



## SENIOR CENTER PROPOSED SITE SELECTION

The City of Wauchula is evaluating potential sites for the construction of a new Senior Center, with consideration for potential future co-location of a public library or other public use/space to create a multi-use civic campus. The following minimum site requirements and evaluation criteria will be considered when considering potential properties.

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**Minimum Site Requirements (Pass/Fail)** - A site must meet all of the following criteria to be considered for further evaluation:

**A. Site Size**

Minimum: 1.0 acre

**B. Location**

Located within the Wauchula Community Redevelopment Agency program area

**C. Infrastructure Availability**

Existing access to water, sewer & electric

Frontage on an existing improved roadway

Site does not require significant sidewalk or lighting installation

**D. Corridor Protection**

Site shall not be located along the U.S. Highway 17 corridor, in order to preserve commercially viable property for private, tax-generating uses

**E. Willing Seller**

Property owner (or authorized representative) must indicate a willingness to sell

**F. Conceptual Feasibility**

Site must demonstrate reasonable potential to accommodate the intended use, as determined through preliminary staff-level conceptual layout analysis

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**Evaluation Criteria (Scored)** - Sites meeting all minimum requirements will be evaluated and ranked based on the following criteria:

**1. Accessibility & Ease of Use (20%)**

Convenient access for seniors and the general public  
Connectivity to existing roadways and pedestrian infrastructure  
Ease of navigation and visibility of the site

**2. Site Layout & Functionality (20%)**

Efficient configuration to accommodate buildings, parking, and access  
Safe circulation, including drop-off and ADA accessibility  
Ability to support phased development (e.g., future library co-location)

**3. Cost & Infrastructure Efficiency (10%)**

Minimal need for site preparation or extraordinary improvements  
Availability of existing infrastructure reduces project cost  
Overall feasibility within available funding resources

**4. Downtown Integration (15%)**

Supports and enhances downtown activity and vitality  
Walkability to nearby civic, commercial, or community destinations  
Consistency with the City's long-term vision for the area

**5. Compatibility with Surrounding Uses (15%)**

Compatibility with adjacent land uses  
No significant traffic, safety, or operational conflicts

**6. Co-Location & Intergenerational Opportunity (15%)**

Proximity to parks, civic facilities, or activity centers  
Opportunities to support interaction between age groups  
Potential for shared programming or community use

**7. Resilience & Long-Term Suitability (5%)**

Flood risk and drainage conditions  
Long-term sustainability and maintenance considerations