

RESOLUTION 2010 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, RELATING TO THE SANTAFE HEALTHCARE, INC., DEVELOPMENT OF REGIONAL IMPACT (DRI); APPROVING AND ISSUING A NEW DEVELOPMENT ORDER FOR THE SANTAFE HEALTHCARE, INC., DRI REPEALING AND REPLACING PREVIOUSLY ISSUED DEVELOPMENT ORDERS APPLICABLE TO THE SANTAFE HEALTHCARE, INC. PROPERTY; PROVIDING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 7, 1986, the Board of County Commissioners of Alachua County, Florida adopted Ordinance No. 86-3 approving the development of regional impact for a 75 acres Alachua General Hospital Satellite Campus Health Park having qualified for DRI review as “Hospitals” as defined in Chapter 28-24.017, FAC; and

WHEREAS, on December 15, 1993, the Board of County Commissioners of Alachua County, Florida, adopted Resolution 93-111, an amended development order, pursuant to Chapter 380, *Florida Statutes*, issued in response to an application for development approval filed by SantaFe HealthCare, Inc., for a 155 acre development called the SantaFe Health Park DRI, which constituted a substantial deviation to the Alachua General Hospital Satellite Campus Health Park DRI; and

WHEREAS, the Florida Department of Community Affairs (DCA) on February 11, 1994, filed a petition, pursuant to Rule 42-2.002, Florida Administrative Code,

initiating an administrative appeal of Resolution 93-111 to the Florida Land and Water Adjudicatory Commission, pursuant to Section 380.07, *Florida Statutes*; and

WHEREAS, the DCA, Alachua County and SantaFe HealthCare, Inc., negotiated and reached agreement as to the specific revisions of the development order, and the terms of such settlement agreement were incorporated in Resolution 94-56 and approved by the Alachua County Board of County Commissioners on July 19, 1994 bringing said development order into compliance with the settlement agreement; and

WHEREAS, on September 17, 2004 SantaFe HealthCare, Inc., AvMed, Inc. and North Central Florida Hospice, Inc., together as owners and developers (hereafter referred to as “Applicant”) of properties lying within the boundaries of the SantaFe Health Park DRI, by and through C. David Coffey, Esq, as its authorized representative, filed a Substantial Deviation Application for Development Approval (FORM RPM-BSP-ADA-1) with the Board of County Commissioners of Alachua County, Florida, and submitted copies to the Florida Department of Community Affairs, the North Central Florida Regional Planning Council and other state agencies in accordance with Sections 380.06 (15) and (19), *Florida Statutes* proposing changes to the existing approved SantaFe Health Park DRI development order, and incorporating into the DRI boundary 30.542 acres of adjacent land purchased by the Applicant since the DRI development order was last amended; and

WHEREAS, during the pendency of the Substantial Deviation Application for Development Approval, the Applicant submitted revisions to the application on February 10, 2009, June 5 2009, December 22, 2009 and May 26, 2010 through Sufficiency Review Responses; and

WHEREAS, the Applicant concedes that the proposed changes constitute a substantial deviation from the last approved development order; and

WHEREAS, the subject matter of the proposed change submitted by the Applicant, includes the annexation of additional lands and revisions to the Master Plan; and

WHEREAS, the Board of County Commissioners of Alachua County, Florida, conducted a duly noticed public hearing on September 14, 2010, continued until September 21, 2010, to consider repeal of Ordinance 86-3 and Resolutions 94-56 and 93-111 and adoption of this Resolution; and

WHEREAS, at the duly noticed public hearing, all interested parties and members of the public were afforded the opportunity to participate in the public hearing on the matters described above, relating to the SantaFe Health Park DRI; and

WHEREAS, at the duly noticed public hearing, the Board of County Commissioners received and considered a report and recommendation of the North Central Florida Regional Planning Council and received and considered testimony and documents offered at the public hearing; and

WHEREAS, at said public hearing, the Board of County Commissioners was presented with substantial competent evidence and heard testimony of interested persons regarding the proposed changes and based upon such evidence, the Board of County Commissioners approved said changes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

That this Resolution shall constitute the Development Order (Order) of Alachua County issued in response to the Substantial Deviation ADA submitted on September 17, 2004 and subsequently filed Sufficiency Responses filed by the Applicant, for the expansion of the SantaFe Health Park DRI and approval of a revised master plan and that Resolutions 94-56 and 93-111 are hereby repealed after repeal of Ordinance 86-3 by separate action of the Board of County Commissioners. The Board of County Commissioners (hereafter referred to as the “Board”) makes the following findings of fact and conclusions of law:

SECTION 1. FINDINGS OF FACT

1. The Applicant, has submitted FORM RPM-BSP-ADA, giving notice of a proposed change to the previously approved DRI for the purpose of incorporating in the Order additional lands, establishing allowed uses, allowed density and intensity of such uses, and to amend the DRI Master Plan.

