



**SEMINOLE COUNTY**  
**PLANNING & DEVELOPMENT DIVISION**  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 TELEPHONE: (407) 665-7371  
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-06000014

Received: 2/20/24

Paid: 2/29/24

## SITE PLAN/DREDGE & FILL

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

### APPLICATION TYPES/FEEES

<input checked="" type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	SEE FORMULA BELOW
<input type="checkbox"/> <b>DREDGE &amp; FILL</b>	\$750.00
<input type="checkbox"/> <b>FILL ONLY</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00

### PROJECT

PROJECT NAME: Village On The Green			
PARCEL ID #(S): 03-21-29-5WA-0000-0010			
DESCRIPTION OF PROJECT: <b>Proposed amenity upgrade</b>			
EXISTING USE(S): Retirement community	PROPOSED USE(S): Retirement community		
ZONING: PD	FUTURE LAND USE: PD	TOTAL ACREAGE: 75.97	BCC DISTRICT: 4 <sup>3: Constantine</sup>
WATER PROVIDER: Sunshine Water Services		SEWER PROVIDER: Sunshine Water Services	
ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A			
<b>SITE PLAN FORMULA</b> (CALCULATE IN SQUARE FOOTAGE)			
EXISTING BUILDING AREA: 331,927 SF		NEW BUILDING AREA: 800 SF	TOTAL: 332,727 SF
EXISTING PAVEMENT AREA: 429,502 SF		NEW PAVEMENT AREA: 15,682 SF	TOTAL: 445,184 SF
TOTAL SQUARE FEET OF <b>NEW</b> IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 16,482 SF			
(TOTAL SQUARE FEET OF <b>NEW</b> ISA 16,482 SF / 1,000 = 16.48 ) x \$25 + \$2,500 = <del>FEE DUE: \$2,516.48</del>			
\$2,912.50			
(TOTAL SQUARE FEET OF <b>NEW</b> ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE _____			
<b>EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50</b>			
*ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**			

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Nikki Russell	COMPANY: Lifespace Communities Inc.	
ADDRESS: 3501 Olympus Blvd., Suite 300		
CITY: Dallas	STATE: TX	ZIP: 75019
PHONE: (214) 417-4600	EMAIL: nikki.russell@lifespacecommunities.com	

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Brooks Stickler, P.E.	COMPANY: Kimley-Horn & Associates, Inc.	
ADDRESS: 200 South Orange Ave Suite 600		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: (407) 409-7002	EMAIL: brooks.stickler@kimley-horn.com	

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Lifespace Communities Inc.		
ADDRESS: 3501 Olympus Blvd., Suite 300		
CITY: Dallas	STATE: TX	ZIP: 75019
PHONE: (214) 417-4600	EMAIL:	

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

TEST NOTICE:

- ☐ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- ☒ Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.

**Nikki**

Digitally signed by Nikki  
Date: 2024.02.03 11:30:08 -06'00'

01/29/2024

SIGNATURE OF AUTHORIZED APPLICANT

DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Nick Harshfield, the owner of record for the following described property (Tax/Parcel ID Number) 03-21-29-5WA-0000-0010 hereby designates Brooks Stickler, P.E. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: \_\_\_\_\_

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date

2/5/24

Property Owner's Signature

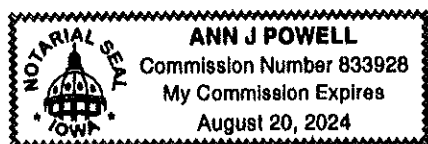
Nick Harshfield

Property Owner's Printed Name

Nick Harshfield

STATE OF FLORIDA  
COUNTY OF SEMINOLE

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Nick Harshfield (property owner),  
☒ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 6th day of February, 2024.



Notary Public

Ann J. Powell



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Not For Profit Corporation

**LIFESPACE COMMUNITIES, INC.**

### Filing Information

<b>Document Number</b>	839014
<b>FEI/EIN Number</b>	42-1068850
<b>Date Filed</b>	08/25/1977
<b>State</b>	IA
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	07/09/2009
<b>Event Effective Date</b>	NONE

### Principal Address

4201 Corporate Drive  
West Des Moines, IA 50266

Changed: 01/30/2017

### Mailing Address

4201 Corporate Drive  
West Des Moines, IA 50266

Changed: 01/30/2017

### Registered Agent Name & Address

CT CORPORATION SYSTEM  
1200 S PINE ISLAND RD  
PLANTATION, FL 33324

### Officer/Director Detail

#### **Name & Address**

Title President & CEO

Jantzen, Jesse  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Director



Dutra, Ana  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Director

Spangler, Patrick  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Director

Yanofsky, Neal  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Director

Fields, Venita  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Director

Darkey-Hrinya, Joyce  
4201 Corporate Drive  
West Des Moines, IA 50266

Title CFO, Treasurer

Harshfield, Nicholas A  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Board of Director

Blackford, Gary  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Board of Director

Sokeye, Jonathan  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Board of Director

Williams, David  
4201 Corporate Drive  
West Des Moines, IA 50266

Title General Counsel/Corporate Secretary

Gorman, Joseph Timothy  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Director

Jensen, Claus  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Director

Salamino, Jenifer  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Board

McDonough, Amy  
4201 Corporate Drive  
West Des Moines, IA 50266

Title Board

Stretch, Clyde  
4201 Corporate Drive  
West Des Moines, IA 50266

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	02/03/2022
2023	02/21/2023
2024	02/12/2024

#### **Document Images**

<a href="#">02/12/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/14/2020 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">07/09/2009 -- Name Change</a>	<a href="#">View image in PDF format</a>
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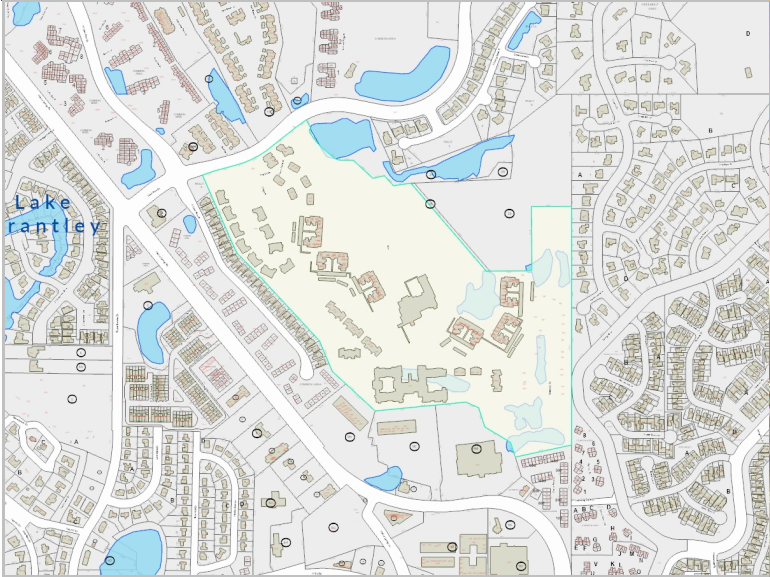
# Property Record Card



