

September 5, 2023

Alachua County Growth Management
10 SW 2nd Avenue
Gainesville, FL 32601

Re: Florida Recovery Center at UF Health Springhill
Preliminary and Final Development Plan Application
Alachua County, FL

Dear Staff

Please find attached the following items for review and approval of the above referenced project:

- Check #0000654708 in the amount of \$5,100.00
- Development Review Application
- Development Review Checklist
- Owner Authorization to Submit Form
- Warranty Deed
- Alachua County Property Appraiser Information
- Sunbiz Information
- Environmental Resource Checklist
- Natural Resource Assessment Technical Memo
- Stormwater Code Affidavit of Compliance
- Signed and Sealed Stormwater Report
- Signed and Sealed Geotechnical Report
- Signed and Sealed Development Plans
- Signed and Sealed Fire Flow Memo
- Signed and Sealed Meter Sizing Memo

We submit these items to request Preliminary and Final Development Plan approval for the Florida Recovery Center at UF Health Springhill project.

The project is located on Alachua County Tax Parcels 06041-002-002, 06041-002-004, and 06041-002-005. UF Health intends to build a new home for the Florida Recovery Center on 5.5 acres. The plans include the renovations of an existing office building as well as the addition of approximately 21 units with approximately 75 beds to serve the program participants.

We trust you will find our application package complete and satisfactory. Should you have any questions or require any additional information, please contact me at (352) 331-1976 or via email at randyo@chw-inc.com.

Sincerely,
CHW



Randy Olney, P.E.
Director of Engineering, Land Development



Alachua County
Department of Growth Management
10 SW 2nd Avenue, Gainesville, FL 32601
Telephone (352) 374-6248
Alachua County Growth Management Website

Submit Affidavit to:
Development Services Division
Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Florida Recovery Center at UF Health Springhill

OWNER: North Central Florida Hospice

(If additional owners provide a separate affidavit)

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 06041-002-004

APPROXIMATE PROJECT ADDRESS: 4300 NW 89th Blvd, Gainesville, FL 32606

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner Signature Steven Ziegler

Owner Printed Name

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this

18 Day of October, 2023, by Steven Ziegler who is

☐ personally known or ☒ has provided satisfactory identification Florida Driver License

STATE OF FLORIDA

COUNTY OF Broward



Signature of Notary Public

Alessandro Nicolicchia

Printed Name of Notary Public

HH 400292

Commission Number

(Notarial Stamp above)

Updated November 2020



Alachua County
Department of Growth Management
10 SW 2nd Avenue, Gainesville, FL 32601
Telephone (352) 374-5340
Alachua County Growth Management Website

Submit Affidavit to:
Development Services Division
Development Review Email

PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME: Florida Recovery Center at UF Health Springhill

OWNER: Santafe Healthcare Inc

(If additional owners provide a separate affidavit)

APPOINTED AGENT: CHW

PARCEL NUMBER(s): 06041-002-002, 06041-002-005

APPROXIMATE PROJECT ADDRESS: 4300 NW 89th Blvd, Gainesville, FL 32606

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Owner Signature Steven Ziegler

Owner Printed Name

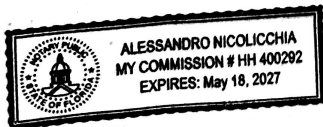
The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this

18 Day of October, 2023, by Steven Ziegler who is

☐ personally known or ☒ has provided satisfactory identification Florida Driver License

STATE OF FLORIDA

COUNTY OF Broward



[Signature] Signature of Notary Public

Alessandro Nicolichia

Printed Name of Notary Public

HH 400292

Commission Number

(Notarial Stamp above)



Alachua County
Department of Growth Management
10 SW 2nd Avenue, Gainesville, FL 32601
Telephone (352) 374-5249
[Alachua County Growth Management Website](#)

Submit Checklist to:
Development Services Division
[Development Review Email](#)

DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION REQUIREMENTS

Minimum requirements for Submittal of Electronic Documents:

Electronic versions of all documents shall be submitted to the Growth Management Department for each iteration of plan review (e.g. Application form, supporting reports, plan sheets). These materials can be submitted by link to .ftp site, or file sharing site such as Dropbox, hightail etc.

Please include the following information when naming plan sheets in order for staff to maintain an electronic database of all files.

1. **Name of Project** – Include the name of the project (e.g. Sample DRC Project).
2. **Sheet Description** – Include a general description of the sheet (e.g. DevelopmentPlan, RoadwayProfile3, Survey).
3. **Level of Review** - Include the level of review (e.g. Pre-app, Preliminary, Final, RevFin).
4. **Sheet Number** – Each company may use a different numbering system. Please include the sheet number in the file name in order for staff to locate information.
5. **Supporting documents and reports** - Include the type of document in the filename (e.g. Application, StormwaterReport, EnvResourceAssessment) and the level of review (Preliminary, Final, etc). Please provide the report as a single document that includes all figures and attachments. Reports should be dated on the front page and include revision date(s) as applicable.

Please Note:

Filenames **SHALL NOT** contain these characters: ? ' " # % & * - : < > \ { | } ~ or 'space' OR be longer than 128 characters including the extension (e.g. .pdf). **Example file name:** CornerStore_Final_DescriptionLetter.pdf; CornerStore_FinalDevPlan_C0.10.



Alachua County
Department of Growth Management
10 SW 2nd Avenue, Gainesville, FL 32601
Telephone (352) 374-5249

[Alachua County Growth Management Website](#)

Submit Checklist to:
Development Services Division
[Development Review Email](#)

DATE: _____

PROJECT NAME: _____

Materials to submit per ULDC §402.05

Yes	N/A	Development Review Application Form
Yes	N/A	Owner Authorization to Submit Form
Yes	N/A	Documents required to demonstrate compliance with Section 402.06 (Deeds, property appraiser tax information, and/or Sunbiz verification)
Yes	N/A	Fees payable to Alachua County BoCC
Yes	N/A	Cover Letter (Brief description of the development proposal demonstrating consistency with the Alachua County Comprehensive Plan and applicable standards and criteria of the ULDC)
Yes	N/A	Development Plan Sheets and Surveys (If a PD please include an Approved Master Zoning Plan and Updated Zoning Master Plan)
Yes	N/A	Tree Inventory and Mitigation Report
Yes	N/A	Homeowners Association Documents (For all subdivisions)
Yes	N/A	Traffic Study (Including Methodology Memorandum)
Yes	N/A	School Concurrency Form (For residential development)
Yes	N/A	Environmental Resource Checklist
Yes	N/A	Environmental Resource Assessment
Yes	N/A	Geotechnical Report (If required beyond stormwater requirements)
Yes	N/A	Open Space Management Plan
Yes	N/A	Permanent Protection Documents (Conservation Easement, Third Party Enforcer language, etc found here.)
Yes	N/A	Affidavit of Compliance for Water Quality



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Yes	N/A	Pollutant Load Reduction Calculations (If included as part of the stormwater report)
Yes	N/A	Operation and Maintenance Requirements for Stormwater BMPs
Yes	N/A	Stormwater Management Report
Yes	N/A	Electronic Files used for Stormwater Design (This includes CAD files, Excel files, Modeling, (POND or ICPR) files, Pipe Sizing Calculation files)
Yes	N/A	Floodplain Development Permit (If applicable)

For Plats and Replats

Yes	N/A	Title Opinion (Within the last 30 days)
Yes	N/A	Easement Documentation
Yes	N/A	Boundary Survey (Signed, sealed and dated)
Yes	N/A	Plat or Replat (Signed, sealed and dated)



Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
Website: <https://growth-management.alachuacounty.us>

Submit application to: **Development Review**

Tel. 352.374.5249

Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wetlands
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Surface Water or Wetland Buffers
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Floodplains (100-year)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Habitat (biologically diverse natural areas)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Non-native Invasive Species
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Recreation/Conservation/Preservation Lands
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	High Aquifer Recharge Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wellfield Protection Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wells
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Soils
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Mineral Resources Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Topography/Steep Slopes
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Historical and Paleontological Resources
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Hazardous Materials Storage Facilities
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Contamination (soil, surface water, ground water)

Signed: Randall Scott Olney

Digitally signed by Randall Scott Olney
DN: cn=Randall Scott Olney, o=Alachua, s=Florida, c=US
Date: 2023.09.05 12:02:31-0400

Project #: _____

Date: _____

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.



