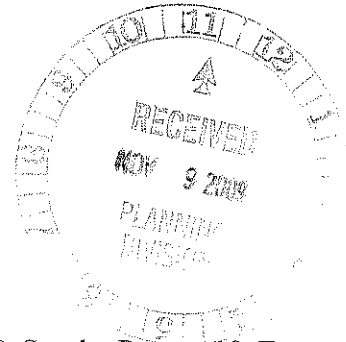


090741D

Revised Nov. 11, 2009
JOB NO. 08-0482.01
Parcel A: Conservation Area



LEGAL DESCRIPTION:

A portion of Sections 15 and 22, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the lands described in Deed Book 370, page 69 of the Public Records of Alachua County, Florida and thence run S.88°00'00"W., along the South line of the land described in Deed Book 258, Page 65 of said Public Records, a distance of 253.35 feet to the POINT OF BEGINNING; thence N.09°30'52"W., a distance of 152.67 feet; thence N.70°37'52"W., a distance of 31.15 feet; thence S.27°21'47"W., a distance of 129.32'; thence S.88°00'00"W., a distance of 51.18 feet; thence N.17°47'37"W., a distance of 228.85 feet; thence N.00°00'00"E., a distance of 70.00 feet; thence N.08°36'05"E., a distance of 75.34 feet; thence N.27°05'29"E., a distance of 79.13 feet; thence N.45°43'41"E., a distance of 120.01 feet; thence N.00°50'14"W., a distance of 50.00 feet to the South line of the lands described in Official Records Book 2468, Page 1211 of said Public Records; thence S.89°09'46"W., along said South line, a distance of 294.10 feet to the Southwest corner of said lands described in Official Records Book 2468, Page 1211; thence N.11°14'29"W., along the West line of said lands described in Official Records Book 2468, Page 1211, a distance of 55.91 feet; thence S.89°43'11"W., along a line of the lands described in Official records Book 935, Page 279 of said Public Records, a distance of 163.44 feet; thence S.01°34'25"E., along the East line of said lands described in Official Records Book 935, Page 279, a distance of 594.53 feet; thence N.88°25'35"E., along a line described in Official Records Book 935, Page 279, a distance of 75.14 feet; thence S.04°53'04"W., along the West line of the aforementioned lands described in Deed Book 258, Page 65, a distance of 85.69 feet to the Southwest corner of said lands described in Deed Book 258, Page 65; thence N.88°00'00"E., along the south line of said lands described in Deed Book 258, Page 65, a distance of 487.21 feet to the POINT OF BEGINNING.

Containing 5.71 acres more or less.

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

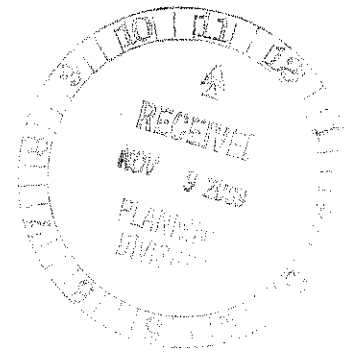
Rory P. Causseaux, P.E.
President

Kevin W. Hewett, P.L.S.
Vice President - Surveying

Robert J. Walpole, P.E.
Vice President -
Engineering & Planning



090741D



Revised Nov. 11, 2009
JOB NO. 08-0482.01
Parcel B

LEGAL DESCRIPTION:

A portion of Sections 15 and 22, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the lands described in Deed Book 370, Page 69 of the Public Records of Alachua County, Florida for the POINT OF BEGINNING and thence S.88°00'00"W., along the north line of said lands, a distance of 253.35 feet; thence departing said north line, N.09°30'52"W., a distance of 152.67 feet; thence N.70°37'52"W., a distance of 31.15 feet; thence S.27°21'47"W., a distance of 129.32'; thence S.88°00'00"W., a distance of 51.18 feet; thence N.17°47'37"W., a distance of 228.85 feet; thence N.00°00'00"E., a distance of 70.00 feet; thence N.08°36'05"E., a distance of 75.34 feet; thence N.27°05'29"E., a distance of 79.13 feet; thence N.45°43'41"E., a distance of 120.01 feet; thence N.00°50'14"W., a distance of 50.00 feet to the South line of the lands described in Official Records Book (ORB) 2468, Page 1211 of said Public Records; thence N.89°09'46"E., along said South line, a distance of 776.99 feet; thence N.85°26'21"E., continuing along said South line, a distance of 193.51 feet; thence S.05°00'40"E., along the West line of the lands described in ORB 2061, Page 1926 of said Public records, a distance of 658.90 feet to the beginning of a curve concave Northeasterly, said curve having a radius of 534.36 feet; thence Southeasterly and continuing along said West line, with said curve, through an arc angle of 26°16'23", an arc distance of 245.03 feet (chord bearing and distance of S.18°10'07"E., 242.89 feet respectively) to the end of said curve; thence S.31°18'38"E., continuing along said West line, a distance of 289.43 feet; thence S.32°04'50"E., a distance of 10.67 feet to the Northwesterly right of way line of State Road No. 24 (Archer Road); thence S.58°31'58"W., along said right of way line, a distance of 637.67 feet to the Southwest corner of the lands described in ORB 2171, Page 1587 of said Public Records; thence run N.05°00'44"W., along the West line of said lands described in ORB 2171, Page 1587, a distance of 459.44 feet; thence N.04°53'32"W., continuing along said West line, a distance of 245.75 feet to the Northwest corner of said lands described in ORB 2171, Page 1587; thence N.62°04'47"E., along the North line of said lands described in ORB 2171, Page 1587, a distance of 38.25 feet to the Northeast corner of the lands described in ORB 829, Page 737 of said Public Records; thence S.84°09'25"W., along the North line of said lands described in ORB 829, Page 737, a distance of 281.92 feet to the Southwest corner of said lands described in ORB 829, Page 737; thence N.04°57'40"W., along the West line of said lands as described in ORB 829, Page 737, a distance of 156.90 feet to the Northwest corner of said lands described in ORB 829, Page 737; thence S.89°16'31"W., a distance of 38.11 feet to the POINT OF BEGINNING.

Containing 23.27 acres more or less.

Rory P. Causseaux, P.E.
President

Kevin W. Hewett, P.L.S.
Vice President - Surveying

Robert J. Walpole, P.E.
Vice President -
Engineering & Planning

6011 NW 1st Place
Gainesville, Florida 32607
Phone: (352) 331-1976
Fax: (352) 331-2476
www.chw-inc.com

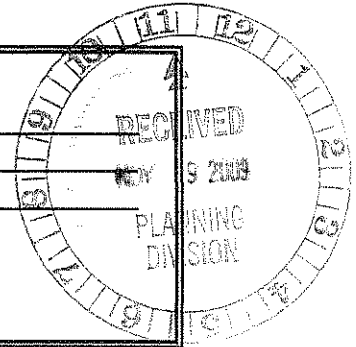
ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE A PART HEREOF

090741D



APPLICATION FOR TRAFFIC STUDY REVIEW

OFFICE USE ONLY	
Petition No. <u>PB-09-143 HMC</u>	Fee: \$ <u>1050.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Methodology Mtg Date: _____	Receipt No. _____
Tax Map No. _____	<i>Paid \$1000⁰⁰ Below \$50⁰⁰</i>
Account No. 001-800-8050-4061	



CHECK ONE:

Minor

Major

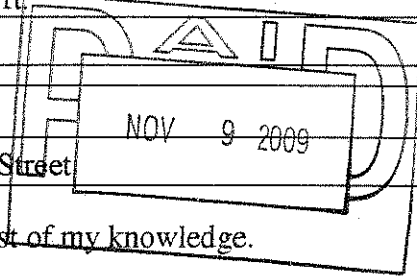
Submittal: 1st 2nd 3rd

Minor Traffic Study – development generates between 50 and 99 new peak hour trips – FEE: \$1,000
Major Traffic Study – development generates 100 or more new peak hour trips – FEE: \$2,000
 The traffic study review fee includes a maximum of three reviews per development plan.

