



# SANTA FE VILLAGE

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# EXISTING PROPERTY OVERVIEW



# EXISTING PROPERTY OVERVIEW

## Santa Fe Village Existing Land & Improvements

VC- Village Center | TSA- Transit Supportive Area | OTSA- Outside Transit Supportive Area | CMA-Conservation Management Area

Parcels	Acerage	Future Use per Master Plan	Building/SF
Peddie Bldg AvMed (06041-002-002)	14 Acres	VC with some in TSA	40,179
Hudson Bldg AvMed (06041-002-003)	16 Acres	TSA	61,746
Vacant Land AvMed (06041-002-005)	9 Acres	VC	-
Santa Fe Land Healthcare Sys (06041-002-000)	Northern 46 Acres Southern 9 Acres	CMA or OTSA VC	-
Vacant Land Santa Fe Healthcare (06041-003-001)	19.5 Acres	TSA	-
Vacant Land Santa Fe Healthcare (06041-000-000)	26 Acres	TSA and CMA	-
Vacant Land Santa Fe Healthcare (06041-007-000)	4.9 Acres	CMA and OTSA	-

**Total Acres: 146.45 Acres** (CMA: 45 AC | TSA/VC: 113+ AC | OTSA: 15 AC)

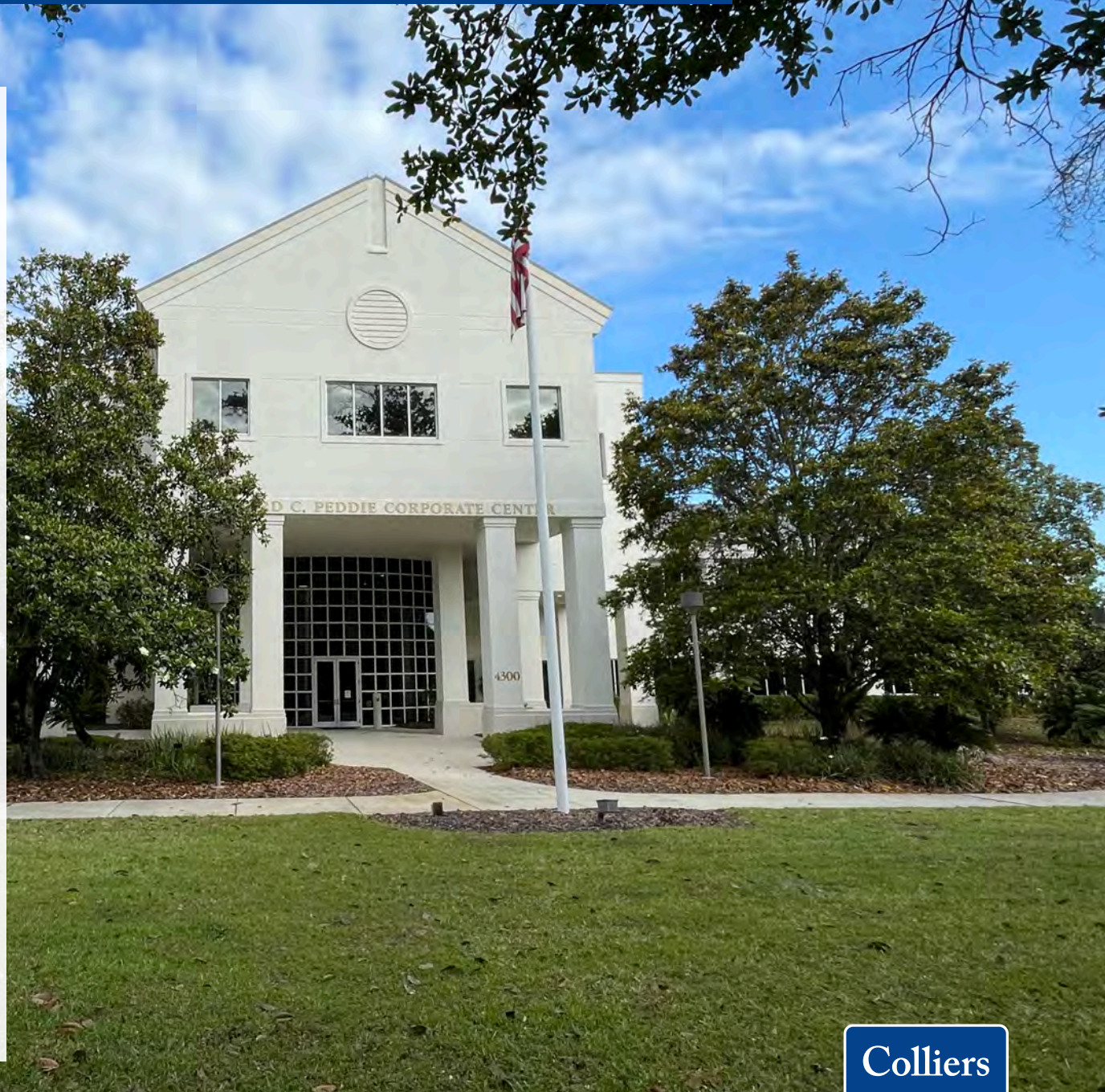


# EXISTING PROPERTY OVERVIEW

## Improvements

### EDWARDS C. PEDDIE CORPORATE CENTER BUILDING | 40,179± SF

- Excellent location with convenient access to I-75
- Prestigious building located in the beautiful office park of Santa Fe Village Health Park
- Centrally located with other medical facilities and office buildings
- Abundant parking
- Three-story corporate office building
- Located within walking distance to Publix, shopping, restaurants, soccer fields, walking trails and more