**Parcel** 03-21-29-5WA-0000-0010

**Property Address** 500 VILLAGE PL LONGWOOD, FL 32779

## Parcel Location



## Site View



## Parcel Information

<b>Parcel</b>	03-21-29-5WA-0000-0010
<b>Owner(s)</b>	LIFESPACE COMMUNITIES INC
<b>Property Address</b>	500 VILLAGE PL LONGWOOD, FL 32779
<b>Mailing</b>	4201 CORPORATE DR WDM, IA 50266-5906
<b>Subdivision Name</b>	VILLAGE ON THE GREEN LONGWOOD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	7402-RETIREMENT COMPLEX
<b>Exemptions</b>	40-HOME FOR AGED(2023)
<b>AG Classification</b>	No
<b>Facility Name</b>	VILLAGE ON THE GREEN

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	32	32
<b>Depreciated Bldg Value</b>	\$60,752,275	\$56,301,462
<b>Depreciated EXFT Value</b>	\$742,853	\$646,195
<b>Land Value (Market)</b>	\$10,827,247	\$10,827,247
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$72,322,375	\$67,774,904
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$2,062,671	\$3,906,082
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$70,259,704	\$63,868,822

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Non-Hx Cap** \$901,948.42 **2023 Tax Savings with Non-Hx Cap** \$418,628.39

**2023 Tax Bill Amount**

\* Does Not Include Non Ad Valorem Assessments

## Legal Description

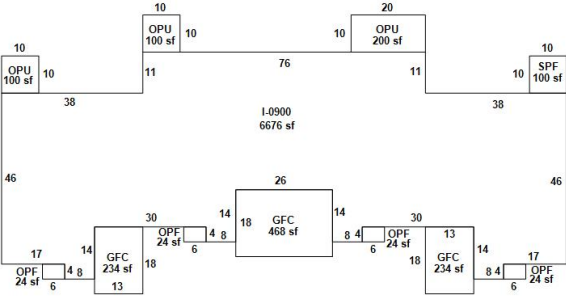
LOT 1  
VILLAGE ON THE GREEN LONGWOOD  
PB 88 PGS 63-69

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$70,259,704	\$29,129,333	\$41,130,371
SJWM(Saint Johns Water Management)	\$70,259,704	\$29,129,333	\$41,130,371
FIRE	\$70,259,704	\$29,129,333	\$41,130,371
COUNTY GENERAL FUND	\$70,259,704	\$29,129,333	\$41,130,371
Schools	\$72,322,375	\$29,129,333	\$43,193,042

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp

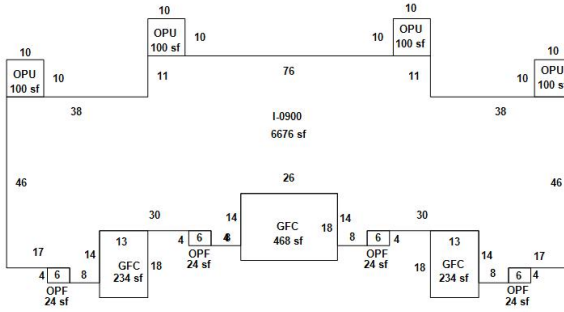
Land					
Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			999999	\$3.50	\$3,499,997
SQUARE FEET			999999	\$3.50	\$3,499,997
SQUARE FEET			999999	\$3.50	\$3,499,997
SQUARE FEET			93374	\$3.50	\$326,809
ACREAGE			3.83	\$116.60	\$447

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	MULTIFAMILY	1986	1	6676.00	BRICK COMMON - MASONRY	\$717,421	\$969,160	Description	Area
								SCREEN PORCH FINISHED	100.00
								OPEN PORCH UNFINISHED	200.00
								OPEN PORCH UNFINISHED	100.00
								OPEN PORCH UNFINISHED	100.00
								OPEN PORCH FINISHED	24.00
								GARAGE FINISHED C.B.S.	234.00
								OPEN PORCH FINISHED	24.00
								GARAGE FINISHED C.B.S.	468.00
								OPEN PORCH FINISHED	24.00
								GARAGE FINISHED C.B.S.	234.00
								OPEN PORCH FINISHED	24.00

Building 1 - Page 1

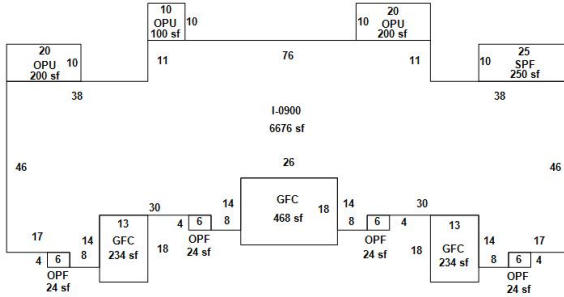
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
2	MULTIFAMILY	1986	1	6676.00	BRICK COMMON - MASONRY	\$715,408	\$966,441	Description	Area
								OPEN PORCH UNFINISHED	100.00
								OPEN PORCH UNFINISHED	100.00
								OPEN PORCH UNFINISHED	100.00
								OPEN PORCH UNFINISHED	100.00



Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
3	MULTIFAMILY	1986	1	6676.00	BRICK COMMON - MASONRY	\$721,802	\$975,079	

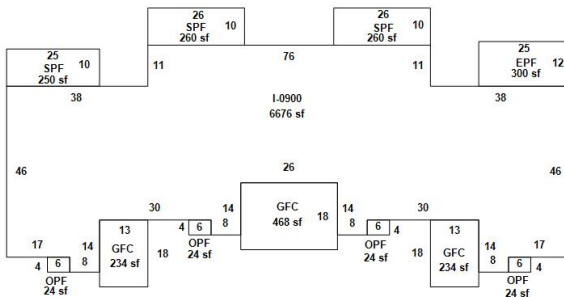
Description	Area
SCREEN PORCH FINISHED	250.00
OPEN PORCH UNFINISHED	200.00
OPEN PORCH UNFINISHED	100.00
OPEN PORCH UNFINISHED	200.00
OPEN PORCH FINISHED	24.00
GARAGE FINISHED C.B.S.	234.00
OPEN PORCH FINISHED	24.00
GARAGE FINISHED C.B.S.	468.00
OPEN PORCH FINISHED	24.00
GARAGE FINISHED C.B.S.	234.00
OPEN PORCH FINISHED	24.00



Building 3 - Page 1

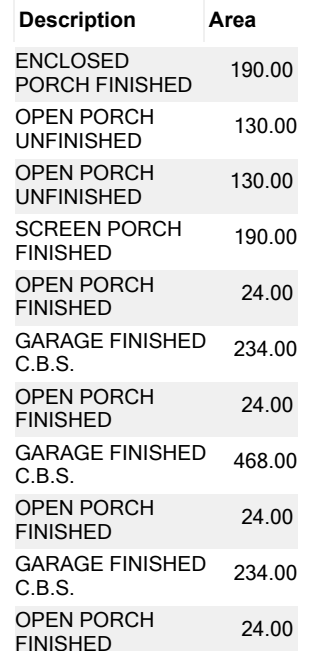
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
4	MULTIFAMILY	1986	1	6676.00	BRICK COMMON - MASONRY	\$734,310	\$991,975	