COUNTYWIDE STORMWATER TREATMENT CODE AFFIDAVIT OF COMPLIANCE

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system that does not meet the exemptions identified in Chapter 77, Article III, Sec. 77.25 of the Alachua County Code. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information	
Applicant/Owner: UF Health	Registered Professional: Randall Scott Olney, P.E.
Company: UF Health	Company: CHW
Address: 1600 SW Archer Rd. Ste M-102, Gainesville, FL 32610	Address: 11801 Research Dr, Alachua, FL 32615
Phone: Contact Agent	Phone: (352) 331-1976
Email: Contact Agent	Email: walpole@chw-inc.com
Part 2. Project Information	
Project Name: Florida Recovery Center at UF Health Springhill	
Tax Parcel(s): 06041-002-004, 06041-002-005, and 06041-002-002	
<input checked="" type="checkbox"/> Unincorporated Alachua County <input type="checkbox"/> Municipality: _____	Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.
Part 3. Stormwater Discharge Information	
Please select all that apply:	
Watershed Name: Unnamed Drain	Waterbody Identification (WBID) #: 2694
<input type="checkbox"/> Project discharges stormwater offsite as surface flow	<input type="checkbox"/> Project discharges stormwater to an Outstanding Florida Water (OFW)
<input type="checkbox"/> Project is in a WBID listed as impaired with nutrients as cause of impairment or where a nutrient TMDL has been established (net improvement criteria of Sec. 77.27 of the Alachua County Code applies).	
<input checked="" type="checkbox"/> Project stormwater infiltrates to groundwater	<input checked="" type="checkbox"/> Project is located in a Sensitive Karst Area
Please briefly describe the Best Management Practices used: The proposed stormwater basin is full retention, therefore all runoff is treated and recovered via infiltration. Although the project is located in the Sensitive Karst Area per Alachua County Map Genius, the boring data and infiltration rates provided in the geotechnical report does not support the presence of karst soils. Please refer to the provided geotechnical report for more information.	

Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required.

The UF Health Florida Recovery Center is within the Santa Fe Village TND which was approved prior to 2019. Therefore, the UF Health Florida Recovery Center is exempt from the stormwater treatment code per Section 77.25(h) and 77.25(i).

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required.

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner: Randall S. Olney, P.E. Signature: Randall Scott Olney Date: 10/30/2023
(Printed Name)

Digitally signed by Randall Scott Olney
DN: E=randyol@che-inc.com,
CN=Randall Scott Olney, O=Randall
Scott Olney, L=Alachua, S=Florida,
C=US
Date: 2023.10.30 08:29:54-04'00'

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional: Randall S. Olney, P.E. Florida Registration Number: 68382
(Printed Name)

Date: 10/30/2023 Signature: Randall Scott Olney

Digitally signed by Randall Scott Olney
DN: E=randyol@che-inc.com,
CN=Randall Scott Olney, O=Randall
Scott Olney, L=Alachua, S=Florida,
C=US
Date: 2023.10.30 08:30:08-04'00'

Sign Up for Property Watch

Parcel Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID 06041-002-002
Prop ID 35158
Location Address 4300 NW 89TH BLVD
GAINESVILLE, FL 32606
Neighborhood/Area 114300.58
Subdivision
Legal Description COM NW COR SEC N 89 DEG 55 MIN 59 SEC E 1320.29 FT S 00 DEG 09 MIN 56 SEC E 2005.25 FT POB S00 DEG 09 MIN 56 SEC E 680 FT S 89 DEG 50 MIN 04 SEC W 99.39 FT S 169.08 FT SWLY ALG CURVE 255.95 FT S 35 DEG 00 MIN 44 SEC W 361.06 FT SWLY ALG CURVE 215.21 FT SW
(Note: *The Description above is not to be used on legal documents.)
Property Use Code OFF MULTISTORY (01800)
Sec/Twp/Rng 20-09-19
Tax Area ST. JOHN'S (0400)
Acres 14.48
Homesteaded False

[View Map](#)

Millage Rate Value

Millage Rate: 19.5471

Owner Information

[SANTAFE HEALTHCARE INC](#)
4300 NW 89TH BLVD
GAINESVILLE, FL 32606

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$962,400	\$962,400	\$962,400	\$962,400	\$962,400
Land Value	\$2,316,800	\$2,316,800	\$2,316,800	\$2,316,800	\$2,316,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$3,279,200	\$3,279,200	\$3,279,200	\$3,279,200	\$3,279,200
Assessed Value	\$3,279,200	\$3,279,200	\$3,279,200	\$3,279,200	\$3,279,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,279,200	\$3,279,200	\$3,279,200	\$3,279,200	\$3,279,200
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1900	PROFESSIONAL BLDG	12.33	537094.8	0	0	HM
1900	PROFESSIONAL BLDG	2.15	93654	0	0	RP

Building Information

Type	OFFICE LOW RISE	Heat	GAS
Total Area	47,406	HC&V	ENG HOT WATER
Heated Area	40,179	HVAC	ENG SPLIT
Exterior Walls	TILE/WD STUCCO	Bathrooms	
Interior Walls	DECORATIVE; DRYWALL	Bedrooms	
Roofing	MODULAR METAL	Total Rooms	76-Rooms
Roof Type	STEEL FR/TRUSS	Stories	2.5
Frame	FIREPROOF STL	Actual Year Built	1995
Floor Cover	CARPET; HARD TILE	Effective Year Built	1995

Type	SOH MISC	Heat	
Total Area	126,542	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1995

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	15,307	5	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	1,299	5	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	2,388	5	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	20	5	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	1,083	5	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	33	5	4900	OFFICE LOW RISE
FOP	FINISHED OPEN PORCH	20	5	4900	OFFICE LOW RISE
FUS	FINISHED UPPER STORY	5,630	5	4900	OFFICE LOW RISE
FUS	FINISHED UPPER STORY	3,584	5	4900	OFFICE LOW RISE
FUS	FINISHED UPPER STORY	15,658	5	4900	OFFICE LOW RISE
UST	UNFINISHED STORAGE	256	5	4900	OFFICE LOW RISE
UST	UNFINISHED STORAGE	1,320	5	4900	OFFICE LOW RISE
UST	UNFINISHED STORAGE	276	5	4900	OFFICE LOW RISE
UST	UNFINISHED STORAGE	276	5	4900	OFFICE LOW RISE
UST	UNFINISHED STORAGE	256	5	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	16,219		C1	COMM
3840	ELEVATOR	2		C6	COMM
3882	FENCE CB	1,485		C1	COMM
3900	FIRE PRO/COMM-INTERIOR	42,595		C2	COMM
4040	GAZEBO	1,254		C2	COMM
4420	LIGHTS	11		C1	COMM
4642	PATIO 2	3,648		C1	COMM
4682	PAVING 2	61,095		C1	COMM
5160	SPR SYSTEM	1		C6	COMM
5200	STAIRWAY	232		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/28/2022	\$3,928,500	MS	5060	2141	Qualified (Q)	Improved	AVMED INC	SANTAFE HEALTHCARE INC	Link (Clerk)
12/19/2001	\$100	MS	2411	1353	Unqualified (U)	Improved	* SANTAFE HEALTHCARE INC	AVMED INC	Link (Clerk)
12/12/2000	\$2,295,000	MS	2327	438	Unqualified (U)	Vacant	* SANTAFE HEALTHCARE INC	* SANTAFE HEALTHCARE INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2008010077	FIRE SPR. SYS.	Yes	No	1/9/2008	\$4,450