- Zoned HM. Property has a Transit Oriented Design overlay designation. All office type uses are permitted uses (general, medical, etc.)
- Furnishings are optional and may be included in the lease for an agreed upon additional fee



# EXISTING PROPERTY OVERVIEW

## Improvements

### ROBERT C. HUDSON CORPORATE CENTER | 60,810± SF

- Excellent location with convenient access to I-75, ensuring efficient transportation connections
- Prestigious building situated within the beautiful office park of Santa Fe Village Health Park
- Centrally located among other medical facilities and office buildings, fostering a collaborative environment
- Two-story corporate office building providing ample space for your business's operations
- Within walking distance to Publix, shopping centers, restaurants, soccer fields, walking trails and more, offering a range of amenities for your employees and clients
- Abundant parking to accommodate the needs of your workforce and visitors
- Furnishings are optional and may be included in the lease for an agreed upon additional fee



# EXISTING DEVELOPMENT ENTITLEMENTS OVERVIEW

## Santa Fe Village at Springhill

### URBAN, MIXED-USE, WALKABLE TRANSIT-ORIENTED DEVELOPMENT

- County amended comprehensive plan designating SFV as a TOD and required approval of a Transportation Improvement Agreement (TIA) before development could be authorized (2011)
- SFV obtains approval of Preliminary Development Plan (PDP) and rescinds DRI (2013)
- TIA approved by county (2014)