Description	Area
ENCLOSED PORCH FINISHED	300.00
SCREEN PORCH FINISHED	260.00
SCREEN PORCH FINISHED	260.00
SCREEN PORCH FINISHED	250.00
OPEN PORCH FINISHED	24.00
GARAGE FINISHED C.B.S.	234.00
OPEN PORCH FINISHED	24.00
GARAGE FINISHED C.B.S.	468.00
OPEN PORCH FINISHED	24.00
GARAGE FINISHED C.B.S.	234.00

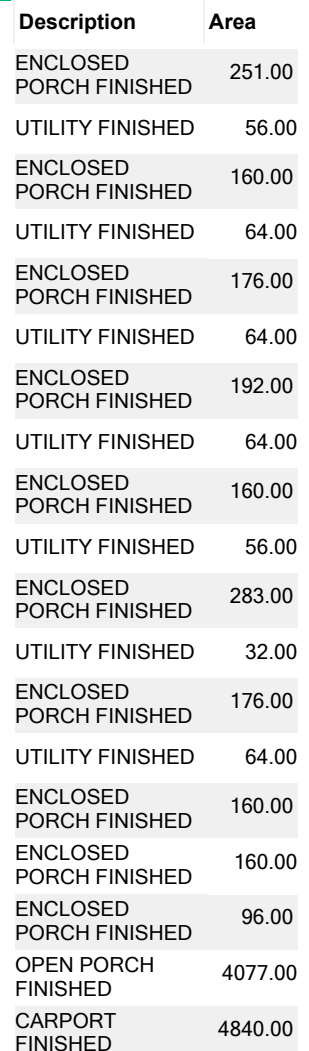


Building 4 - Page 1

OPEN PORCH	24.00
FINISHED	

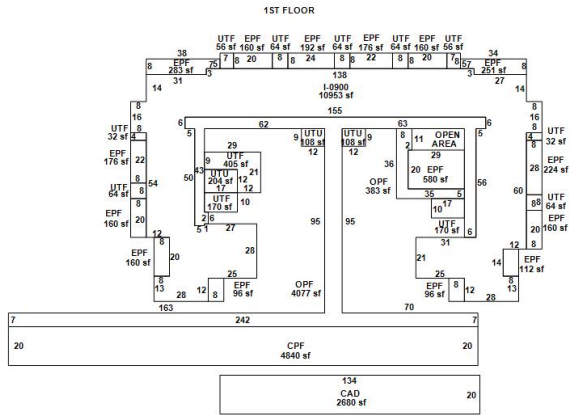


#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
6	MULTIFAMILY	1986	3	32859.00	BRICK COMMON - MASONRY	\$3,269,850	\$5,300,669	Description	Area



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Building 6 - Page 2



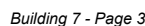
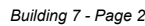
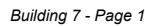
Building 6 - Page 3

UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	405.00
ENCLOSED PORCH FINISHED	580.00
UTILITY FINISHED	170.00
OPEN PORCH FINISHED	383.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00
CANOPY DETACHED	2680.00
ENCLOSED PORCH FINISHED	251.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	192.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	96.00
OPEN PORCH FINISHED	1528.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00



OPEN PORCH UNFINISHED	405.00
UTILITY FINISHED	170.00
OPEN PORCH UNFINISHED	963.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	251.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	192.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
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ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	96.00
OPEN PORCH FINISHED	1528.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	170.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00

UTILITY FINISHED	32.00
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CARPORT FINISHED	2740.00
CANOPY DETACHED	1600.00
CANOPY DETACHED	2000.00
ENCLOSED PORCH FINISHED	251.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	192.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	96.00
OPEN PORCH FINISHED	1528.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
OPEN PORCH UNFINISHED	405.00
UTILITY FINISHED	170.00
OPEN PORCH UNFINISHED	963.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	251.00
UTILITY FINISHED	56.00

ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	192.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	96.00
OPEN PORCH FINISHED	1528.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	170.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
8	MULTIFAMILY	1986	3	32859.00	BRICK COMMON - MASONRY	\$3,268,369	\$5,298,268	Description	Area
								ENCLOSED PORCH FINISHED	251.00
								UTILITY FINISHED	56.00
								ENCLOSED PORCH FINISHED	160.00
								UTILITY FINISHED	64.00
								ENCLOSED PORCH FINISHED	176.00
								UTILITY FINISHED	64.00
								ENCLOSED PORCH FINISHED	192.00
								UTILITY FINISHED	64.00

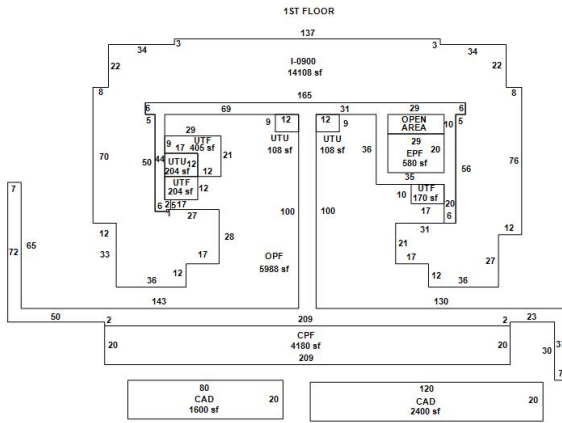


ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	96.00
OPEN PORCH FINISHED	1528.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
OPEN PORCH UNFINISHED	405.00
UTILITY FINISHED	170.00
OPEN PORCH UNFINISHED	963.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	251.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	192.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
9	MULTIFAMILY	1986	3	32859.00	BRICK COMMON - MASONRY	\$3,156,776	\$5,117,368

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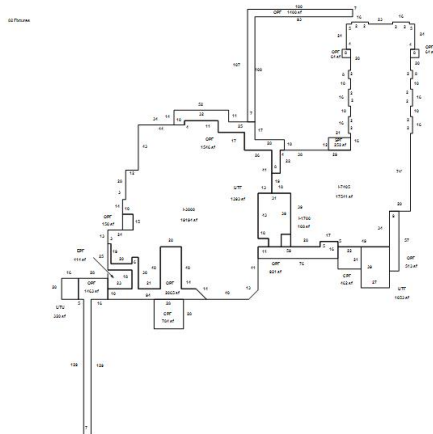
Building 9 - Page 3

UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	405.00
ENCLOSED PORCH FINISHED	580.00
UTILITY FINISHED	170.00
OPEN PORCH FINISHED	383.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00
CANOPY DETACHED	1200.00
ENCLOSED PORCH FINISHED	251.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	192.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	96.00
OPEN PORCH FINISHED	1528.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
OPEN PORCH UNFINISHED	405.00
UTILITY FINISHED	170.00