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches

Sign Up for Property Watch

Parcel Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID 06041-002-004
Prop ID 35160
Location Address 4305 NW 90TH BLVD
GAINESVILLE, FL 32606
Neighborhood/Area 114300.58
Subdivision
Legal Description COM NW COR SEC S 00 DEG 08 MIN 24 SEC E 3049.61 FT N 89 DEG 54 MIN 32 SEC E
195.46 FT POB N 00 DEG 05 MIN 28 SEC W 87.58 FT N 89 DEG 50 MIN 04 SEC E
419.82 FT S 00 DEG 00 MIN 00 SEC W 647.62 FT SWLY ALG CURVE 80.14 FT S 27
DEG 17 MIN 15 SEC W 80.43 FT N 6
(Note: *The Description above is not to be used on legal documents.)
Property Use Code OFF MULTISTORY (01800)
Sec/Twp/Rng 20-09-19
Tax Area ST. JOHN'S (0400)
Acres 6.45
Homesteaded False

[View Map](#)

Millage Rate Value

Millage Rate: 19.5471

Owner Information

[NORTH CENTRAL FLORIDA HOSPICE](#)
4200 NW 90TH BLVD
GAINESVILLE, FL 32606

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$673,795	\$683,185	\$692,578	\$702,012	\$731,800
Land Value	\$1,032,000	\$1,032,000	\$1,032,000	\$1,032,000	\$1,032,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,705,795	\$1,715,185	\$1,724,578	\$1,734,012	\$1,763,800
Assessed Value	\$1,513,265	\$1,375,696	\$1,250,633	\$1,136,939	\$1,033,580
Exempt Value	\$1,513,265	\$1,375,696	\$1,250,633	\$1,136,939	\$1,033,580
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$192,530	\$339,489	\$473,945	\$597,073	\$730,220

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TRIM Notice

2022 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1900	PROFESSIONAL BLDG	0.76	33105.6	0	0	HM
1900	PROFESSIONAL BLDG	5.69	247856.4	0	0	RP

Building Information

Type	OFFICE LOW RISE	Heat	ELECTRIC
Total Area	12,593	HC&V	FORCED AIR
Heated Area	12,016	HVAC	CENTRAL
Exterior Walls	GLASS/THERMO.; TILE/WD STUCCO	Bathrooms	
Interior Walls	DECORATIVE; DRYWALL	Bedrooms	
Roofing	TAR & GRAVEL	Total Rooms	40-Rooms
Roof Type	RIGID FR/JOIST	Stories	2.0
Frame	MASONRY	Actual Year Built	1990
Floor Cover	CARPET	Effective Year Built	1990

Type	SOH MISC	Heat	
Total Area	28,851	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	6,190	4	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	99	4	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	99	4	4900	OFFICE LOW RISE
CAN	CANOPY (NO SIDES)	49	4	4900	OFFICE LOW RISE
FST	FINISHED STORAGE	42	4	4900	OFFICE LOW RISE
FST	FINISHED STORAGE	144	4	4900	OFFICE LOW RISE
FST	FINISHED STORAGE	144	4	4900	OFFICE LOW RISE
FUS	FINISHED UPPER STORY	5,826	4	4900	OFFICE LOW RISE

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	7,400		C1	COMM
3840	ELEVATOR	1		C6	COMM
4420	LIGHTS	13		C1	COMM
4682	PAVING 2	21,340		C1	COMM
5160	SPR SYSTEM	1		C6	COMM
5200	STAIRWAY	96		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/28/2001	\$2,300,000	WD	2411	1357	Unqualified (U)	Improved	* AVMED INC	NORTH CENTRAL FLORIDA HOSPICE	Link (Clerk)

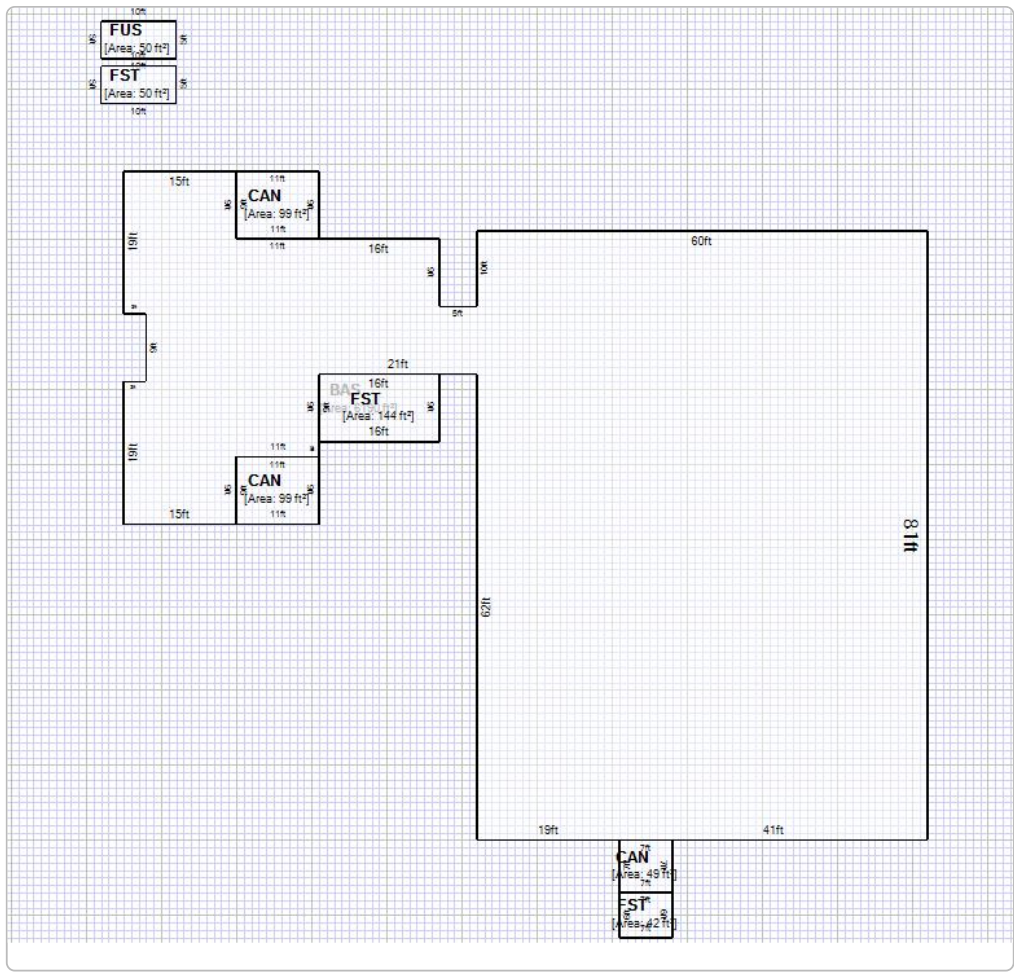
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