2. The existing approved and proposed amended DRI is not located in an area of critical state concern as designated pursuant to Section 380.05, *Florida Statutes*.

3. The DRI project is consistent with the Alachua County comprehensive plan and land development regulations.

4. The development will not unreasonably interfere with the achievement of objectives of the adopted state land development plan applicable to the area and the development is consistent with the state comprehensive plan, Chapter 187, *Florida Statutes*.

5. This Order is consistent with the report and recommendations of the North Central Florida Regional Planning Council (NCFRPC) submitted pursuant to 380.06(12), F.S. following review of FORM RPM-BSP-ADA.

SECTION 2. CONCLUSIONS OF LAW

1. These proceedings have been conducted pursuant to applicable law and based upon the record of said proceedings, Alachua County (hereafter referred to as the “County”) has authority to approve the development described herein subject to the conditions and restrictions and limitations set forth herein.

2. The review by the County, the NCFRPC and other participating agencies and interested citizens reveals that the impacts of this development are adequately addressed pursuant to the requirements of Chapter 380, F.S., by the terms and conditions of this Order.

SECTION 3. INCORPORATION OF ADA

1. Having made the above findings of fact and conclusions of law, it is ordered that the ADA submitted by Applicant on September 17, 2004, together with the Responses to the Sufficiency Reviews filed by Applicant on February 10, 2009, June 5 2009, December 22, 2009 and May 26, 2010, and on file with the Alachua County Department of Growth Management is hereby approved and incorporated herein by reference, subject to the following conditions, restrictions and limitations. To the extent that the ADA and Sufficiency Review Responses are inconsistent with the terms and conditions of this Order, the terms and conditions of this Order shall prevail.

2. Resolutions 93-111 and 94-56 are superseded by this Order and shall have no continuing effect.

3. The SantaFe Health Park DRI shall hereafter be known as, and referred to as, the SantaFe Village DRI and shall consist of the 179.242 acres described in the legal description attached hereto as Appendix 3; and

4. Map H attached hereto as Appendix 1 is adopted as the new master plan governing the SantaFe Village DRI.

SECTION 4. APPLICANT COMMITMENTS

1. Wastewater service will be provided to all building improvements within the project boundary via connection to centralized wastewater treatment system facilities owned and operated by Gainesville Regional Utilities (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q18-1).

2. The stormwater management system will be designed and constructed as described in the Application for Development Approval (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, pages Q19-1 through Q19-4).

3. Best management practices for erosion and sediment control measures shall be utilized as specified by the St. Johns River Water Management District (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review

Response and Application for Development Approval Update, February 10, 2009, page Q19-3).

4. Master stormwater management facilities serving the project shall be operated and maintained by a homeowners or property owners association, or a combination thereof (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q19-4).

5. Potable water service will be provided to all building improvements within the project boundary via connection to centralized water distribution facilities owned and operated by Gainesville Regional Utilities (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q17-1).

6. Water conservation, low impact development techniques to prevent pollution and runoff, and best management practices for water quality which minimize the use of pesticides and fertilizers as described in a memorandum dated June 16, 2008 from Genesis Group to the St. Johns River Water Management District will be utilized on the project site (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, Question 17, pages 1-17).

7. A hazardous materials management plan will be prepared by the proposed hospital and associated laboratories prior to operation (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review

Response and Application for Development Approval Update, February 10, 2009, page Q12-2).

8. Approximately three acres of passive recreation areas will be provided on the project site in the form of a village green and a central passive-recreation area consisting of a combination of open space fields, wooded trails, gazebos and rain gardens (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q26-1).

9. The project site will contain approximately 53 acres of open space. In addition to the 53 acres, general open space surrounding existing and proposed buildings will be provided within the “Mixed Use” area shown on Map H (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q26-1).

10. During site preparation and construction, contractors will be required to adhere to air quality standards that include, but are not limited to, the use of the following fugitive dust control measures:

a. Contractors shall moisten soil or use resinous adhesives on barren areas, which areas shall include, at a minimum, all roads, parking lots and material stockpiles.

- b. Contractors shall use mulch liquid resinous adhesives with hydroseeding or sod on all landscape areas.
- c. Contractors shall promptly remove soil and other dust-generating materials deposited on paved streets by vehicular traffic, earth-moving equipment or soil erosion.
- d. Contractors shall utilize the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q22 -1).

11. In the event that gopher tortoise burrows are found within 25 feet of areas impacted by development, a gopher tortoise relocation permit will be obtained from the Florida Fish and Wildlife Conservation Commission prior to their relocation (SantaFe Village Development of Regional Impact Substantial Deviation Responses to March 9, 2008 Sufficiency Review, June 5, 2009, page 6).

12. The Applicant proposes to transplant specimens of the Southern lady fern to a seepage wetland located along the northeast portion of the project site which is proposed for preservation (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q12-9).