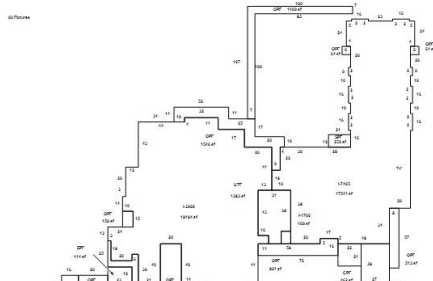


OPEN PORCH UNFINISHED	963.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	251.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	192.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	56.00
ENCLOSED PORCH FINISHED	283.00
UTILITY FINISHED	32.00
ENCLOSED PORCH FINISHED	176.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	160.00
ENCLOSED PORCH FINISHED	96.00
OPEN PORCH FINISHED	1528.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	170.00
ENCLOSED PORCH FINISHED	96.00
ENCLOSED PORCH FINISHED	112.00
ENCLOSED PORCH FINISHED	160.00
UTILITY FINISHED	64.00
ENCLOSED PORCH FINISHED	224.00
UTILITY FINISHED	32.00

#	Description	Year Built	Stories	Total SF	Ext Wall	Adj Value	Per Value	Appendages
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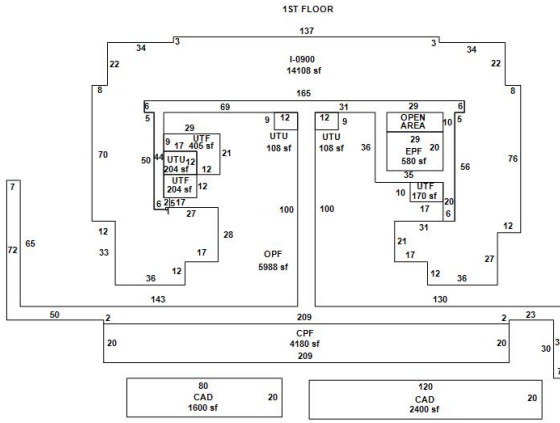
#	Description	Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
10	MASONRY PILASTER .	1986/2010	1	36843.00	BRICK COMMON - MASONRY	\$3,721,165	\$5,553,978	Description	Area
								OPEN PORCH FINISHED	64.00
								OPEN PORCH FINISHED	64.00
								SCREEN PORCH FINISHED	252.00
								OPEN PORCH FINISHED	513.00
								UTILITY FINISHED	1053.00
								CARPORT FINISHED	462.00
								OPEN PORCH FINISHED	921.00
								UTILITY FINISHED	1393.00
								OPEN PORCH FINISHED	1546.00
								OPEN PORCH FINISHED	2065.00
								ENCLOSED PORCH FINISHED	414.00
								OPEN PORCH FINISHED	1463.00
								UTILITY UNFINISHED	320.00
								CARPORT FINISHED	784.00
								OPEN PORCH FINISHED	150.00
								OPEN PORCH FINISHED	1400.00

Building 10 - Page 2

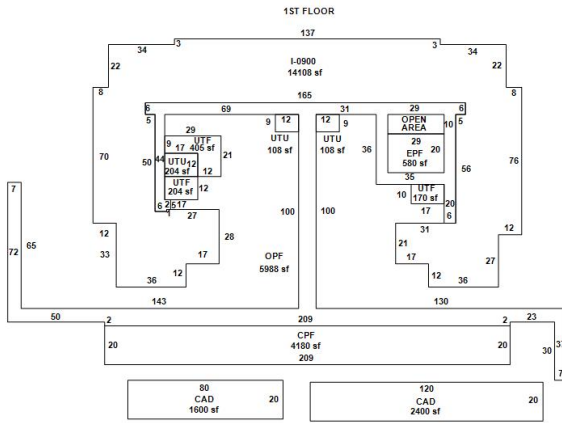


Building 10 - Page 2

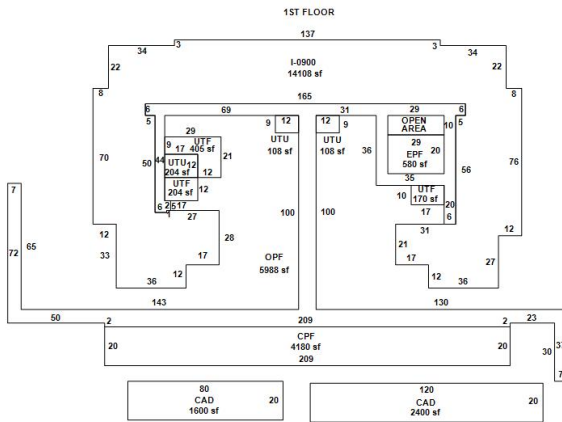
Building 10 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages		
11	MULTIFAMILY	1989	3	42324.00	BRICK COMMON - MASONRY	\$3,901,955	\$6,156,930	Description	Area	
									OPEN PORCH FINISHED	5988.00
									ENCLOSED PORCH FINISHED	580.00
									UTILITY FINISHED	170.00
									UTILITY UNFINISHED	108.00
									UTILITY UNFINISHED	108.00
									UTILITY FINISHED	204.00
									UTILITY UNFINISHED	204.00
									UTILITY FINISHED	405.00
									CARPORT FINISHED	4180.00
									CANOPY DETACHED	1600.00
									CANOPY DETACHED	2400.00
									OPEN PORCH FINISHED	2942.00

Building 11 - Page 1

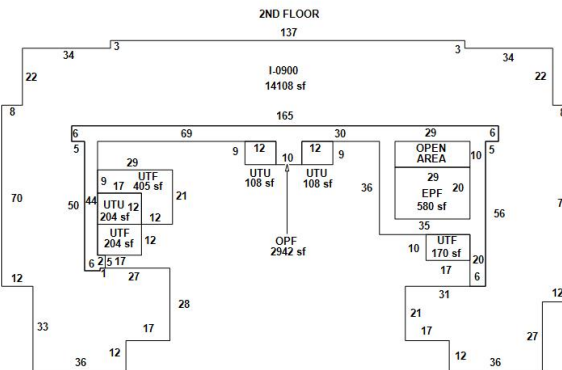


Building 11 - Page 2



Building 11 - Page 3

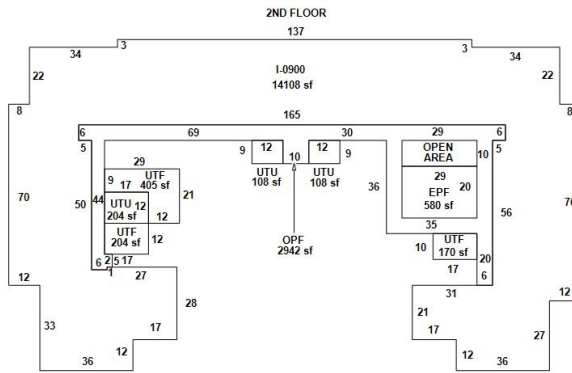
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
12	MULTIFAMILY	1989	3	42324.00	BRICK COMMON - MASONRY	\$3,887,636	\$6,134,337	Description	Area