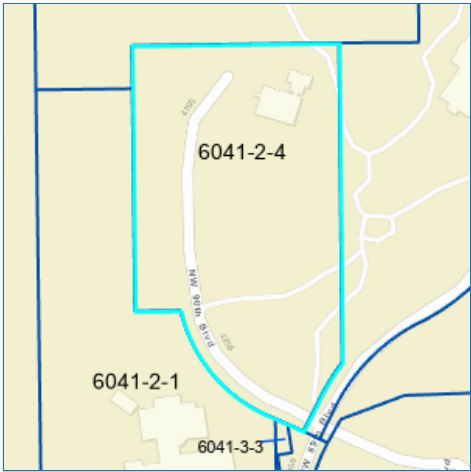
Permit Number	Type	Primary	Active	Issue Date	Value
2008120231	FIRE ALARM	Yes	No	1/7/2009	\$20,000
2008100229	COMM REMODEL PERMIT	Yes	No	12/9/2008	\$400,000
2008100230	NON-RES ADDN/ALT CONVERT	Yes	No	12/9/2008	\$400,000
2008100231	NON-RES ADDN/ALT CONVERT	Yes	No	12/9/2008	\$400,000
2008100232	NON-RES ADDN/ALT CONVERT	Yes	No	12/9/2008	\$408,000
2008110217	INTERIOR DEMO.	Yes	No	11/25/2008	\$1,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/18/2023, 3:04:58 AM

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Developed by
 Schneider
GEOSPATIAL

Sign Up for Property Watch

Parcel Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID 06041-002-005
Prop ID 35161
Location Address UNASSIGNED LOCATION RE
Neighborhood/Area 114300.58
Subdivision
Legal Description COM NW COR SEC S 00 DEG 08 MIN 24 SEC E 2473.75 FT POB N 89 DEG 51 MIN 38 SEC E 819.80 FT S 44 DEG 50 MIN 04 SEC W 46.91 FT S 00 DEG 09 MIN 56 SEC E 455 FT S 89 DEG 50 MIN 04 SEC W 591.31 FT S 00 DEG 05 MIN 28 SEC E 87.58 FT S 89 DEG 54 MIN 32 SEC W 195.4
Property Use Code VACANT COMM (01000)
Sec/Twp/Rng 20-09-19
Tax Area ST. JOHN'S (0400)
Acres 9.22
Homesteaded False

[View Map](#)

Millage Rate Value

Millage Rate: 19.5471

Owner Information

[SANTAFE HEALTHCARE INC](#)
4300 NW 89TH BLVD
GAINESVILLE, FL 32606

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$1,475,200	\$1,475,200	\$1,475,200	\$1,475,200	\$1,475,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$1,475,200	\$1,475,200	\$1,475,200	\$1,475,200	\$1,475,200
Assessed Value	\$261,298	\$237,544	\$215,949	\$196,317	\$178,470
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$261,298	\$237,544	\$215,949	\$196,317	\$178,470
Maximum Save Our Homes Portability	\$1,213,902	\$1,237,656	\$1,259,251	\$1,278,883	\$1,296,730

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Land Information

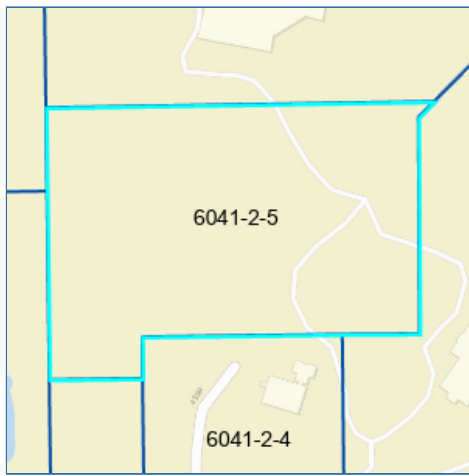
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	9.22	401623.2	0	0	RP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/28/2022	\$3,928,500	MS	5060	2141	Qualified (Q)	Improved	AVMED INC	SANTAFE HEALTHCARE INC	Link (Clerk)
3/4/2003	\$100	WD	2639	20	Unqualified (U)	Vacant	* SANTA FE HEALTHCARE INC	AVMED INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/18/2023, 3:04:58 AM](#)

[Contact Us](#)

Developed by



Recording \$ 95 + 4.75
Doc Stamps \$ 71,499.50
Intangible Tax \$
Total \$ 71,594.25

This instrument prepared by:
David E. Menet, Esq.
Salter Feiber, P.A.
3940 NW 16th Blvd., Bldg B.
Gainesville, FL 32605
352-376-8201
File No.: 22-1000.7 KN

Tax Parcel #s: 06041-002-002
06041-002-003
06041-002-005

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3464700 11 PG(S)
12/28/2022 3:58 PM
BOOK 5060 PAGE 2141
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1122861
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$27,499.50
Intang. Tax: \$0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED was made on DECEMBER 28, 2022 by AvMed, Inc., a Florida not for profit corporation, whose post office address is 4300 NW 89th Blvd., Gainesville, FL 32606 ("Grantor") to SantaFe HealthCare, Inc., a Florida not for profit corporation, whose post office address is 4300 NW 89th Blvd., Gainesville, FL 32606 ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100s (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, sell, alien, remise, convey and confirm unto the Grantee all of that certain land situated in Alachua County, Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT to easements and restrictions of record and to taxes for 2022 and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Attached hereto and incorporated herein as Exhibit "B" is a copy of the resolution by Grantor authorizing the undersigned officers to execute and deliver this instrument on behalf of Grantor. The said resolution has not been modified and is currently in effect as written.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the property is free from all encumbrances made by Grantor; and that Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

AVMED, INC.
a Florida not for profit corporation

Cynthia S. Bracewell
Witness
Print: Cynthia S. Bracewell

Peter L. Hoffer
Witness
Print: Peter L. Hoffer

By: Lawrence G. Schreiber
LAWRENCE G. SCHREIBER
As its Chief Executive Officer

By: Jackson N. Sasser
JACKSON N. SASSER
As its Vice Chairman of the Board

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by [] physical presence or [] online notarization, on November 22, 2022, by LAWRENCE G. SCHREIBER, as Chief Executive Officer, and JACKSON N. SASSER, as Vice Chairman of the Board, of AVMED, INC., a Florida not for profit corporation, on behalf of the corporation. Said persons are ☒ personally known to me or [] produced _____ as identification.

Notary Public - State of Florida

Sign: Deborah I. Frening

My Commission Expires: February 16, 2024 Print: Deborah I. Frening

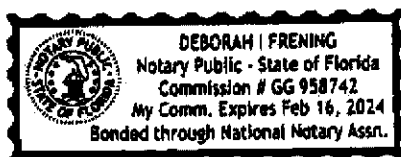


EXHIBIT "A"**AvMed/SantaFe HealthCare, Inc.****PARCEL 1 (TPN 06041-002-002; OR Book 2411, Page 1353)**

A parcel of land lying in Section 20, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 20 and run N 89°55'59" E along the North line of said Section 1320.29 feet to the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 20; thence South 00°09'56" East along the said East line of the West 1/2 of the Northwest 1/4 a distance of 2005.25 feet to the Point of Beginning of the herein described parcel. Thence continue South 00°09'56" East along the said East line of the West 1/2 of the Northwest 1/4 and the East line of the West 1/2 of the Southwest 1/4 of said Section, 680 feet; thence South 89°50'04" West 99.39 feet; thence South 169.08 feet to the beginning of a curve concave Westerly and having a radius of 419.00 feet; thence Southwesterly along said curve through a central angle of 35°00'00", an arc distance of 255.95 feet to the end of said curve; thence South 35°00'44" West, 361.06 feet to the beginning of a curve concave Northwesterly and having a radius of 419.00 feet; thence Southwesterly along said curve through a central angle of 29°25'43", an arc distance of 215.21 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 381.00 feet; thence Southwesterly along said curve through a central angle of 36°49'03", an arc distance of 244.83 feet to the end of said curve; thence South 26°30'24" West, 77.51 feet; thence North 63°29'36" West, 133.73 feet to the beginning of a curve concave Northeasterly and having a radius of 310.55 feet; thence Northwesterly along said curve 48°25'45" an arc distance of 262.50 feet to the end of said curve; thence South 89°51'36" West, 86.32 feet; thence North 00°11'04" West 551.27 feet; thence North 89°50'04" East, 581.59 feet; thence North 00°09'56" West, 455.00 feet; thence North 44°50'04" East, 402.72 feet; thence North 00°09'56" West, 215.00 feet; thence North 89°50'04" East, 250.00 feet to the Point of Beginning.