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Archer Road Development, LLC	Name: Causseaux, Hewett, & Walpole, Inc.
Address: 5653 NW 38th Avenue Boca Raton, FL 33486	Address: 6011 NW 1st Place Gainesville, FL 32607
E-mail:	E-mail:
Phone: Contact Agent Fax:	Phone: 352-331-1976 Fax: 352-331-2476
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION

Project Name	Gainesville Council on Aging	
New Peak Hour Trips	AM = 90	trips
	PM = 79	trips
Proposed Uses <small>(list type; ITE land use code and number of units or square footage as appropriate)</small>	Skilled Nursing Facility (ITE 620) - 180 Beds	
	Assisted Living Facility (ITE 254) - 60 Beds	
	Medical/Dental (ITE 720) - 10,000 sq. ft.	
Location and access	4700 block of Archer Road	
	Access from Archer Road and SW 47 th Street	



I certify that the above statements are correct and true to the best of my knowledge.

Erny DeLubaut
 Applicant's signature

11-6-09
 Date

Certified Cashier's Receipt:

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-09-143 LUC</u>	Fee: \$ <u>3150.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 <input checked="" type="checkbox"/>	
Account No. 001-670-6710-1124 (Enterprise Zone) []	
Account No. 001-670-6710-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)	
Name: Archer Road Development, LLC	
Address: 5653 NW 38th Avenue	
Boca Raton, FL 33486	
Phone: Contact Agent Fax:	
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: Causseaux, Hewett, & Walpole, Inc.	
Address: 6011 NW 1st Place	
Gainesville, FL 32607	
Phone: 352-331-1976 Fax: 352-331-2476	

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

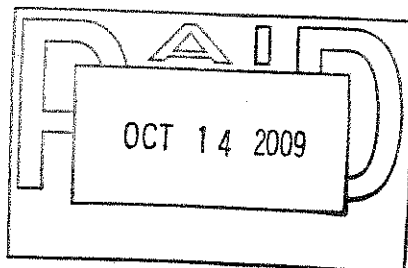
Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map []	Master Flood Control Map []
Present designation: LOW (County)	Present designation:	Other [] Specify:
Requested designation: PUD (City)	Requested designation:	

INFORMATION ON PROPERTY

1. Street address: 4123 SW 50th Street
2. Map no(s): 4542 and 4543
3. Tax parcel no(s): 06916-000-000, 06916-001-000, 06929-000-000, 06935-001-000, 06933-000-0000
4. Size of property: <u>± 28.9</u> acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:



090741D

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North - Alachua County Medium Density Residential

South - Alachua County Low Density Residential, Medium Density Residential, and Institutional

East - Alachua County Medium Density Residential

West - Alachua County Low Density Residential and Recreation

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

YES ____ If yes, please explain why the other properties cannot accommodate the proposed use?

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

Please see Justification Report

Noise and lighting

Please see Justification Report

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO _____

YES X

(If yes, please explain below)

Please see Justification Report

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO X

YES _____

b. Property with archaeological resources deemed significant by the State?

NO X

YES _____

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment _____

Urban Infill X

Activity Center _____

Urban Fringe _____

Strip Commercial _____

Traditional Neighborhood _____

090741D

Explanation of how the proposed development will contribute to the community.

Please see Justification Report

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?

Please see Justification Report

- H. What impact will the proposed change have on level of service standards?

Roadways

Please see Justification Report

Recreation

Please see Justification Report

Water and Wastewater

Please see Justification Report

Solid Waste

Please see Justification Report

Mass Transit

Please see Justification Report

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

Please see Justification Report

090741D

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

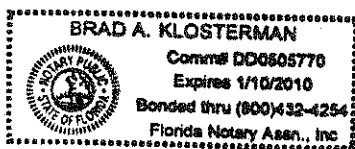
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Gerry Dedenbach
Owner/Agent Signature

10.14.09
Date

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me this 14 day of October 2009, by (Name)
Gerry Dedenbach



Brad A. Klosterman
Signature - Notary Public

Personally Known X OR Produced Identification (Type)