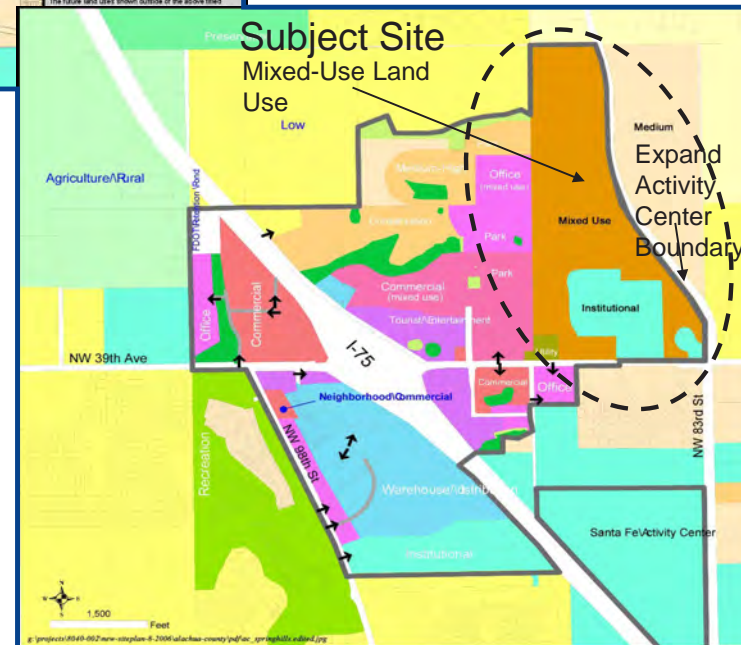
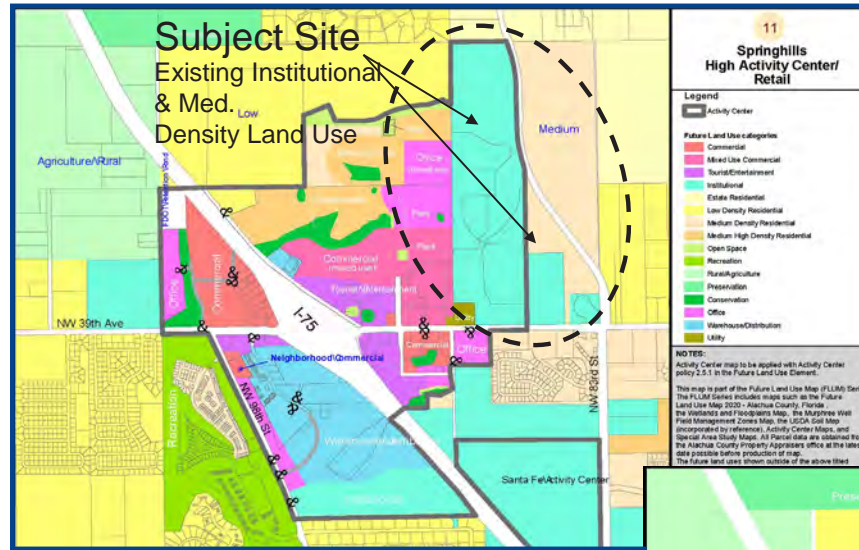
Rendering of new intersection of NW 91st Street and NW 83rd Street looking east



# EXISTING DEVELOPMENT ENTITLEMENTS OVERVIEW



Image above depicts potential build-out of area viewed north, northwest toward the existing Robert Hudson Building.



## Comprehensive Plan

### AMENDMENT APPROVED IN 2011

Land Use Designation = Mixed-use

Zoning Designation = TOD (Transit Oriented Development)

# EXISTING DEVELOPMENT ENTITLEMENTS OVERVIEW

## Preliminary Development Plan (PDP)

Alachua County Board of County Commissioners approved PDP Master Plan in September of 2013, which:

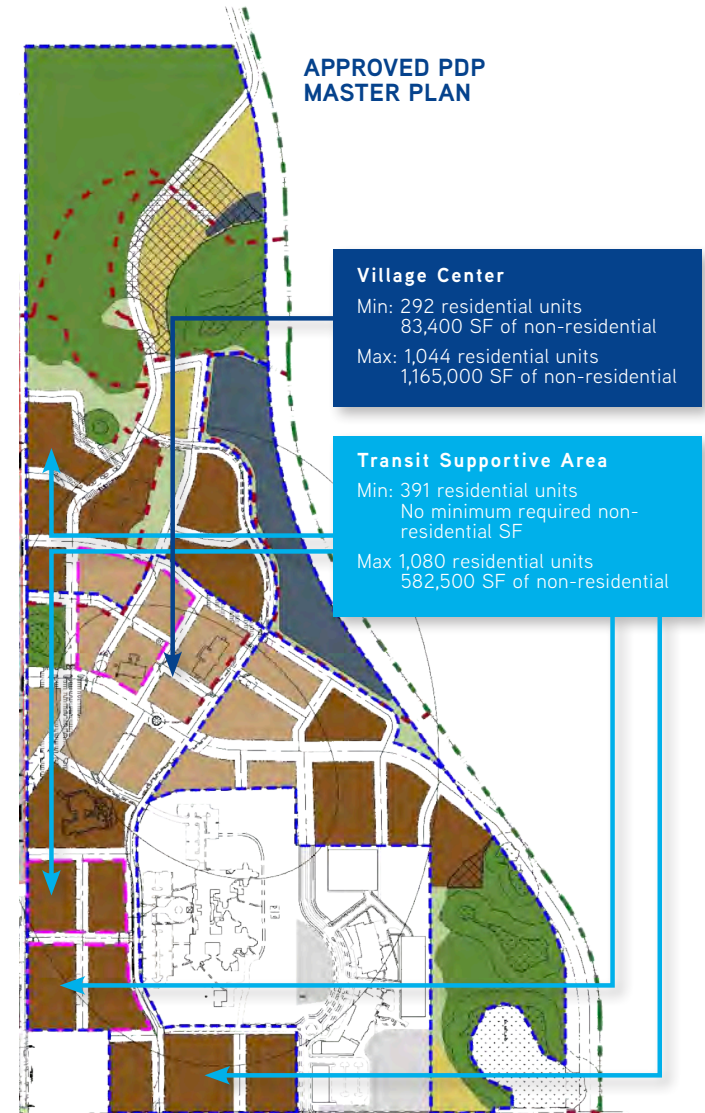
- Creates three development zones:
  1. Village Center (**beige**)
  2. Transit Supportive Area (**brown**)
  3. Outside Transit Supportive Area (**yellow**)
- Establishes minimum and maximum densities and intensities of uses within each development zone with requirements for achieving a vertically and horizontally mixed-use walkable urban environment
- Designates Conservation Areas: 45 acres under conservation easement with easement conveyed to Alachua Conservation Trust (**dark green**)
- Establishes a 30-year phasing schedule

### PDP PROVIDES FLEXIBILITY IN ALLOWED USES AND INTENSITY

Within the Village Center, up to 48 UPA is allowed with up to 500 SF of non-residential use for each residential unit.

## Minimum & Maximum Development Rights Established by PDP

- Minimum required residential = 734
- Maximum allowed residential = 2,310
- Minimum required non-residential = 83,400 SF
- Maximum allowed non-residential = 1,165,000 SF