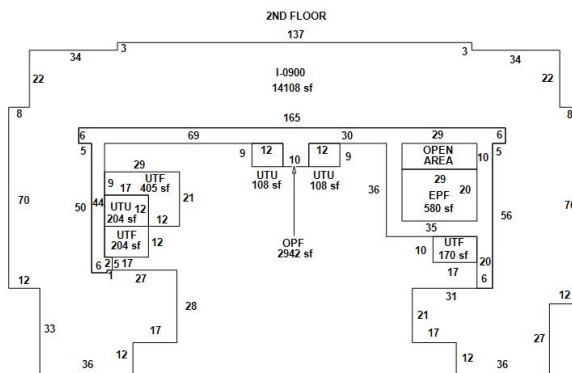
Building 12 - Page 2

ENCLOSED PORCH FINISHED	580.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	204.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	405.00
OPEN PORCH FINISHED	2942.00
OPEN PORCH FINISHED	580.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	204.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	405.00

OPEN PORCH FINISHED	5568.00
ENCLOSED PORCH FINISHED	580.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	204.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	405.00
CARPORT FINISHED	4180.00
CANOPY DETACHED	1400.00
CANOPY DETACHED	1200.00
OPEN PORCH FINISHED	2942.00
ENCLOSED PORCH FINISHED	580.00
UTILITY FINISHED	170.00



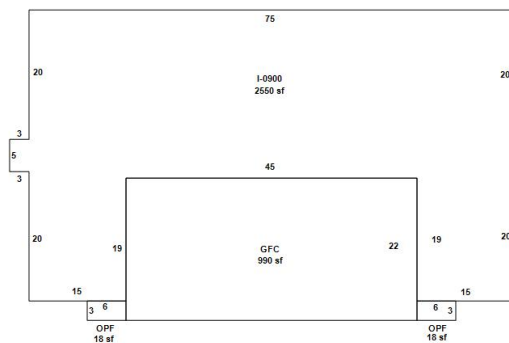
Building 12 - Page 3



Building 12 - Page 1

UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	204.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	405.00
OPEN PORCH FINISHED	2942.00
OPEN PORCH FINISHED	580.00
UTILITY FINISHED	170.00
UTILITY UNFINISHED	108.00
UTILITY UNFINISHED	108.00
UTILITY FINISHED	204.00
UTILITY UNFINISHED	204.00
UTILITY FINISHED	405.00

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
13	MULTIFAMILY	1989	1	2550.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$263,986	\$390,511	Description	Area



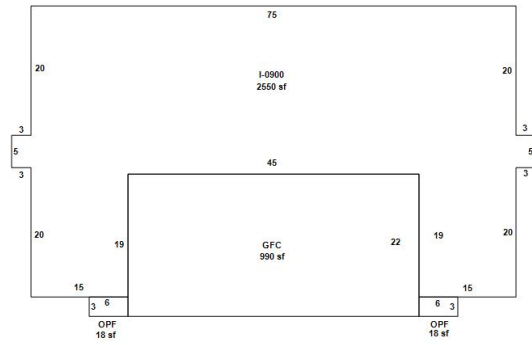
Building 13 - Page 1

GARAGE FINISHED C.B.S.	990.00
OPEN PORCH FINISHED	18.00
OPEN PORCH FINISHED	18.00

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
14	MULTIFAMILY	1989	1	2550.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$263,986	\$390,511	Description	Area

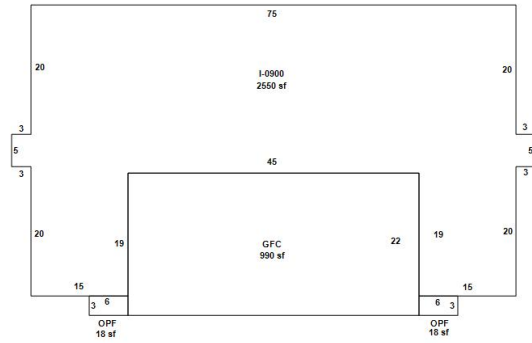
GARAGE FINISHED C.B.S.	990.00
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OPEN PORCH FINISHED	18.00
OPEN PORCH FINISHED	18.00



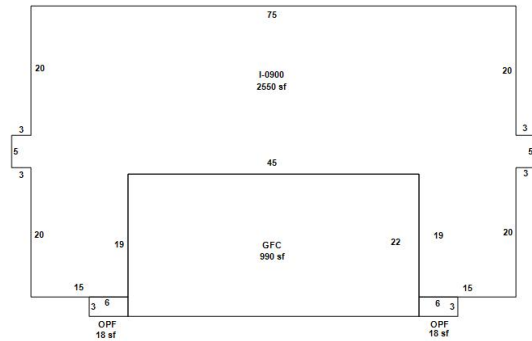
Building 14 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
15	MULTIFAMILY	1989	1	2550.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$263,986	\$390,511	Description	Area



Building 15 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
16	MULTIFAMILY	1989	1	2550.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$296,984	\$390,511	Description	Area

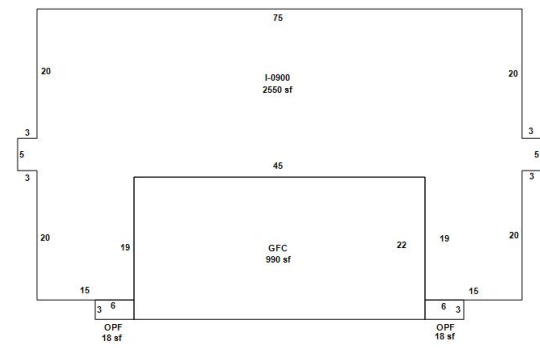


Building 16 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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17	MULTIFAMILY	1989	1	2550.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$296,984	\$390,511
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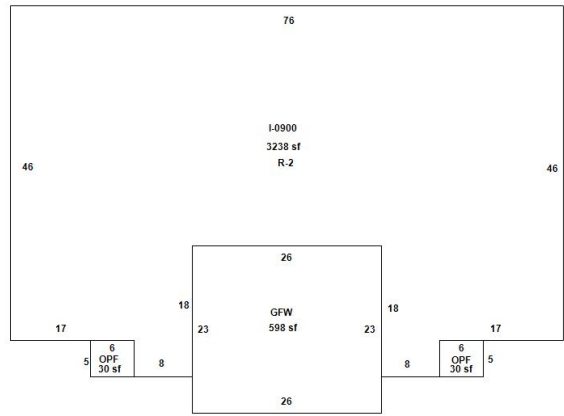
Description	Area
GARAGE FINISHED C.B.S.	990.00
OPEN PORCH FINISHED	18.00
OPEN PORCH FINISHED	18.00



Building 17 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
18	MULTIFAMILY	1989	1	3238.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$343,138	\$451,200