PARCEL 2 (TPN 06041-002-003; OR Book 2411, Page 1353)

A parcel of land lying in Section 20, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 20, and run North $89^{\circ}55'59''$ East along the North line of said Section, 1320.29 feet to the Northeast corner of the West $1/2$ of the Northwest $1/4$ of said Section 20; thence South $00^{\circ}09'56''$ East along the said East line of the West $1/2$ of the Northwest $1/4$, distance of 2005.25 feet; thence run South $89^{\circ}50'04''$ West a distance of 250.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run North $00^{\circ}09'56''$ West a distance of 51.45 feet to a point on a circular curve concave to the Southwest and having a radius of 214.00 feet, said point bearing North $41^{\circ}29'01''$ East from the center of said curve; thence run Northwesterly along the arc of said curve through a central angle of $41^{\circ}29'01''$ a distance of 154.94 feet to the point of tangency; thence run West a distance of 140.21 feet to the beginning of a circular curve to the right, concave Northeasterly, having a radius of 286.00 feet; thence run Westerly and Northwesterly along the arc of said curve through a central angle of $34^{\circ}04'47''$ a distance of 170.11 feet to the point of tangency; thence run North $55^{\circ}55'13''$ West, a distance of 310.60 feet; thence run South $89^{\circ}51'36''$ West a distance of 372.36 feet to a point on the West line of aforesaid Section 20; thence run South $00^{\circ}08'24''$ East, along the West line thereof, a distance of 796.71 feet; thence leaving said West line, run North $89^{\circ}51'36''$ East a distance of 819.80 feet; thence run North $44^{\circ}50'04''$ East a distance of 355.81 feet; thence run North $00^{\circ}09'56''$ East a distance of 215.00 feet to the Point of Beginning.

PARCEL 3 (TPN 06041-002-005; OR Book 2639, Page 20)

A parcel of land lying in the West one-half (W $1/2$) of the West one-half (W $1/2$) of Section 20, Township 9 South, Range 19 East, Alachua County, Florida being more particularly described as follows:

Commence at the Northwest corner of Section 20; thence South $00^{\circ}08'24''$ East, along the West line of said Section 20, a distance of 2473.75 feet to the Southwest corner of lands described in Official Records Book 2411, Page 1353 of the Public

Records of said county and the Point of Beginning; thence North $89^{\circ}51'36''$ East, along the South line of said lands, a distance of 819.80 feet to the Southeast corner of said lands; thence South $44^{\circ}50'04''$ West, a distance of 46.91 feet; thence South $00^{\circ}09'56''$ East, a distance of 455.00 feet to the intersection of the Easterly projection of the North line of lands described in Official Records Book 2411, Page 1357 of said public records; thence South $89^{\circ}50'04''$ West, along said Easterly projection, and along the North line of said lands, a distance of 591.31 feet to the Northwest corner of said lands; thence South $00^{\circ}05'28''$ East, along the West line of said lands, a distance of 87.58 feet to the Northeast corner of lands described in Official Records Book 2452, Page 932 of said public records; thence South $89^{\circ}54'32''$ West, along the North line of said lands, a distance of 195.46 to the Northwest corner of said lands and to the West line of aforementioned Section 20; thence North $00^{\circ}08'24''$ West, along the West line of said Section 20, a distance of 575.86 feet to the Point of Beginning.



**JOINT RESOLUTIONS OF THE BOARDS OF DIRECTORS OF
SANTAFE HEALTHCARE, INC. AND AVMED, INC.**

DECEMBER 7, 2022

WHEREAS, AVMED, INC. ("**AvMed**") and SANTAFE HEALTHCARE, INC. ("**SFHC**") have entered into a Transfer of Governance Rights Agreement, dated as of September 30, 2022 (the "**Transfer Agreement**"), with Sentara Healthcare, a Virginia not-for-profit, nonstock corporation ("**Sentara**"), under which SFHC agreed to transfer to Sentara or its wholly-owned subsidiary all of SFHC's rights, power, and authority with respect to AvMed under the applicable provisions of AvMed's Articles of Incorporation and Bylaws (the "**Governance Rights**"); and

WHEREAS, pursuant to the Transfer Agreement, AvMed, SFHC, and Sentara agreed that AvMed would transfer to SFHC, prior to the closing under the Transfer Agreement, all real property currently owned by AvMed; and

WHEREAS, following a state wide title search of the official records within in the state of Florida, it was determined all of the real property currently owned by AvMed is comprised of three (3) land parcels located in Alachua County, Florida and being described as follows (the "**Property**");

See Exhibit "A" attached hereto and incorporated herein.

WHEREAS, the Boards of Directors of SFHC and AvMed have determined that it is in the best interests of SFHC and AvMed for AvMed to transfer the Property to SFHC prior to the closing under the Transfer Agreement; now, therefore, be it

RESOLVED, that the officers of AvMed and SFHC are authorized and directed to take all actions that they determine to be necessary or advisable to cause AvMed to transfer to SFHC the Property for the Property's book value in the amount of **\$3,928,405**;

FURTHER RESOLVED, that the CEO, along with the President, Chairman of the Board, Vice Chairman of the Board, and Assistant Secretary ("**Authorized Officers**") of each of AvMed and SFHC are hereby authorized to execute, deliver, and record such deeds, affidavits, contracts, certificates, instruments, and other documents as they determine to be necessary or advisable to complete the transfer of the Property prior to the closing under the Transfer Agreement; and

FURTHER RESOLVED, that the Authorized Officers are authorized and directed to execute and deliver that certain Commercial Contract between AvMed (as Seller) and SFHC (as Buyer) attached hereto as **Exhibit "B"** for the purchase and sale of the Property, which Commercial Contract terms include, among other things: (a) a December 31, 2022 closing date; (b) automatic delivery of the deed conveying title in

the Property to SFHC on the closing date; and (c) to give AvMed protection and security in the Property if AvMed is not credited with the Purchase Price on the closing date, AvMed to retain the right of reverter of title to recover the Property after the closing date, and said right to terminate once AvMed is credited with the Purchase Price; and

FURTHER RESOLVED, that all prior acts made and undertaken by the Authorized Officers in furtherance of these Resolutions are hereby ratified, accepted, and approved by the Boards of Directors of SFHC and AvMed, such approved prior acts include without limitation the execution of the deed of conveyance for the Property; and

FURTHER RESOLVED, that the officers and assistant officers of SFHC and AvMed are hereby authorized to take such further actions as they consider necessary or advisable to effect the real estate transfers and to carry out the intent and purposes of the foregoing resolutions, including without limitation the purchase of an owners title insurance policy in the amount of the Property's book value (\$3,928,405) insuring SFHC's ownership interest in the Property.