13. All wetlands located on the project site will be preserved in their entirety, including buffers ranging from an average of 50 feet for wetlands less than or equal to 0.5 acres in size to an average of 75 feet for wetlands greater than 0.5 acres in size (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q13-29).

14. The project site will not contain facilities that use or store large quantities of hazardous materials that can be spilled and result in stormwater and ultimately groundwater contamination (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, Q14 page 8).

15. Vegetative buffers or native and planted vegetation will be provided and/or retained along building site boundaries (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q15-2).

16. Standard erosion control devices will be utilized during construction within all graded areas. A Soil Erosion and Sediment Control Plan will be prepared consistent with local, state and federal regulations (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q15-2).

17. Exposed and disturbed areas will be re-vegetated and landscaped with native vegetation following construction activities (SantaFe Village Development of

Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q15-2).

18. No structures, roadways or utilities will be constructed in the post-development 100-year flood prone area (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q16-1).

19. The Applicant will follow procedures outlined in Appendix 30-B (see “Unanticipated Discoveries of Archaeological and Historic Sites, Including Human Remains”) of the Application for Development Approval if new historical or archaeological discoveries are made during project construction (SantaFe Village Development of Regional Impact Substantial Deviation, First Sufficiency Review Response and Application for Development Approval Update, February 10, 2009, page Q30-2).

SECTION 5. CONDITIONS

A. Land Use.

1. Total development, including existing development, within the SantaFe Village DRI shall be limited to the following maximums:

- | | | |
|----|--|---------------------------------|
| a. | Medical Office: | 38,250 square feet |
| b. | General Office: | 443,720 square feet |
| c. | Hospital (institutional): | 220,000 square feet
238 beds |
| d. | Retail Services (including restaurants): | 219,700 square feet |
| e. | Residential: | 1,473 units |

f. Hotel: 250 rooms

2 Existing development within the SantaFe Village DRI at the time of adoption of this Resolution is:

a. Within the area labeled “Shands Teaching Hospital and Clinic, Inc. Ownership” on Map H (attached hereto as Appendix 1):

i. Hospital (Institutional): 84,000 square feet
121 beds

b. Areas not within the area labeled “Shands Teaching Hospital and Clinic, Inc. Ownership” on Map H (attached hereto as Appendix 1):

i. General Office: 123,000 square feet

ii. Hospital (E.T. York Hospice): 34,000 square feet
18 beds

3 New development authorized by this Resolution is:

a. Within the area labeled “Shands Teaching Hospital and Clinic, Inc. Ownership” on Map H (attached hereto as Appendix 1):

i. Hospital (Institutional): 91,000 square feet
79 beds

ii. Medical Office: 38,250 square feet

iii. General Office: 8,720 square feet
(Rehabilitation Center)

b. Areas not within the area labeled “Shands Teaching Hospital and Clinic, Inc. Ownership” on Map H (attached hereto as Appendix 1):

i. Medical Office: 0 square feet

ii. General Office: 312,000 square feet

iii. Hospital (institutional): 11,000 square feet
20 beds

- iv. Retail Services (inc. restaurants): 219,700 square feet
- v. Residential: 1,473 units
- vi. Hotel: 250 rooms

4. Development of SantaFe Village shall:

a. be subject to the Phasing Schedule attached hereto as Appendix 2, entitled SantaFe Village DRI Development Phasing Schedule; and

b. Be developed as a Transit Oriented Development providing a compact, mixed-use (vertically and horizontally) pedestrian and bicycle friendly community with one or more Village Centers and Transit supportive areas consistent with the Alachua County Land Development Regulations (hereafter referred to as “LDRs”) concerning size and density of Transit Oriented Developments.

c. Provide a minimum of 20% of the non-residential use within the combined areas of the village center(s) and transit supportive area(s) as commercial retail; and

d. Provide a minimum of 20% of the non-residential use within the combined areas of the village center(s) and transit supportive area(s) within vertically mixed structures; and

e. Provide a mixture of non-residential uses at a pedestrian friendly scale with no more than 70% of any block frontage occupied by a single non-residential occupancy; and

f. Phase development such that non-residential uses are phased with the residential component of the development during the Development Plan review

process requiring that not less than 50% of each such allowed uses, excluding civic uses, are constructed within each phase before subsequent phases may be approved.

B. Site Design

1. The SantaFe Village Transit Oriented Development shall be consistent with the building and site design requirements in the Land Development Regulations for Transit Oriented Developments.

C. Transportation

1. Except as may otherwise be provided herein, the transportation network shall be designed in accordance with the Roadway Network Design Standards in the Land Development Regulations for Transit Oriented Developments. It shall include:

a. Cross-access for vehicles, pedestrian and bicyclists to adjacent developed and undeveloped land except where environmental, topographical or physical constraints make such cross-access inappropriate; and

b. A street network that provides a pedestrian and bicycle circulation system that interconnects all uses, including parks, plazas, squares and open space; and

c. Pedestrian facilities on both sides of all streets with widths increased as adjacent intensities increase, except that streets providing access to single-family detached units shall have the option of providing a multi-use path parallel to the streets in-lieu of sidewalks; and

d. Streetscapes within the village center(s), where appropriate, shall include street furniture, planters, location maps, signage, trash receptacles and pedestrian level lighting; and

e. One-way streets are allowed with reduced right-of-way widths; and

f. Street trees shall be provided along all streets.