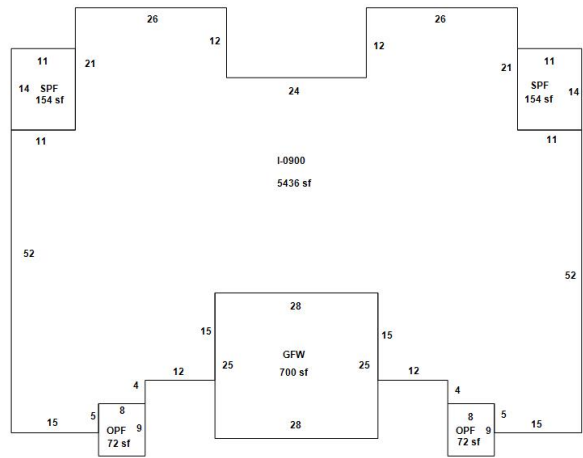
Description	Area
GARAGE FINISHED WOOD	598.00
OPEN PORCH FINISHED	30.00
OPEN PORCH FINISHED	30.00



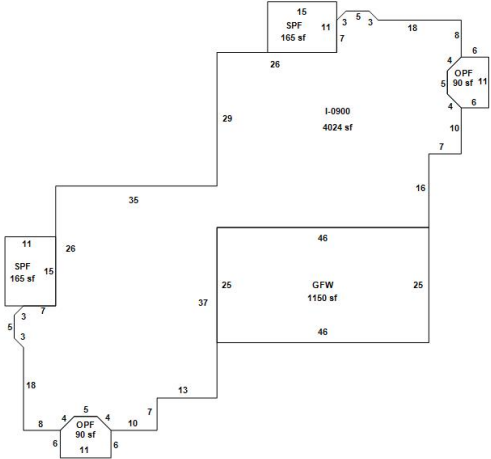
Building 18 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
19	MULTIFAMILY	1996	1	5436.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$569,916	\$711,505

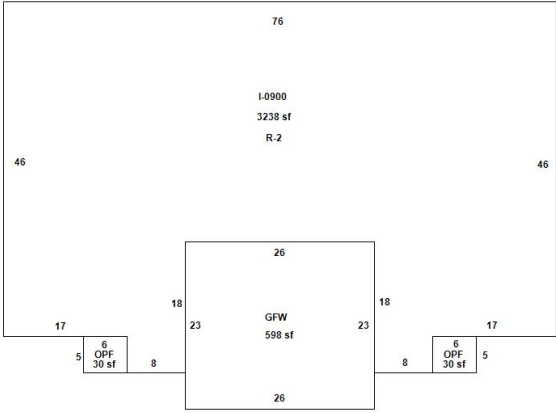
Description	Area
SCREEN PORCH FINISHED	154.00
SCREEN PORCH FINISHED	154.00
OPEN PORCH FINISHED	72.00
OPEN PORCH FINISHED	72.00
GARAGE FINISHED WOOD	700.00



Building 19 - Page 1

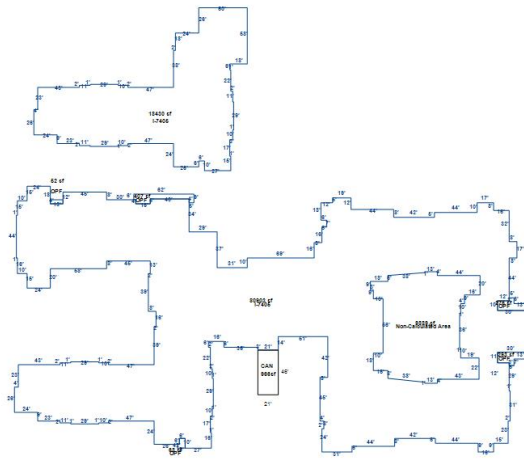
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
20	MULTIFAMILY	1996	1	4024.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$468,101	\$584,395	Description	Area
								SCREEN PORCH FINISHED	165.00
								OPEN PORCH FINISHED	90.00
								GARAGE FINISHED WOOD	1150.00
								SCREEN PORCH FINISHED	165.00
								OPEN PORCH FINISHED	90.00

Building 20 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
21	MULTIFAMILY	1989	1	3238.00	WOOD SIDING WITH WOOD OR METAL STUDS	\$340,096	\$447,200	Description	Area
								GARAGE FINISHED WOOD	598.00
								OPEN PORCH FINISHED	30.00
								OPEN PORCH FINISHED	30.00

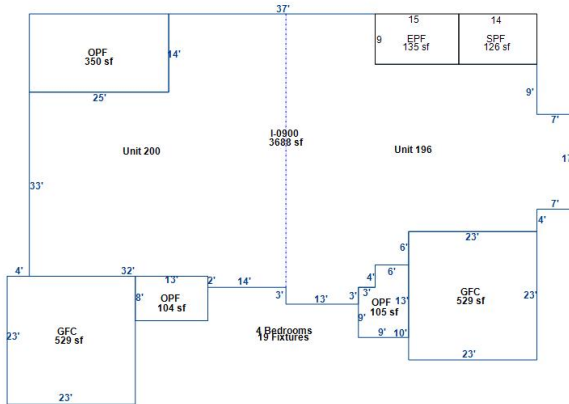
Building 21 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
22	REINFORCED CONCRETE	2021	2	99333.00	CONCRETE TILT UP - MASONRY	\$23,931,808	\$24,420,212	Description	Area
								OPEN PORCH FINISHED	276.00
								OPEN PORCH FINISHED	293.00
								OPEN PORCH FINISHED	68.00
								OPEN PORCH FINISHED	407.00
								OPEN PORCH FINISHED	52.00
								CANOPY	966.00



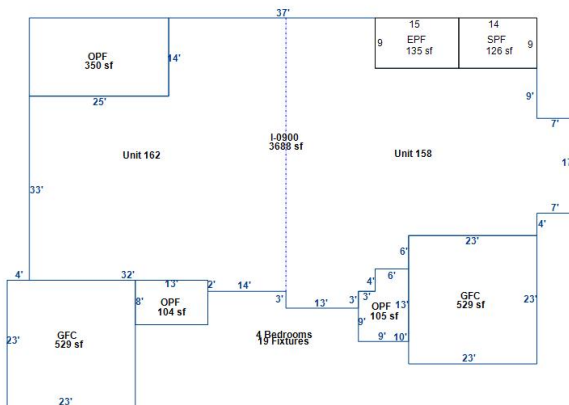
Building 22 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
23	MULTIFAMILY	2021	1	3688.00	CONCRETE BLOCK-STUCCO - MASONRY	\$554,664	\$560,267	Description	Area