CERTIFICATION BY SECRETARY

THE UNDERSIGNED the Secretary of AvMed and SFHC (the "Corporations") does hereby certify (a) the Corporations are organized and existing under and by virtue of the laws of the state of Florida as corporations not for profit; and (b) at a joint meeting of the Boards of Directors of the Corporations, duly called and held on the above date, at which a quorum was present and voting, the foregoing resolutions were adopted.

CERTIFIED TO AND ATTESTED BY:

Sign: Kathy S. Fernandez
 Print: Kathy Fernandez

As Secretary

EXHIBIT "A"

AvMed/SantaFe HealthCare, Inc.

PARCEL 1 (TPN 06041-002-002; OR Book 2411, Page 1353) (*Physical Address:* 4300 NW 89th Boulevard, Gainesville, FL)

A parcel of land lying in Section 20, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 20 and run N 89°55'59" E along the North line of said Section 1320.29 feet to the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 20; thence South 00°09'56" East along the said East line of the West 1/2 of the Northwest 1/4 a distance of 2005.25 feet to the Point of Beginning of the herein described parcel. Thence continue South 00°09'56" East along the said East line of the West 1/2 of the Northwest 1/4 and the East line of the West 1/2 of the Southwest 1/4 of said Section, 680 feet; thence South 89°50'04" West 99.39 feet; thence South 169.08 feet to the beginning of a curve concave Westerly and having a radius of 419.00 feet; thence Southwesterly along said curve through a central angle of 35°00'00", an arc distance of 255.95 feet to the end of said curve; thence South 35°00'44" West, 361.06 feet to the beginning of a curve concave Northwesterly and having a radius of 419.00 feet; thence Southwesterly along said curve through a central angle of 29°25'43", an arc distance of 215.21 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 381.00 feet; thence Southwesterly along said curve through a central angle of 36°49'03", an arc distance of 244.83 feet to the end of said curve; thence South 26°30'24" West, 77.51 feet; thence North 63°29'36" West, 133.73 feet to the beginning of a curve concave Northeasterly and having a radius of 310.55 feet; thence Northwesterly along said curve 48°25'45" an arc distance of 262.50 feet to the end of said curve; thence South 89°51'36" West, 86.32 feet; thence North 00°11'04" West 551.27 feet; thence North 89°50'04" East, 581.59 feet; thence North 00°09'56" West, 455.00 feet; thence North 44°50'04" East, 402.72 feet; thence North 00°09'56" West, 215.00 feet; thence North 89°50'04" East, 250.00 feet to the Point of Beginning.

PARCEL 2 (TPN 06041-002-003; OR Book 2411, Page 1353) (*Physical Address: 4700 NW 89th Boulevard, Gainesville, FL*)

A parcel of land lying in Section 20, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 20, and run North 89°55'59" East along the North line of said Section, 1320.29 feet to the Northeast corner of the West 1/2 of the Northwest 1/4 of said Section 20; thence South 00°09'56" East along the said East line of the West 1/2 of the Northwest 1/4, distance of 2005.25 feet; thence run South 89°50'04" West a distance of 250.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run North 00°09'56" West a distance of 51.45 feet to a point on a circular curve concave to the Southwest and having a radius of 214.00 feet, said point bearing North 41°29'01" East from the center of said curve; thence run Northwesterly along the arc of said curve through a central angle of 41°29'01" a distance of 154.94 feet to the point of tangency; thence run West a distance of 140.21 feet to the beginning of a circular curve to the right, concave Northeasterly, having a radius of 286.00 feet; thence run Westerly and Northwesterly along the arc of said curve through a central angle of 34°04'47" a distance of 170.11 feet to the point of tangency; thence run North 55°55'13" West, a distance of 310.60 feet; thence run South 89°51'36" West a distance of 372.36 feet to a point on the West line of aforesaid Section 20; thence run South 00°08'24" East, along the West line thereof, a distance of 796.71 feet; thence leaving said West line, run North 89°51'36" East a distance of 819.80 feet; thence run North 44°50'04" East a distance of 355.81 feet; thence run North 00°09'56" East a distance of 215.00 feet to the Point of Beginning.

PARCEL 3 (TPN 06041-002-005; OR Book 2639, Page 20) (*Physical Address: None, vacant land*)

A parcel of land lying in the West one-half (W 1/2) of the West one-half (W 1/2) of Section 20, Township 9 South, Range 19 East, Alachua County, Florida being more particularly described as follows:

Commence at the Northwest corner of Section 20; thence South 00°08'24" East, along the West line of said Section 20, a distance of 2473.75 feet to the Southwest corner of lands described in Official Records Book 2411, Page 1353 of the Public

Records of said county and the Point of Beginning; thence North 89°51'36" East, along the South line of said lands, a distance of 819.80 feet to the Southeast corner of said lands; thence South 44°50'04" West, a distance of 46.91 feet; thence South 00°09'56" East, a distance of 455.00 feet to the intersection of the Easterly projection of the North line of lands described in Official Records Book 2411, Page 1357 of said public records; thence South 89°50'04" West, along said Easterly projection, and along the North line of said lands, a distance of 591.31 feet to the Northwest corner of said lands; thence South 00°05'28" East, along the West line of said lands, a distance of 87.58 feet to the Northeast corner of lands described in Official Records Book 2452, Page 932 of said public records; thence South 89°54'32" West, along the North line of said lands, a distance of 195.46 to the Northwest corner of said lands and to the West line of aforementioned Section 20; thence North 00°08'24" West, along the West line of said Section 20, a distance of 575.86 feet to the Point of Beginning.

EXHIBIT "B"

[Commercial Contract omitted.]

Rec # 19.50
Doc Stamp 16,100.00
16,119.50

RETURN TO:  SFYM & H

THIS INSTRUMENT WAS PREPARED BY:
JAMES D. SALTER, ESQUIRE
SALTER, FEIBER, YENSER,
MURPHY & HUTSON, P.A.
P O BOX 357399
GAINESVILLE, FL 32635

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1805865 4 PGS
2001 DEC 31 11:02 AM BK 2411 PG 1357
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#077998
Doc Stamp-Deed: 16,100.00
By: *Sandra Lopez* D.C.

WARRANTY DEED

THIS WARRANTY DEED made the 28th day of December, 2001, by **AVMED, INC., a Florida not for profit corporation**, whose post office address is P. O. Box 749, Gainesville, Florida 32602, hereinafter called the grantor, to **NORTH CENTRAL FLORIDA HOSPICE, INC., a Florida not for profit corporation**, whose post office address is 4200 NW 90th Blvd., Gainesville, Florida 32606, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in ALACHUA County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

TAX PARCEL NO. _____

TOGETHER WITH full power and authority to the Trustees either to protect, conserve and to sell, to lease or to encumber or otherwise to manage and dispose of the real property described herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of

said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

James D. Salter
Print Name JAMES D. SALTER
Nancy Russell
Print Name Nancy Russell

**AVMED, INC., a Florida
not for profit corporation**

By: Stephen J. deMontmollin
STEPHEN J. deMONTMOLLIN
Senior Vice President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 28th day of December, 2001,
by **STEPHEN J. deMONTMOLLIN** as Senior Vice President of **AVMED, INC., a Florida not
for profit corporation**, on behalf of said corporation. Such person(s):

- (☒) is/are personally known to me.
() produced a current Florida Driver's license as identification.
() produced _____ as identification.