# EXISTING DEVELOPMENT ENTITLEMENTS OVERVIEW

## Off-site Transportation Capital Improvement Requirements

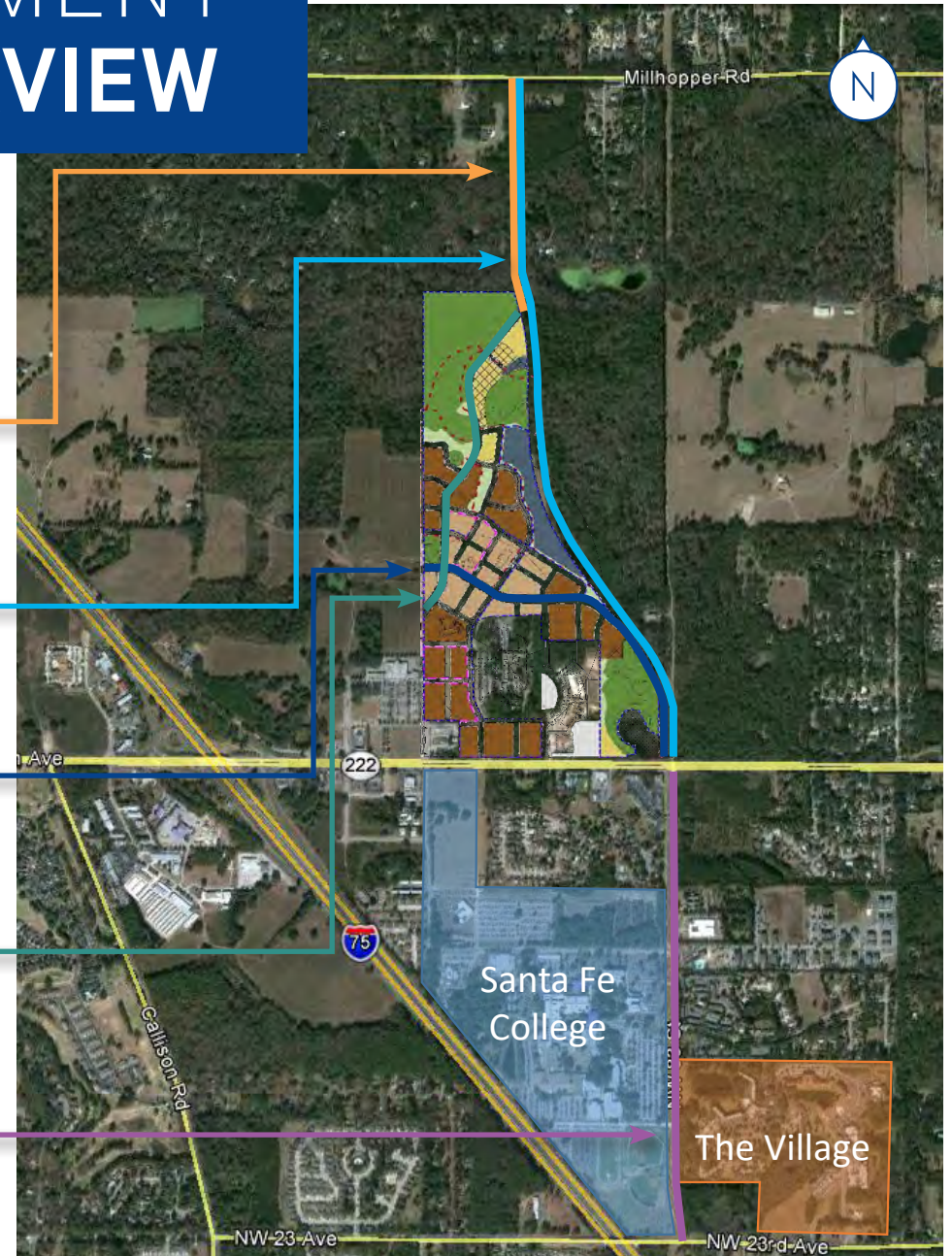
2-Lane Rural Connector to Millhopper Rd

Multi-use Path from NW 39th Ave to Millhopper Rd