Building 23 - Page 1

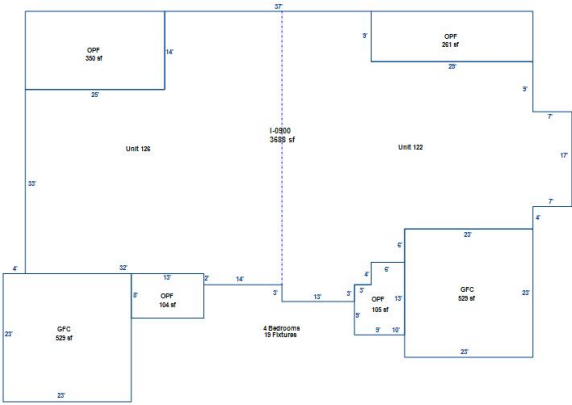
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
24	MULTIFAMILY	2021	1	3688.00	CONCRETE BLOCK-STUCCO - MASONRY	\$554,664	\$560,267	Description	Area



Building 24 - Page 1

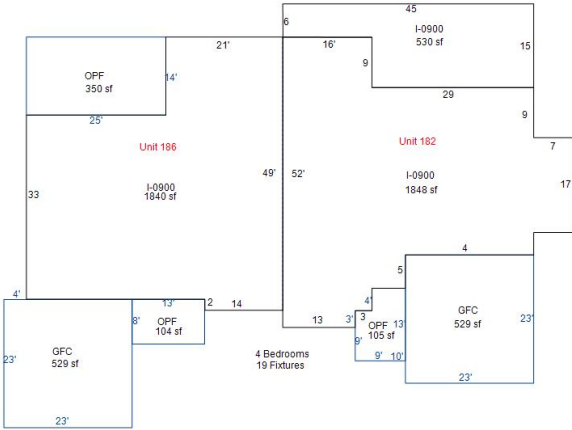
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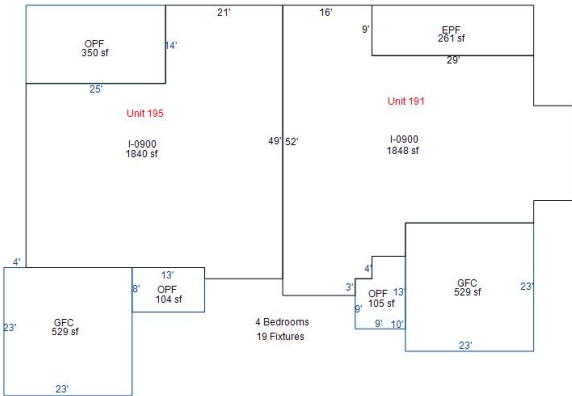
Building 25 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
26	MULTIFAMILY	2021	1	4218.00	CONCRETE BLOCK-STUCCO - MASONRY	\$599,355	\$605,409



Building 26 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
27	MULTIFAMILY	2021	1	3688.00	CONCRETE BLOCK-STUCCO - MASONRY	\$556,244	\$561,863

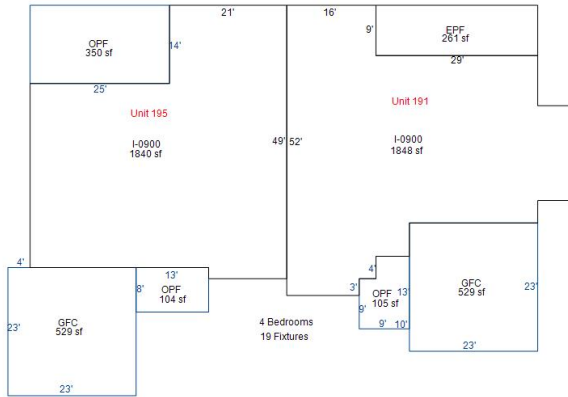


Building 27 - Page 1

Description	Area
OPEN PORCH FINISHED	261.00
OPEN PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00

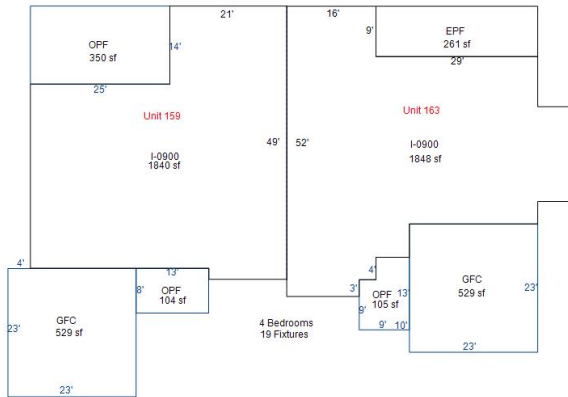
Description	Area
OPEN PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00

Description	Area
ENCLOSED PORCH FINISHED	261.00
OPEN PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00



Building 27 - Page 2

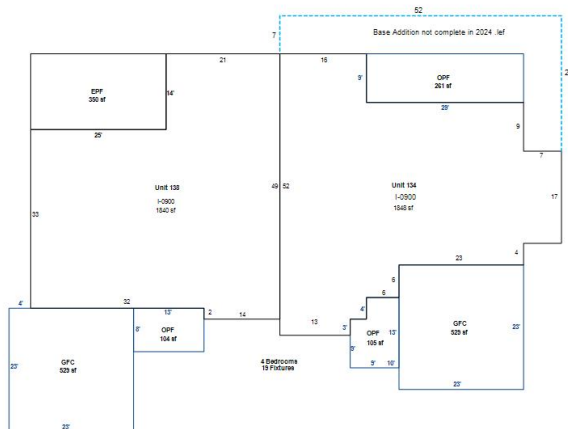
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
28	MULTIFAMILY	2021	1	3688.00	CONCRETE BLOCK-STUCCO - MASONRY	\$556,244	\$561,863	Description	Area



Building 28 - Page 1

Description	Area
ENCLOSED PORCH FINISHED	261.00
OPEN PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00

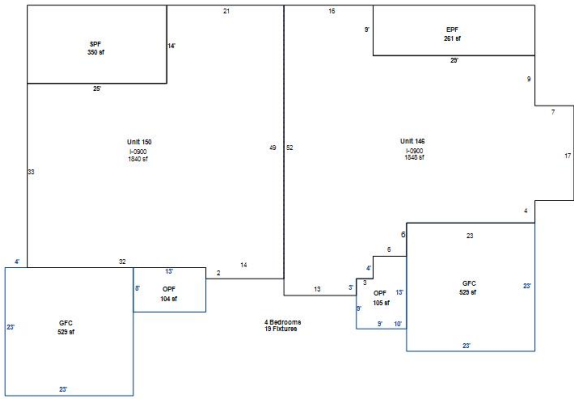
#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	
29	MULTIFAMILY	2022	1	3688.00	CONCRETE BLOCK-STUCCO - MASONRY	\$560,622	\$563,439	Description	Area