2. Perimeter block lengths shall not exceed 1,300 linear feet within the village center, 1,600 linear feet within the transit supportive area outside of the village center, and 2,000 linear feet outside the transit supportive area.

3. Perimeter blocks lengths with parking provided in the interior of the block shall not exceed 2,000 linear feet in the village center, 2,300 linear feet within the transit supportive area outside of the village center, and 2,700 linear feet outside the transit supportive area.

4. Perimeter block lengths may be extended an additional 700 linear feet so long as parking is provided interior to the block, and a safe, convenient, landscaped pedestrian and bicycle path consistent with block lengths in subparagraph 3. above is provided.

5. Perimeter block lengths may be extended up to 3,000 linear feet where a multi-level parking structure or single occupant retail use greater than 25,000 square feet are located, so long as parking is provided interior to the block, and a safe, convenient, landscaped pedestrian and bicycle path consistent with block lengths in subparagraph 4. above is provided.

6. The length of environmental, physical, topographic and property boundary constraints are allowed to be used to meet perimeter block length requirements.

7. Access may be limited for independent / assisted living facilities in order to provide for the safety and security of residents.

8. Urban green streets, a street that uses vegetated facilities to manage stormwater runoff at its source also known as 'low impact development' stormwater management practices, is specifically allowed and encouraged, and deviations from Roadway Network Design Standards in the Land Development Regulations for Transit Oriented Developments are specifically allowed when shown during Development Plan review to be necessary to accomplish the green streets objective.

9. The Applicant shall be responsible for the dedication of right-of-way and the design, engineering and construction of a roadway corridor and a multi-use bicycle and pedestrian path that connects the existing county right-of-way on the eastern property boundary to the western property boundary in an alignment to be determined during the Development Plan review.

10. The Applicant shall be responsible for the dedication of right-of-way and the design, engineering and construction of dedicated transit lanes that connects the existing county right-of-way on the eastern property boundary to the western property boundary in an alignment to be determined during the Development Plan review. The dedicated transit lanes shall be within or contiguous to the village center(s). A multi-lane roadway in-lieu of dedicated transit lanes may be provided within the transit supportive and village center area if required by the Board or the if the Applicant can demonstrate

that future transit headways of 10 minutes can be maintained and feature either block lengths that average 300 feet or less or include fixed guide-way rail lines. The Gainesville Regional Transit System (hereafter referred to as “RTS”) shall be a reviewing entity along with the County and Florida Department of Transportation (hereafter referred to as “FDOT”) along State roadways.

11. The Applicant shall provide a park and ride facility within close proximity to, or adjacent to, the transit station. Park and ride facilities shall be designed for shared evening and weekend use by the development. Park and rides shall be designed in accordance with block, street tree and pedestrian facility requirements of this Order and are encouraged to be screened by liner buildings. RTS shall be a reviewing entity along with the County and FDOT along State roadways.

12. In the event that the developer has not received plan approval or commenced construction at the time of approval of the design of dedicated transit lanes located west of the development, at the request of the County, the developer shall dedicate adequate right-of-way to allow for the construction of dual track dedicated transit lanes along NW83rd Street and NW 46th Avenue consistent with the Capital Improvements Plan.

13. The Applicant shall be responsible for conducting a signal warrant analysis at the intersection of NW 89th Boulevard and NW 39th Avenue prior to the initial phase and any subsequent phases of the continued development of the site. If it is determined that a signal is warranted, either the construction of the extension of NW 83rd Street, as outlined in paragraph 14a. of this Order, or the construction of a connection to NW 91st Street from within the site north of NW 39th Avenue shall be required as a part

of the initial phase or any subsequent phase of the continued development of the site.

The Applicant shall also be responsible for any modifications to the median opening at the intersection of NW 89th Boulevard and NW 39th Avenue necessary to ensure that the signal warrants at this intersection are no longer met. The median modifications shall be subject to the approval of FDOT and the County.

