
- Site is privately owned
- Will require land clearing and extensive site work
- No fire line back flow assembly
- The property contains extensive wetlands and a 25' buffer will need to be established
- Numerous Gopher Tortoises inhabit the property
- The parcel will need to be subdivided
- Army Corp. and EPA permitting will be required to gain waterfront access



Note: Dimensions are provided by Charlotte County Graphic Information System (GIS). Dimensions to be verified.





Name of Project: Charlotte County Fire Station 10
 Estimate: Conceptual (1 Palm Site)
 Drawings Dated: 10/8/2018
 Architect: Sweet Sparkman Architects



CSI SECTION	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL	Comments
1	GENERAL CONDITIONS				\$ 625,409	incl. ferry fees, permit fees & testing fees
2	SITEWORK				\$ 485,300	
3	CONCRETE				\$ 324,722	
4	MASONRY				\$ 93,968	
5	METALS				\$ 149,500	
6	WOODS & PLASTICS				\$ 102,891	
7	THERMAL AND MOISTURE PROTECTION				\$ 94,000	
8	OPENINGS				\$ 127,000	
9	FINISHES				\$ 148,369	
10	SPECIALTIES				\$ 49,867	
11	EQUIPMENT				\$ 25,000	
12	FURNISHINGS (OWNER FF&E & EQUIPMENT)				\$ 70,000	
13	SPECIAL EQUIPMENT				\$ 30,000	
14	ELEVATORS				\$ 71,500	
21	FIRE SUPPRESSION				\$ 14,670	
22	PLUMBING				\$ 72,020	
23	HEATING, VENTILATING & AIR CONDITIONING				\$ 116,700	
26	ELECTRICAL				\$ 232,050	
28	ELECTRONIC SAFETY & SECURITY				\$ 12,000	
30	INDIRECT COSTS (CONTINGENCY/INSURANCES/BONDS/CM FEE, ETC)				\$ 674,346	
31	DESIGN FEES/PRECONSTRUCTION				\$ 398,757	
32	TEMPORARY FIRE STATION ALLOWANCE				\$ -	
MAGNUM BUILDERS PROJECT TOTAL BUDGET:					\$ 3,918,069	

Total GMP Budget: \$3,600,000.00

Current Project Budget Surplus or (Shortfall): (\$318,068.85)

****No Land Purchase or Boat Dock Access Included****

Site Grading Matrix

EVALUATION CATEGORIES	WEIGHTING FACTOR (WF)	SITE A Existing 101 Gasparilla		SITE B 61 Gasparilla		SITE C 1 N Gulf	
			xWF		xWF		xWF
LAND OWNERSHIP/ AQUISION	5	3	15	1	5	1	5
CONSTRUCTION COSTS (site specific)	5	2	10	3	15	2	10
NO WETLAND IMPACT	5	3	15	3	15	2	10
NO OPERATION DISRUPTION*	5	1	5	3	15	3	15
PERMITTING DURATION**	4	3	12	3	12	2	8
SIZE (land area)	4	1	4	2	8	3	12
SITE STORMWATER SELF CERTIFICATION***	3	3	9	3	9	1	3
VEHICLE ACCESSIBILITY	3	2	6	2	6	3	9
COMMUNITY VISIBILITY	2	1	2	1	2	3	6
SITE SHAPE /GEOMETRY	2	1	2	3	6	3	6
ZONING	2	3	6	1	2	3	6
TOTAL POINTS			86		95		90
RANKINGS			3		1		2

* No Operation Disruption: This category represents the advantage of maintaining ongoing operation of the existing fire station while the new station is built offsite. Building on the existing site would require operations to be relocated to a temporary facility for the construction duration of the new station.

**Permitting Duration: This category relates to the complexity and duration of the permitting process as it relates to a specific site. A positive score for this category indicates a simpler permitting process in comparison to the other sites that are being evaluated.

*** Site Stormwater/Self Certification: This category represents the site requirements related to stormwater management. Smaller sites qualify for "Self-certification" which allows the Civil Engineer of record to certify the stormwater design without a SWFWMD standard review process. Additionally, sites that can be self-certified are not required to provide stormwater detention; only treatment is required.

Description:

The above matrix includes categories that align with the criteria that is being used in this report to evaluate the identified sites. The categories are organized by most valuable to least valuable (top to bottom). The categories are ranked by a weighting factor of 1-5. The available points for each category are between 1-3. The weighting factors are multiplied by the amount of points that each site achieves in a given category.

Based on the site evaluations the ranking for the three sites are as follows:

- #1: 61 Gasparilla Way
- #2: 101 Gasparilla Way
- #3: 1 N Gulf Blvd.

Refer to Executive Summary for recommendations.