NW 91st St Extension

Rapid Transit Corridor from West Property Line to NW 39th Ave

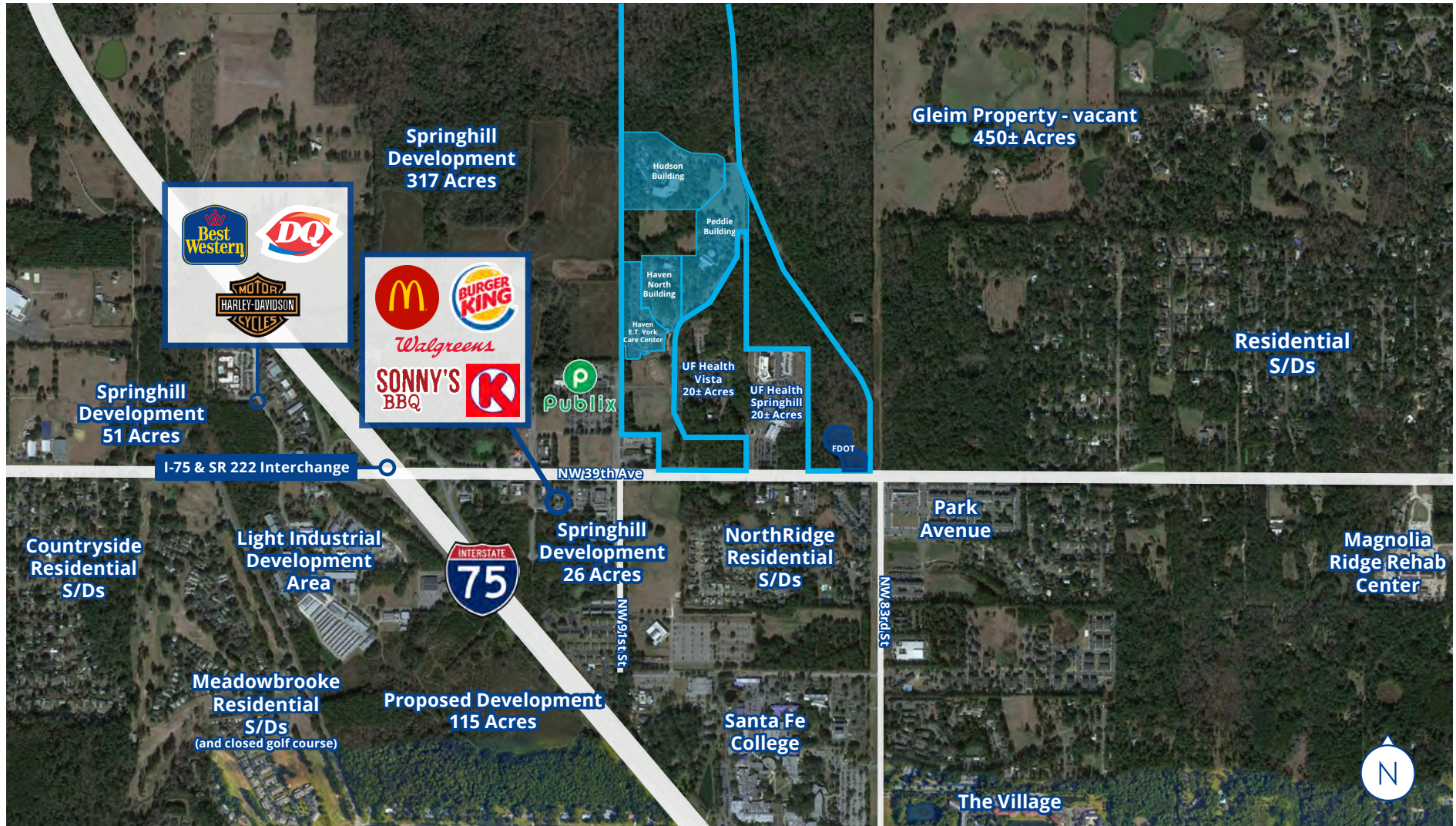
Rapid Transit Corridor from West Property Line to NW 23rd Ave