14. The following off-site transportation improvements and services are required:

a. The applicant shall be responsible for the design and construction of a roadway and dedicated transit lanes that connects the existing northern terminus of NW 83rd Street at NW 39th Avenue to an appropriate connection point on the eastern property boundary of the SantaFe Village site. The applicant shall also be responsible for off-site intersection turn lanes at NW 83rd Street and NW 39th Avenue if determined during the Development Plan review process to be warranted for operational and safety reasons. This requirement shall not be interpreted to require improvements needed to maintain the applicable adopted roadway level of service standard.

b. The applicant shall also be responsible for off-site intersection turn lanes at NW 91st Street and NW 39th Avenue if determined during the Development Plan review process to be warranted for operational and safety reasons. This requirement shall not be interpreted to require improvements needed to maintain the applicable adopted roadway level of service standard.

c. The applicant, as required by Alachua County, shall design, engineer and construct a local two (2) lane roadway with bike lanes and a multi-use path

within County owned right-of-way that connects Millhopper Road with an internal roadway(s) along the northern portion of the SantaFe Village site. The roadway shall be designed in an environmentally friendly manner with and traffic calming and low impact development features. A round-a-bout or turn lanes and signalization shall be provided at the intersection with Millhopper Road provided the applicable warrants or justification can be met. The Applicant shall demonstrate via the internal street network that the roadway will provide for connectivity and not through vehicular movements.

d. The applicant shall design, engineer and construct a multi-use path along the eastern property boundary within or adjacent to county-owned right-of-way from NW 39th Avenue to Millhopper Road. The multi-use path shall connect to the existing multi-use path on NW 83rd Street south of NW 39th Avenue.

e. The Applicant must comply with the requirements for Projects that Promote Public Transportation contained in Transportation Mobility Element Policies 1.2.10 – 1.2.13. In furtherance of this requirement the site must be served with public transit with 15-minute peak hour headways and 25-minute headways or frequencies during the non-peak hours with said service connecting from SantaFe Village, through Santa Fe College and the Oaks Mall. The transit service with the headways identified above shall extend to the University of Florida as contributions from other developments, Santa Fe College and additional funding sources become available.

f. Dedicated transit lanes connecting NW 39th Avenue to NW 23rd Avenue shall be constructed by the developer of SantaFe Village, using existing county owned right-of-way, or areas within the Santa Fe College campus if allowed by the

College and acceptable to the County, and said dedicated transit lanes shall connect with dedicated or shared transit lanes that are required to be constructed within Santa Fe Village.

g. Funding for capital and operating costs for the required transit route shall be assured, in part, through establishment of a Community Development District (CDD) or other appropriate funding mechanism on the parcels controlled by the Applicant. The CDD, or other appropriate funding mechanism, shall be established in conjunction with approval of the first phase of development through Development Plan review. A developer's agreement shall be entered between the County and developer of the site prior to approval of an implementing first phase of development, addressing details of the development phasing schedule and the level of the funding commitments of the CDD, or other appropriate funding mechanism, to the required transit. The funding for transit operations shall be assured for fifteen years. The annual contribution shall be indexed for inflation.

D. Stormwater Management

Surface stormwater management facilities shall be designed to provide a physical and visual amenity. Such facilities should be designed, where practicable and appropriate to the urban context, to provide useable open space designed to resemble natural areas. Low impact development (hereafter referred to as "LID") methods shall be used where feasible and appropriate recognizing that not all LID techniques are appropriate for highly urbanized areas. The Applicant shall demonstrate at Development Plan review that a responsible entity (e.g., community development district, developer and/or owner's association) will permanently provide for proper maintenance of the LID

functional landscape. Hydrologic functions of storage, infiltration, and ground water recharge, plus discharge volume and frequency shall be maintained by integrated and distributed micro-scale stormwater retention and detention areas, by the reduction of impervious surfaces, and by the lengthening of flow paths and runoff time.

E. Parking

Parking in SantaFe Village shall be provided consistent with the parking requirements for Transit Oriented Developments in the Land Development Regulations and the following:

- a. Non-residential uses shall be provided on the exterior of the 1st floor of any parking structure fronting a street, except for parking structures surrounded by liner buildings.
- b. Reduced landscaping requirements may be allowed during Development Plan review for off-street parking provided interior to blocks.
- c. Off-street parking, except for ingress and egress, shall be located to the rear of buildings and shall be screened from streets and sidewalks, via liner buildings. Densely landscaped, pedestrian friendly squares and plazas are allowed between liner buildings. A dense landscaped buffer with a multi-use pedestrian and bicycle facility may be utilized along one side of the off-street parking. Off-street parking adjacent to open space or an environmental, topographical, physical or property boundary constraint may be lined by either buildings or a dense landscaped buffer with a multi-use pedestrian and bicycle facility.

d. Single-family and townhome garages shall be located at the rear or side of the building. Exceptions shall be allowed to address environmental, topographical, physical or property constraints.

e. Single occupant retail uses along NW 39th Avenue that are greater than 25,000 square feet per floor may have parking in front of buildings so long as all surface parking and the side and rear of the building are screened from adjacent streets by liner buildings. The rear of the building for single occupant retail uses between 25,000 and 50,000 square feet per floor may front a street so long as a functional entrance is provided and the architecture of the building provides a pedestrian friendly environment and complies with all design requirements for buildings fronting a street.

f. If at Development Plan review the entire SantaFe Village Transit Oriented Development is projected to produce more than 2,000 cumulative peak hour trips, 50% of all required parking within the Village Center(s) shall be provided via parking structures and on-street parking.

