



BAREFOOT BAY RECREATION DISTRICT

**Townhall Meeting
Sebastian River Medical Center Proposal
Tuesday, February 4, 2020 at 7PM
Building D&E**

Welcome

The Barefoot Bay Recreation District Board of Trustees held a Townhall meeting on February 4, 2020 at the Lounge, 625 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Klosky called the meeting to order at 7PM.

Pledge of Allegiance to the Flag

Led by Mr. Maino

Roll Call

Present: Mr. Klosky, Mr. Compton, Ms. Henderson, and Mr. Loveland and Mr. Maino. Also, present, John W. Coffey, ICMA-CM, Community Manager and Stephanie Brown, District Clerk, Ralph Taylor and Becky Boyle with Sebastian River Medical Center.

Review of the Sebastian River Medical Center Proposal

Ralph thanked everyone for coming. He stated how important it was for residents to have medical service in Barefoot Bay. Mr. Taylor gave background on the project and explained the proposal, which includes staffing two doctors (1 specialist) and a Nurse Practitioner. He also stated that an analysis was performed, and it was confirmed that the proposed area was zoned for a commercial building and parking.

Audience Participation

Richard LePage-asked about the type of services and equipment the medical office would have. Mr. Taylor responded that it would be a primary care walk-in clinic. He also stated that there wouldn't be any stress testing machines due to the size of the office, but there would be an X-Ray machine, portable ultrasound and EKG equipment. There will also be the ability to perform blood work at a draw station.

Rich Schatlow-asked about lease pricing, insurance and if creating additional parking was allowed. Mr. Taylor responded that Stuart Medical Group would cover insurance on the clinic, and he does have something in writing regarding the approval to creating parking. Additionally, Mr. Taylor stated that he would not be sure about lease pricing until an appraisal was performed. Mr. Schatlow also spoke about the lack of parking near the water and sewer office.

Dave Wheaton-Proposed to the BOT to sell the land between the banks for the medical center project. He stated that it could be more economical for Sebastian Medical Center. Mr. Taylor responded that he would like to provide as many services as possible with the smallest footprint on greenspace.



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Diana Buck-Asked questions about emergency services. Mr. Taylor responded that EMS would be responsible for emergency services and that you would still need to dial 911. Ms. Buck spoke in favor of an office that offered more emergency care.

James Morrissey- Stated more parking spaces would be needed than what the current proposal states. Mr. Taylor responded that the water district may be a better location to allow the use of existing parking spaces with golf carts being parked in the green space. Mr. Morrissey also asked about the monetary benefit the clinic would be to Barefoot Bay. Mr. Taylor responded that the benefit would be the land lease over the course of 5 years.

Robert Schmidt- Suggested leasing the existing empty suite space in the Shopping Center to reduce the green footprint.

Jeff Grunow- Spoke in favor of the proposal but stated that parking would be an issue. He voiced that BBRD also uses some of the proposed green space for different community events. Mr. Grunow spoke in favor of placing the medical clinic between the two banks.

Louise Crouse- Voiced her concern about parking. She stated that there is no accessibility for people with disabilities or safe pathways to the proposed location of the medical clinic near the water and sewer office. Mr. Taylor responded that they are open to putting the building wherever the residents decide.

Patrick Shaw- Asked if the office would be an Urgent Care. Mr. Taylor responded that it would be a primary walk-in clinic with extended hours and open on Saturdays. Mr. Shaw voiced his concern about what would happen with the current Sebastian medical office. Mr. Taylor stated it would depend on this meeting and if the proposal was approved, they would close the current office.

Katherine Lesh- Questioned if the same doctors will be in the new office, that are in the current Sebastian walk-in clinic office. Ms. Boyle responded that one of the doctors would be moving to the new office if the proposal is approved.

Nancy Berry- Asked if the extended hours could be extended even further and if Sunday operating hours were a possibility. Mr. Taylor responded yes to both questions and stated it would be based on demand.

Nancy Isley- Voiced concerns about the private property lines near Wells Fargo.

Ronda Robinson- Voiced her concern about pricing for services based on negative patient experience/comments about Sebastian River Medical Center. Mr. Taylor responded that Sebastian River Medical Center is hospital base pay system and that the clinic would be a physician office-based pay system (outpatient service).

M.J Kalish- Stated that there are more parking options by the midway entry.



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Mike Salamone-Asked if the land between the two banks could be leased? Mr. Coffey responded yes. Mr. Taylor stated that the zoning would need to be checked on the lank banks to make sure it is zoned as commercial.

Lorraine Andrews-Voiced her concerns about parking. She spoke in favor of the lake bank location for the clinic.

Mr. Maino- Asked if they would consider leasing the suite in the Shopping Center. Mr. Taylor responded that they tried to lease the space previously, but the space is only a third of the size that they need. Mr. Maino also spoke in favor of using the land between the banks.

Mr. Klosky-Had questions about the timeline and the different contract options. Mr. Taylor stated that the building could be up in 12 weeks. Moving into the building would occur around June and accepting patients no later than August. Mr. Taylor stated the two contract options consist of leasing or buying the land. The difference between those two options is paying more up front by buying or more on the back end with leasing.

Ms. Henderson-Wanted to know if they would be willing to remove everything if the clinic does not work out long-term. Mr. Taylor responded that they would remove whatever the BBRD would want removed.

Mr. Loveland-Had questions about what type of clinic it is, upfront costs and outside advertising. Mr. Taylor responded that the clinic is not an ER, but a primary walk-in clinic and that there are no upfront costs to Barefoot Bay. Mr. Taylor stated they are estimating around 60 patients coming a day and advertising outside the bay will be up to residents. Mr. Loveland also explained how insurance pricing is set.

Mr. Compton-Suggested putting the Clinic on the Westside of the parking lot.

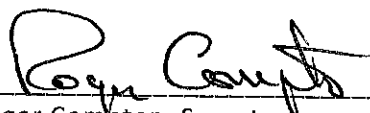
Mr. Coffey- Stated Mr. Repperger advised the proposal would need to be voted on twice.

BOT would like a conceptual proposal to be created and property appraisal done. Staff is directed to then send that information to Mr. Repperger.

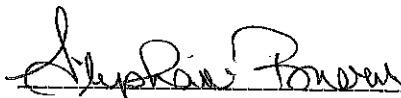
Adjournment

Mr. Maino made a motion to adjourn. Second by Mr. Loveland. Mr. Klosky adjourned.

Meeting adjourned at 8:11 PM



Roger Compton, Secretary



Stephanie Brown, District Clerk