Nancy Russell
Print Name: _____
Notary Public, State of Florida
My Commission Expires:
Serial Number, if any: _____

Prepared for: *AVMED, INC.*

Project No.: *01-538s*

Legal description for: *AVMED CENTER WEST (Revised 12/20/2001)*

Legal Description:

A PARCEL OF LAND LYING IN THE WEST ONE QUARTER (1/4) OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20, THENCE SOUTH 00°08'24" EAST, ALONG THE WEST LINE OF SAID SECTION, 3049.61 FEET; THENCE DEPARTING SAID SECTION LINE NORTH 89°54'32" EAST, 195.46 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°05'28" WEST, 87.58 FEET;

THENCE NORTH 89°50'04" EAST, 419.82 FEET;

THENCE SOUTH 00°00'00" WEST (DUE SOUTH), 647.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, WHOSE RADIAL POINT BEARS SOUTH 51°54'33" EAST, 425.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°48'12" A DISTANCE OF 80.14 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 27°17'15" WEST, 80.43 FEET;

THENCE NORTH 65°15'42" WEST, 62.20 FEET TO THE INTERSECTION WITH THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2176, PAGE 371 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA;

THENCE (THE FOLLOWING 4 CALLS ARE ALONG THE EASTERLY BOUNDARY OF SAID LAND) NORTH 65°15'42" WEST, 21.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, WHOSE RADIAL POINT BEARS NORTH 24°44'17" EAST, 305.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°55'14", A DISTANCE OF 281.71 FEET TO THE END OF SAID CURVE;

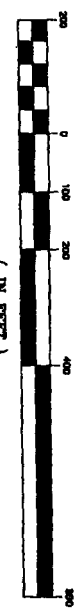
THENCE SOUTH 89°58'05" WEST, 92.35 FEET;

THENCE NORTH 00°05'28" WEST, 450.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6.455 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF

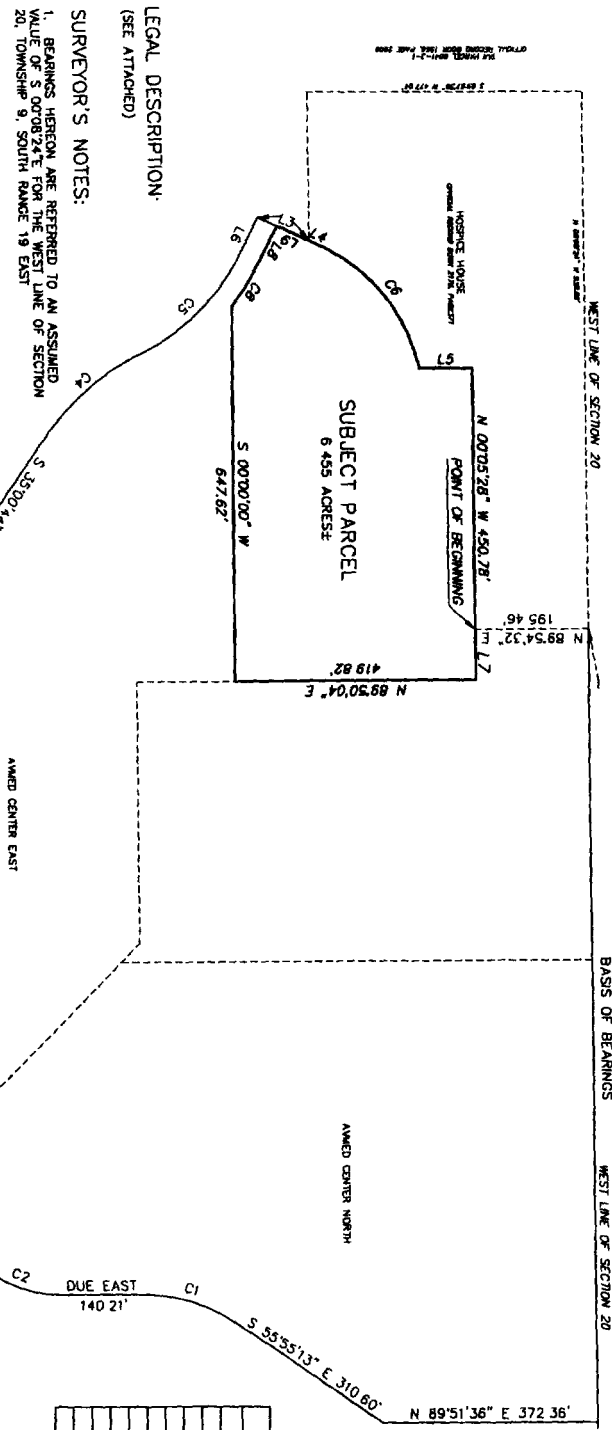
GRAPHIC SCALE



S 00°08'24" E 3049.61'
BASIS OF BEARINGS

WEST LINE OF SECTION 20

POINT OF COMMENCEMENT
NW CORNER SECTION 20



CURVE TABLE	
DELTA	TANGENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CD. SNG.	
C1	170.11	296.00	3.4004.47	87.66	167.62	572-57.37E
C2	154.94	214.00	41.3500.02	81.04	151.58	N69-15.29W
C3	255.95	419.00	35.2007.07	132.11	251.99	N1-30.00E
C4	215.21	381.00	29.2623.43	110.03	212.85	N45-43.36E
C5	242.65	391.00	36.2925.25	125.65	238.57	S46-31.44W
C6	281.71	305.00	57.5531.47	153.89	275.79	S38-48.06E
C7	346.06	235.00	02.4632.32	173.29	345.79	S14-48.45E
C8	80.14	423.00	10.4812.12	40.19	80.02	S32-41.21W

LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.45	S00°09'55"E
L2	99.39	S89°50'04"W
L3	99.06	N65°15'42"W
L4	81.70	N65°13'42"W
L5	92.35	S69°56'03"W
L6	78.80	S26°30'24"W
L7	87.58	N00°05'28"W
L8	80.43	S27°17'15"W
L9	62.20	N65°15'42"W

LEGAL DESCRIPTION.
(SEE ATTACHED)

SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 00°08'24"E FOR THE WEST LINE OF SECTION 20, TOWNSHIP 9, SOUTH RANGE 19 EAST

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06041 002 002	4300 NW 89TH BLVD	0400

SANTAFE HEALTHCARE INC
4300 NW 89TH BLVD
GAINESVILLE, FL 32606

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	3,279,200	0	3,279,200	25,466.92
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	3,279,200	0	3,279,200	11,699.53
LIBRARY GENERAL	1.0565	3,279,200	0	3,279,200	3,464.47
SCHOOL CAP PROJECT	1.5000	3,279,200	0	3,279,200	4,918.80
SCHOOL DISCRNRY & CN	0.7480	3,279,200	0	3,279,200	2,452.84
SCHOOL GENERAL	3.2500	3,279,200	0	3,279,200	10,657.40
SCHOOL VOTED	1.0000	3,279,200	0	3,279,200	3,279.20
CHILDREN'S TRUST	0.4612	3,279,200	0	3,279,200	1,512.37
ST JOHNS RIVER WATER MGT DISTR	0.1974	3,279,200	0	3,279,200	647.31
TOTAL MILLAGE					19.5471
AD VALOREM TAXES					\$64,098.84

LEGAL DESCRIPTION
COM NW COR SEC N 89 DEG 55 MIN 59 SEC E 1320.29 FT S 00 DEG 09 MIN 56 SEC E 2005 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
807 BOCC SOLID WASTE MGMT	1.000	@ 521.8700	521.87
550 COUNTY FIRE SERVICES	1.000	Varies	1,686.21
555 COUNTY STORMWATER	1.000	Varies	1,680.00
NON-AD VALOREM ASSESSMENTS			\$3,888.08