F. Affordable Housing

Prior to the initiation of Phase II, the Applicant shall re-assess the affordable housing impact of the project as per the affordable housing analysis agreement for the SantaFe Village Development of Regional Impact Substantial Deviation on March 1, 2009 entitled, "Agreement Between the North Central Florida Regional Planning Council, the Board of County Commissioners of Alachua County, Florida and Santa Fe Healthcare, Inc. Regarding the Affordable Housing Analysis for an Application for Development

Approval for the Santa Fe Healthpark Development of Regional Impact Substantial Deviation.”

G. General

1. All existing development within the SantaFe Village DRI conforms to all previously adopted DRI development orders applicable to the site and said development fulfills the requirement for commencing physical development contained in 380.06 (15)(c) 2, F.S.; and

2. The build-out date for project completion is December 31, 2021.

3. The termination date for this Development Order is December 31, 2023.

4. The expiration date for this Development Order is December 31, 2025.

5. The Alachua County Board of County Commissioners agrees that the approved DRI shall not be subjected to down-zoning, unit density reduction, or intensity reduction, sooner than December 31, 2026, unless it can be demonstrated that substantial changes in the conditions underlying the approval of this development order have occurred or that this development order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly established by the County to be essential to the public health, safety, or welfare.

6. This Development Order shall be binding upon SantaFe HealthCare Inc., its assigns or successors in interest.

7. The definitions in Chapter 380, *Florida Statutes*, shall control the interpretation and construction of any terms of this order.

8. The Applicant shall not later than December 31, 2012, submit a biennial report to the Director of the Alachua County Department of Growth Management, the

North Central Florida Regional Planning Council and the Florida Department of Community Affairs, Division of Community Planning, the appropriate regional planning council and local government on Form RPM-BSP-BIENNIAL REPORT-1. The biennial report shall include the following:

- a. Any changes in the plan of development, or in the representations contained in the Application for Development Approval, or in the phasing for the reporting year and for the next year;
- b. A summary comparison of development activity proposed and actually conducted for the year;
- c. Identification of undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;
- d. Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the development order was issued;
- e. A specific assessment of the developer's and the local government's compliance with each individual condition of approval contained in the DRI development order and the commitments which are contained in the Application for Development Approval and which have been identified by the local government, the Regional Planning Council or the Department of Community Affairs as being significant;
- f. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

g. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;

h. A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;

i. A statement that all persons have been sent copies of the biennial report in conformance with this subsection; and

j. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to paragraph 380.06(15)(f), Florida Statutes.

k. If no additional development pursuant to the development order has occurred since the submission of the previous report, then a letter from the developer stating that no development has occurred shall satisfy the requirement for the biennial report.

9. The Director of the Alachua County Department of Growth Management is responsible for ensuring compliance with this Order. Monitoring shall be accomplished by review of the Biennial Report, building permits, certificates of occupancy, plats, if applicable, and on-site observations.

10. If any section, subsection, sentence, clause, phrase, or provision of this order is held invalid, illegal, or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this order.

11. Any reference herein to any governmental agency shall be construed to mean any future instrumentality that may be created or designed as successor-in-interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this order.

12. Copies of this order shall be furnished to SantaFe HealthCare, Inc., the DCA, and the North Central Florida Regional Planning Council.

13. The applicant shall record a copy of this order in the public records of Alachua County and shall furnish the Alachua County Director of Growth Management and the Director of Codes Enforcement with proof of recording.

14. This resolution shall take effect upon transmittal to the Florida Department of Community Affairs, the North Central Florida Regional Planning Council and the Applicant.

Duly adopted in regular session, this 21st day of September, A.D., 2010.

BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA

By: _____
Cynthia Moore Chestnut, Chair
Board of County Commissioners

ATTEST:

J. K. "Buddy" Irby, Clerk

(SEAL)

DEPARTMENT APPROVAL
AS TO CORRECTNESS:

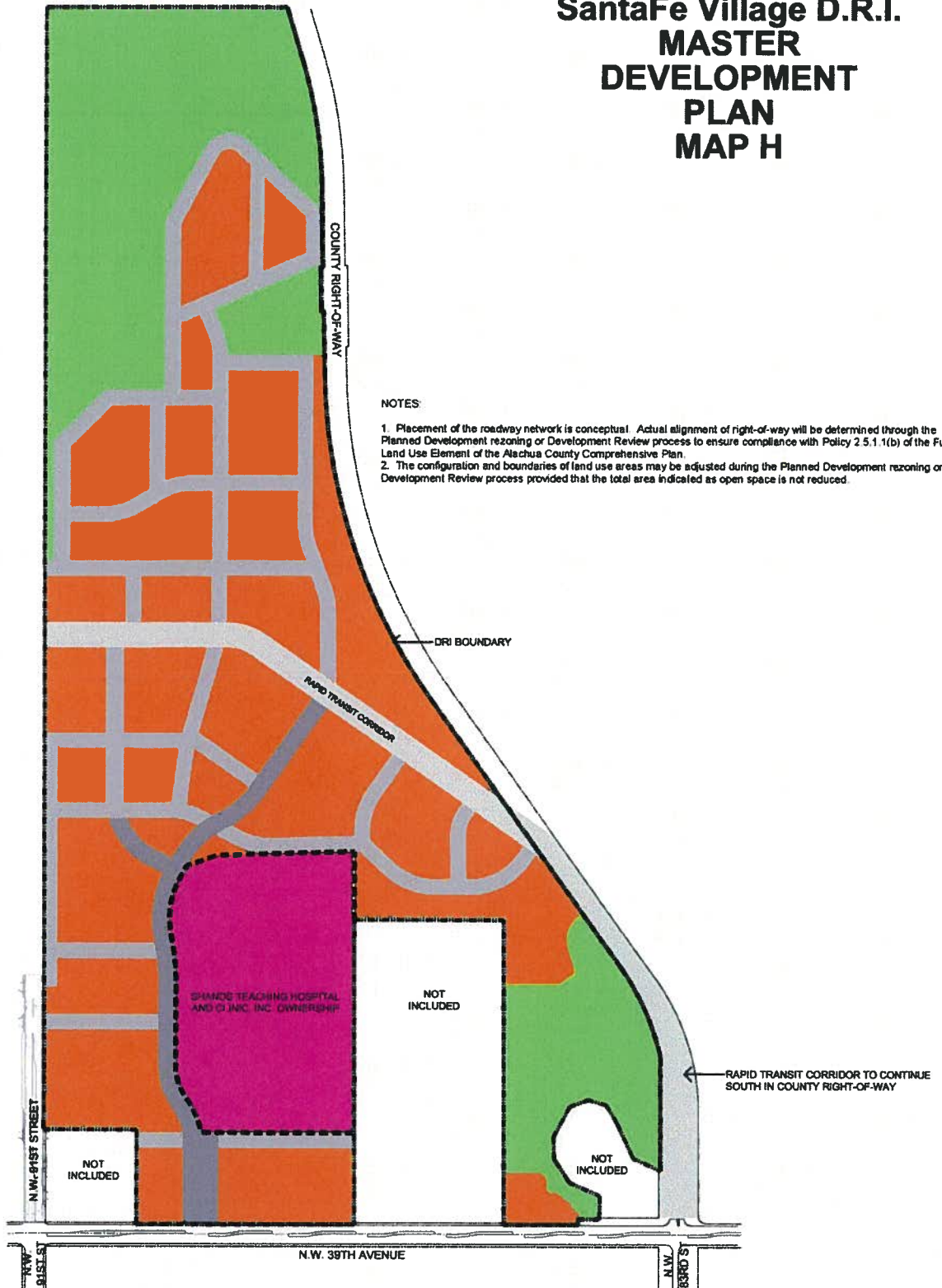


Director of Growth Management
or Designee

APPROVED AS TO FORM:

Alachua County Attorney

SantaFe Village D.R.I. MASTER DEVELOPMENT PLAN MAP H



NOTES:

1. Placement of the roadway network is conceptual. Actual alignment of right-of-way will be determined through the Planned Development rezoning or Development Review process to ensure compliance with Policy 2.5.1.1(b) of the Future Land Use Element of the Alachua County Comprehensive Plan.
2. The configuration and boundaries of land use areas may be adjusted during the Planned Development rezoning or Development Review process provided that the total area indicated as open space is not reduced.

LEGEND

- | | | | |
|---|--------------------------------|---|---------------------------------|
|  | OPEN SPACE |  | EXISTING INTERNAL ROADS |
|  | MXED USE |  | PROPOSED INTERNAL ROADS |
|  | MEDICAL OFFICE / INSTITUTIONAL |  | PROPOSED RAPID TRANSIT CORRIDOR |

May 26, 2010 (revised note)



Appendix 2 - Phasing Schedule

	Existing	Phase 1	Phase 2
Medical Office	0	12,750 s.f.	25,500 s.f.
General Office	123,000 s.f.	111,900 s.f.	208,820 s.f.
Hospital	118,000 s.f./139 beds	11,000 s.f./22 beds	91,000 s.f. /99 beds
Retail	0	80,700	139,000 s.f.
Hotel	0	250 rooms	0
Residential	0	494	979