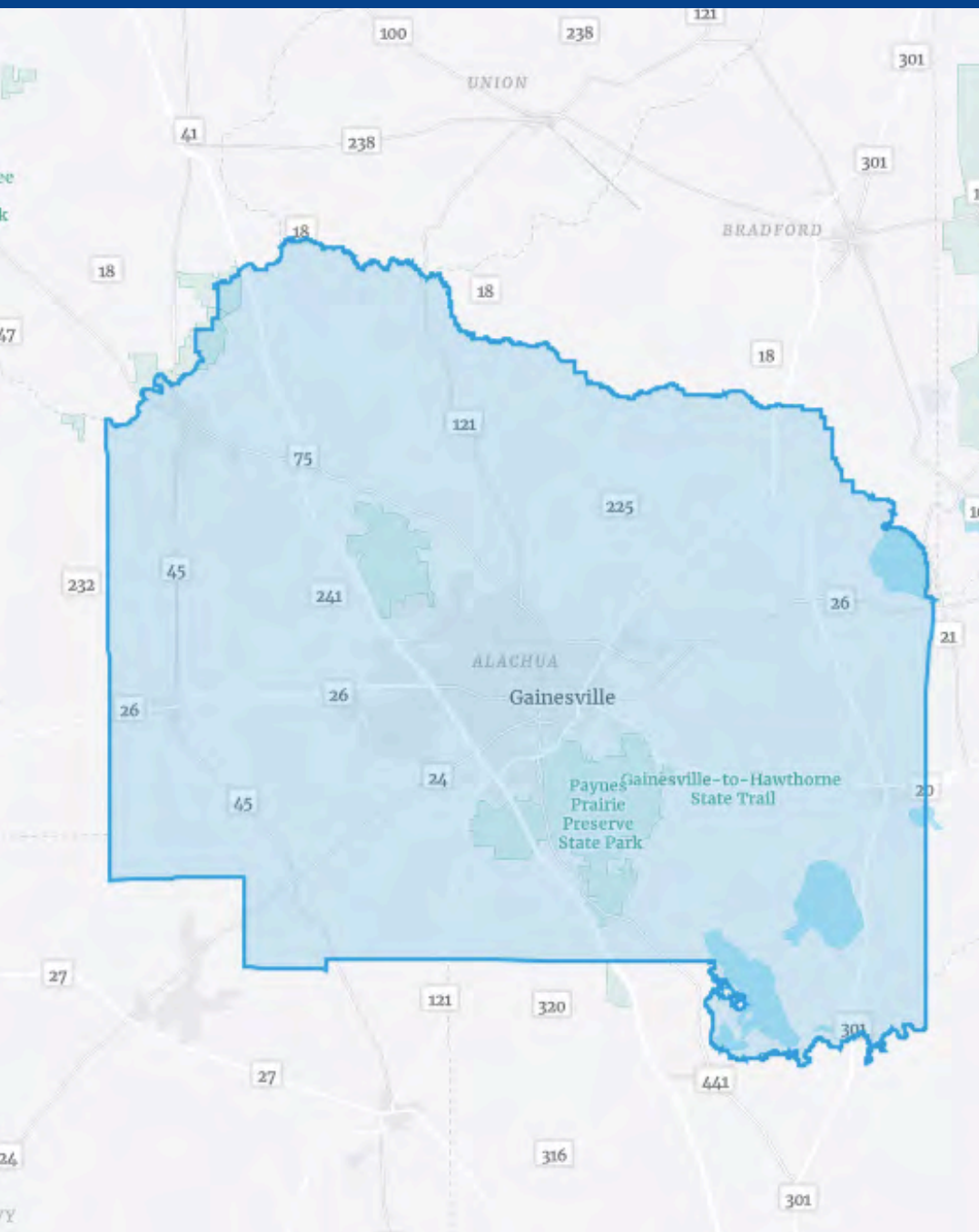


# LOCATION OVERVIEW

## Vicinity Map

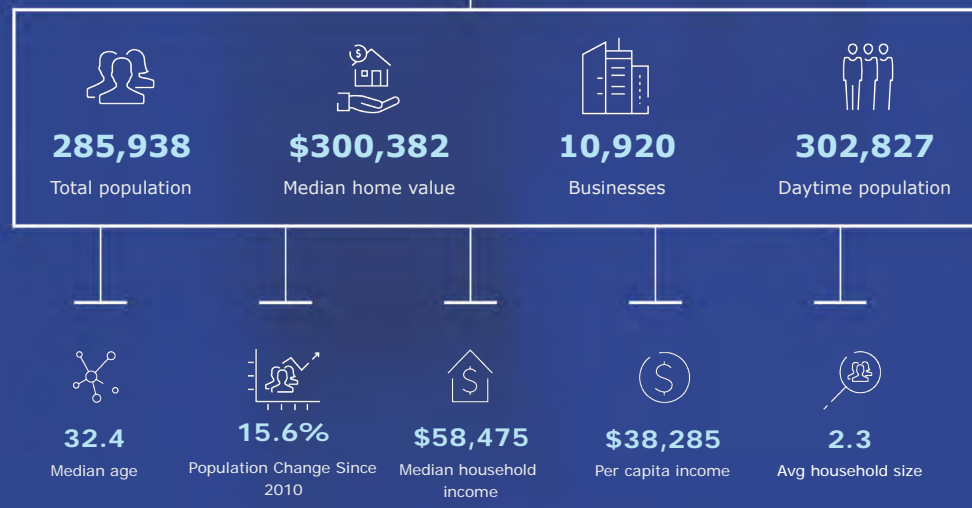


# AREA DEMOGRAPHICS



## Alachua County

### KEY FACTS



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