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$67,986.92

IF PAID BY PLEASE PAY	Nov 30, 2022 \$0.00				
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JOHN POWER, CFC 2022 PAID REAL ESTATE 35158
ALACHUA COUNTY TAX COLLECTOR
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06041 002 002	4300 NW 89TH BLVD

SANTAFE HEALTHCARE INC
4300 NW 89TH BLVD
GAINESVILLE, FL 32606

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2022	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06041 002 004	4305 NW 90TH BLVD	0400

NORTH CENTRAL FLORIDA HOSPICE
4200 NW 90TH BLVD
GAINESVILLE, FL 32606

EXEMPTIONS:
CONSTITUTIONAL
CHARITABLE,
RELIGIOUS, SCIENTIFIC
O



SCAN TO PAY ONLINE

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.7662	1,513,265	1,513,265	0	0.00	
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	1,513,265	1,513,265	0	0.00	
LIBRARY GENERAL	1.0565	1,513,265	1,513,265	0	0.00	
SCHOOL CAP PROJECT	1.5000	1,705,795	1,705,795	0	0.00	
SCHOOL DISCRNRY & CN	0.7480	1,705,795	1,705,795	0	0.00	
SCHOOL GENERAL	3.2500	1,705,795	1,705,795	0	0.00	
SCHOOL VOTED	1.0000	1,705,795	1,705,795	0	0.00	
CHILDREN'S TRUST	0.4612	1,513,265	1,513,265	0	0.00	
ST JOHNS RIVER WATER MGT DISTR	0.1974	1,513,265	1,513,265	0	0.00	
TOTAL MILLAGE		19.5471	AD VALOREM TAXES		\$0.00	

LEGAL DESCRIPTION
COM NW COR SEC S 00 DEG 08 MIN 24 SEC E 3049.61 FT N 89 DEG 54 MIN 32 SEC E 195. See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$0.00

IF PAID BY PLEASE PAY	Jul 31, 2023 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

35160

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06041 002 004	4305 NW 90TH BLVD

NORTH CENTRAL FLORIDA HOSPICE
4200 NW 90TH BLVD
GAINESVILLE, FL 32606

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Jul 31, 2023	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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Please Retain this Portion for your Records. Receipt Available Online.

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06041 002 005	UNASSIGNED LOCATION RE	0400

SANTAFE HEALTHCARE INC
4300 NW 89TH BLVD
GAINESVILLE, FL 32606

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.7662	261,298	0	261,298	2,029.29
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	261,298	0	261,298	932.26
LIBRARY GENERAL	1.0565	261,298	0	261,298	276.06
SCHOOL CAP PROJECT	1.5000	1,475,200	0	1,475,200	2,212.80
SCHOOL DISCRNRY & CN	0.7480	1,475,200	0	1,475,200	1,103.45
SCHOOL GENERAL	3.2500	1,475,200	0	1,475,200	4,794.40
SCHOOL VOTED	1.0000	1,475,200	0	1,475,200	1,475.20
CHILDREN'S TRUST	0.4612	261,298	0	261,298	120.51
ST JOHNS RIVER WATER MGT DISTR	0.1974	261,298	0	261,298	51.58
TOTAL MILLAGE					19.5471
AD VALOREM TAXES					\$12,995.55

LEGAL DESCRIPTION
COM NW COR SEC S 00 DEG 08 MIN 24 SEC E 2473.75 FT POB N 89 DEG 51 MIN 38 SEC E See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$13,086.24

IF PAID BY PLEASE PAY	Nov 30, 2022 \$0.00				
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2022 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

35161

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06041 002 005	UNASSIGNED LOCATION RE

SANTAFE HEALTHCARE INC
4300 NW 89TH BLVD
GAINESVILLE, FL 32606

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2022	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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Florida Not For Profit Corporation
SANTAFE HEALTHCARE, INC.

Filing Information

Document Number	768533
FEI/EIN Number	59-2317607
Date Filed	05/19/1983
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	12/19/2022
Event Effective Date	12/31/2022

Principal Address

4300 NW 89 BLVD
GAINESVILLE, FL 32606

Changed: 12/19/2022

Mailing Address

4300 NW 89 BLVD
GAINESVILLE, FL 32606

Changed: 12/19/2022

Registered Agent Name & Address

ZIEGLER, STEVEN M
4300 NW 89 BLVD
GAINESVILLE, FL 32606

Name Changed: 01/25/2011

Address Changed: 12/19/2022

Officer/Director Detail

Name & Address

Title Director

Doerr, Ben I, Jr.
1411 NW 46th Terrace
GAINESVILLE, FL 32605

Title Director, Chairman

Hood, Glenda E
1210 Lancaster Drive
Orlando, FL 32806

Title Director, VC

Sasser, Jackson N, Phd
1096 SW 131st Street
Newberry, FL 32669

Title Asst. Secretary

Ziegler, Steven M
4300 NW 89 BLVD
GAINESVILLE, FL 32606

Title Director, Pres/CEO

Schreiber, Lawrence G
18768 NW 244th Street
High Springs, FL 32643

Title Director

Maddron, Kevin R
4500 Dartford Ct
Orlando, FL 32826

Annual Reports

Report Year	Filed Date
2022	01/05/2022
2022	04/13/2022
2023	04/10/2023

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07/31/1996 -- ANNUAL REPORT	View image in PDF format



PROJECT NAME:	UF Health Florida Recovery Center at Springhill	
PROJECT No.:	21-0340	2:05 PM
FILE PATH:	N:\2021\21-0340\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Meter Sizing\	

ADF and ADF METER SIZING CALCULATIONS

Proposed Average Daily Flow:

Multi-family residential - 70 gpd per bedroom per GRU design standards

Building 1:	51	Bedrooms	X	70 gpd	3,570 gpd
Total					3,570 gpd

Proposed Average Water Demand ERC (Eqv. Residential Connection = 350 GPD) 10 ERC

Peak Water Demand ERC (PF = 2.5) 26 ERC

Peak Flow based on ADF (PF = 2.5, over 16 hour period) 9.3 gpm

Total Peak Demand 9.3 gpm

Multi-family residential - 70 gpd per bedroom per GRU design standards

Building 2:	24	Bedrooms	X	70 gpd	1,680 gpd
Total					1,680 gpd

Proposed Average Water Demand ERC (Eqv. Residential Connection = 350 GPD) 5 ERC

Peak Water Demand ERC (PF = 2.5) 12 ERC

Peak Flow based on ADF (PF = 2.5, over 16 hour period) 4.4 gpm

Total Peak Demand 4.4 gpm

Office Building - 15 gpd per 100 sf of floor space per FAC 62-6.008 System Size Determinations

Building 3	4,175	sf	X	0.15 gpd	626 gpd
Total					626 gpd

Peak Flow based on ADF (PF = 2.5, over 16 hour period) 1.6 gpm

Total Peak Demand 1.6 gpm

Cumulative Peak Demand (Buildings 1-3) 15.3 gpm

Master Meter Size (Per AWWA Manual M22) 1.5 inch

Digitally signed by Randall Scott Olney
DN: cn=Randall Scott Olney, o=CHW Professional Consultants, ou=CHW Professional Consultants, email=Randall.Scott.Olney@chwp.com, c=US
Date: 2023.09.04 15:30:24 -0700

Randall S. Olney, FL PE No. 68382

9/4/2023

Date

Randall Scott Olney, P.E.
State of Florida, Professional Engineer, License No. 68382

This item has been digitally signed and sealed by Randall Scott Olney, P.E. on the date indicated here. 9/4/2023

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.