Phase 1 - Final development plan approvals required by December 31, 2016

Phase 2 - Final development plan approvals required by December 31, 2021

APPENDIX 3

Page 1 of 2

July 13, 2004

PREPARED FOR: AVMED
PROJECT NO.: 02-445S
LEGAL DESCRIPTION FOR: OVERALL DRI BOUNDARY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°55'53" EAST, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1026.62 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 83RD STREET EXTENSION (RIGHT-OF-WAY WIDTH VARIES); THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NW 83RD STREET EXTENSION; (1) SOUTH 16°34'48" EAST, A DISTANCE OF 235.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 2033.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°52'29" EAST, 545.16 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'38", AN ARC DISTANCE OF 546.81 FEET TO THE POINT OF TANGENCY; (3) THENCE SOUTH 01°10'10" EAST, A DISTANCE OF 347.69 FEET; (4) THENCE SOUTH 88°49'50" WEST, A DISTANCE OF 10.00 FEET; (5) THENCE SOUTH 01°10'10" EAST, A DISTANCE OF 200.00 FEET; (6) THENCE NORTH 88°49'50" EAST, A DISTANCE OF 10.00 FEET; (7) THENCE SOUTH 01°10'10" EAST, A DISTANCE OF 266.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 2550.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°19'38" EAST, 1504.54 FEET; (8) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°18'58", AN ARC DISTANCE OF 1527.27 FEET TO THE POINT OF TANGENCY; (9) THENCE SOUTH 35°29'07" EAST, A DISTANCE OF 1403.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1075.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°02'10" EAST, 426.77 FEET; (10) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°53'53", AN ARC DISTANCE OF 429.62 FEET TO THE END OF SAID CURVE; (11) THENCE SOUTH 00°11'26" EAST, A DISTANCE OF 480.31 FEET TO THE INTERSECTION WITH THE BOUNDARY OF A FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION BASIN AS RECORDED IN OFFICIAL RECORDS BOOK 1734, PAGE 243 OF THE PUBLIC RECORDS OF SAID COUNTY, HEREINAFTER REFERRED TO AS "RETENTION BASIN"; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE BOUNDARY OF SAID "RETENTION BASIN"; (1) NORTH 66°13'43" WEST, A DISTANCE OF 113.88 FEET; (2) THENCE NORTH 25°12'18" WEST, A DISTANCE OF 166.08 FEET; (3) THENCE NORTH 31°22'23" WEST, A DISTANCE OF 94.54 FEET; (4) THENCE NORTH 74°40'53" WEST, A DISTANCE OF 85.00 FEET; (5) THENCE SOUTH 69°49'07" WEST, A DISTANCE OF 90.00 FEET; (6) THENCE SOUTH 27°49'07" WEST, A DISTANCE OF 155.39 FEET; (7) THENCE SOUTH 02°16'14" EAST, A DISTANCE OF 100.00 FEET; (8) THENCE SOUTH 34°12'06" EAST, A DISTANCE OF 129.15 FEET; (9) THENCE SOUTH 67°40'44" EAST, A DISTANCE OF 136.55 FEET; (10) THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 89.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 39TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE; (1) NORTH 89°59'50" WEST, A DISTANCE OF 92.00 FEET; (2) THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 25.00 FEET; (3) THENCE NORTH 89°59'50" WEST, A DISTANCE OF 307.91 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1645, PAGE 2929 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST LINE OF LANDS; (1) NORTH 89°59'50" WEST, A DISTANCE OF 92.00 FEET; (2) THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 25.00 FEET; (3) THENCE NORTH 89°59'50" WEST, A DISTANCE OF 307.91 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1645, PAGE 2929 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST LINE OF LANDS; (1) NORTH 89°59'50" WEST, A DISTANCE OF 92.00 FEET; (2) THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 25.00 FEET; (3) THENCE NORTH 89°59'50" WEST, A DISTANCE OF 307.91 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1645, PAGE 2929 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST LINE OF LANDS; (1) NORTH 89°59'50" WEST, A DISTANCE OF 92.00 FEET; (2) THENCE SOUTH 00°00'10" WEST, A DISTANCE OF 25.00 FEET; (3) THENCE NORTH 89°59'50" WEST, A DISTANCE OF 307.91 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1645, PAGE 2929 OF SAID PUBLIC RECORDS.

COURSES ALONG THE EAST, NORTH AND WEST BOUNDARY LINES OF SAID LANDS: (1) NORTH 00°09'55" WEST, A DISTANCE OF 1320.00 FEET; (2) THENCE NORTH 89°59'50" WEST, A DISTANCE OF 660.00 FEET; (3) THENCE SOUTH 00°09'55" EAST, A DISTANCE OF 1320.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED NW 39TH AVENUE; THENCE NORTH 89°59'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 922.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1191, PAGE 816 OF SAID PUBLIC RECORDS; THENCE NORTH 00°08'24" WEST, ALONG SAID EAST LINE, A DISTANCE OF 410.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°59'50" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 400.00 FEET TO THE WEST LINE OF AFOREMENTIONED SECTION 20; THENCE NORTH 00°08'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4847.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 179.242 ACRES, MORE OR LESS.