

June 11, 2020

Referencing: PB-19-175 LUC and PB-19-176 ZON

Dear Commissioners:

Approximately two years ago, Johnson Healthcare (JH) came to us (Prairie View Trust) saying that the Veteran's Administration needed a site near the Malcom Randall Medical Center and I-75 to build two clinics for the Veterans. They liked our property at the corner of SW Williston Road and SW 34th Street. The VA eventually awarded the contract to JH to build and lease to the VA both clinics on our site.

In the process, it was decided that to make the project viable, it needed to be in the City. We have since annexed a total area of 81.45 acres including the VA site into the City. With the new annexation, City zoning and land use designations must be approved for the property. We have already received unanimous approval by the City Plan Board for the zoning and land use plan submitted. We seek the approval of the City Commission at the meeting on June 18.

The reason for this letter to make sure you understood the importance the VA and the veterans place on these clinics and their location close to the MRMC and I-75. I have emailed you talking points I received from the VA discussing the purpose for proposed Mental Health Clinic and the Primary Care Clinic. The fact that our site is of adequate size to allow these two clinics to be built adjacent to each other is a big plus in efficiency. My summary of the VA's reasoning for these clinics is simply that the MRMC is undersized to handle all of the needs of the very large N. Florida / S. Georgia district. Having outpatient clinics close by to handle those not needing overnight stays in the hospital will greatly expand their ability to serve our veterans. I also think the emphasis on helping the homeless veterans in our area is important.

At our neighborhood meeting we had persons who live along the Scenic Road (SW 56th Ave.) express their concerns. Some of those persons also expressed concerns at the Plan Board meeting. I believe the plan we have developed with Ecosystems Research Corporation and City Staff has been very liberal in addressing those concerns. Our plan places more than 15 acres in green space. Most of that is added to the already existing buffer along the Scenic Road.

I have attached the following documents in pdf form for your use:

1. Proposed NF/SG Mental Health and Primary Care Clinics
2. Map of proposed zoning showing low density residential adjacent to the Scenic Road area.
3. Map showing proposed green spaces. (trees)
4. Map by Ecosystems Research showing significant environmental areas and proposed Conservation Management Areas. (Set Asides)

Thank you for your consideration in this matter.

Sincerely,

Dink Henderson

Co-Trustee, Prairie View Trust