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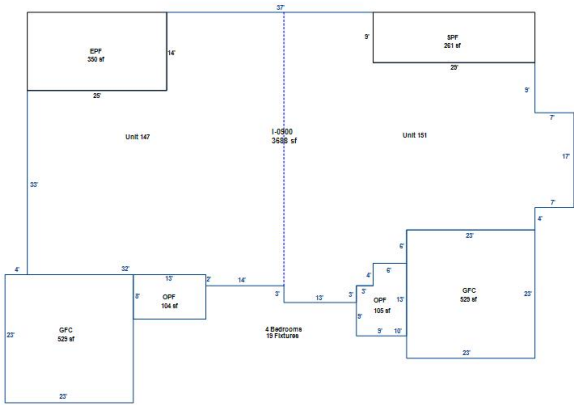
Description	Area
OPEN PORCH FINISHED	261.00
ENCLOSED PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
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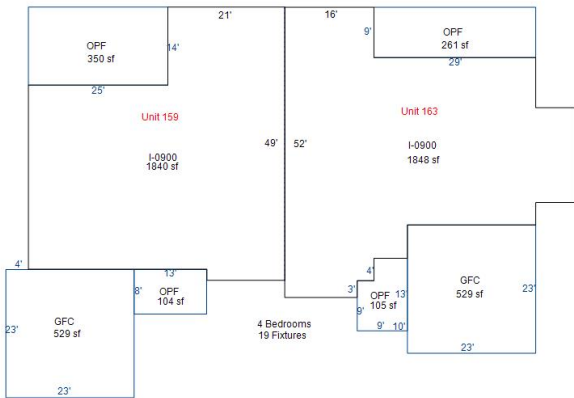
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#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
31	MULTIFAMILY	2022	1	3688.00	CONCRETE BLOCK-STUCCO - MASONRY	\$561,928	\$564,752



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#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value
32	MULTIFAMILY	2022	1	3688.00	CONCRETE BLOCK-STUCCO - MASONRY	\$555,764	\$558,557



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Description	Area
ENCLOSED PORCH FINISHED	261.00
SCREEN PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00

Description	Area
SCREEN PORCH FINISHED	261.00
ENCLOSED PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00

Description	Area
SCREEN PORCH FINISHED	261.00
OPEN PORCH FINISHED	350.00
GARAGE FINISHED C.B.S.	529.00
OPEN PORCH FINISHED	104.00
OPEN PORCH FINISHED	105.00
GARAGE FINISHED C.B.S.	529.00

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
22803	151 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-COMPLETION OF BATH, KITCHEN, LAUNDRY	County	\$45,000	4/28/2022	12/20/2021
22715	170 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-Build 7 - Villa 170	County	\$47,000	10/5/2022	2/3/2022
01448	470 VILLAGE PL: ALTERATION COMMERCIAL-Condominium	County	\$50,513	6/3/2022	2/22/2022
03182	590 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit	County	\$71,000	6/6/2022	3/29/2022
03181	570 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit	County	\$90,000	10/28/2022	3/29/2022
03184	570 VILLAGE PL: ALTERATION COMMERCIAL-Apartment unit	County	\$85,000		3/29/2022
04189	540 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes	County	\$61,234		4/14/2022
04210	430 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes	County	\$82,135		4/18/2022
05807	470 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes CC IF REQUESTED	County	\$52,613		4/28/2022
05817	529 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes CC IF REQUESTED	County	\$66,597		5/2/2022
05553	570 VILLAGE PL: ALTERATION COMMERCIAL-Condo CC IF REQUESTED	County	\$49,500		5/6/2022
04953	570 VILLAGE PL: ALTERATION COMMERCIAL-Carport B	County	\$6,000	7/18/2022	5/12/2022
04952	590 VILLAGE PL: ALTERATION COMMERCIAL-Carport	County	\$28,000	7/26/2022	5/13/2022
19656	500 VILLAGE PL: ALTERATION COMMERCIAL-NEED CC Screen Room	County	\$2,600,000	8/8/2023	5/20/2022
07194	430 VILLAGE PL: ALTERATION COMMERCIAL-Residential Townhomes	County	\$73,204		5/26/2022
04954	540 VILLAGE PL: ALTERATION COMMERCIAL-Carport C and Clubhouse Walkway	County	\$5,000	7/18/2022	5/26/2022
04955	470 VILLAGE PL: ALTERATION COMMERCIAL-Carport D	County	\$20,000	7/26/2022	5/26/2022
04956	450 VILLAGE PL: ALTERATION COMMERCIAL-Carport E	County	\$12,000	7/26/2022	5/26/2022
04957	430 VILLAGE PL: ALTERATION COMMERCIAL-Carport F	County	\$8,000	8/11/2022	5/26/2022
05493	138 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-Villa 138	County	\$67,000	9/8/2022	6/1/2022
05552	590 VILLAGE PL: ALTERATION COMMERCIAL-Condo	County	\$49,500		6/9/2022
07190	590 VILLAGE PL: ALTERATION COMMERCIAL-Retirement community	County	\$21,369		6/9/2022
05494	147 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-Villa 147	County	\$47,000	7/15/2022	6/10/2022
09727	417 THE CIRCLE : ALTERATION COMMERCIAL-townhome remodel [THE COVE]	County	\$100,000		7/14/2022
12155	469 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel	County	\$90,000		8/2/2022
12588	150 GREENTRAIL CT: ALTERATION COMMERCIAL-install kitchen island	County	\$45,000	11/15/2022	8/4/2022
11208	430 VILLAGE PL: ALTERATION COMMERCIAL-apartment building	County	\$78,000		8/11/2022
12366	182 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-ADDITION & INTERIOR FINISH. ALL PERMITS FINALS APPROVED IN OCTOBER 2022 WITH EXCEPTION OF THE FINAL. (BUILDING PLACED ON TAX ROLL) .LEF	County	\$67,000	1/26/2023	8/17/2022
14144	450 VILLAGE PL: ALTERATION COMMERCIAL-Condo Need CC	County	\$88,465		9/15/2022
14544	417 THE CIRCLE : SCREEN ROOM-SCREEN ROOM with electric [THE COVE]	County	\$16,688		9/12/2022
16047	401 MOSSY STONE CT: RES ALTERATIONS, NO CHANGE IN UNITS-Interior alterations	County	\$90,000		10/10/2022
16049	450 VILLAGE PL: ALTERATION COMMERCIAL-apartment building CC	County	\$72,000		10/20/2022
16944	540 VILLAGE PL: ALTERATION COMMERCIAL-apartment building level 2 alt	County	\$92,000		10/20/2022
16882	146 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-Villa 146	County	\$45,000	1/18/2023	10/19/2022
17567	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$47,450		11/1/2022
18442	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$62,495		11/8/2022
18438	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$60,661		11/8/2022
18446	549 VILLAGE PL: ALTERATION COMMERCIAL-condo interior alterations	County	\$102,766		11/8/2022
18441	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$61,329		11/16/2022

16881	134 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-Villa 134	County	\$70,000		12/2/2022
18708	147 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-VILLA 147 (1/4/2022 PERMITTING SAYS IT IS CURRENTLY ON HOLD) ENCLOSING PORCH	County	\$22,337	7/28/2023	12/8/2022
20374	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$80,000		12/9/2022
20373	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$73,000		12/9/2022
20372	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$89,193		12/9/2022
20392	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building	County	\$90,000		12/19/2022
10146	515 VILLAGE PL: HOSPITALS OR INSTITUTIONAL BLDGS-RESIDENTIAL CARE NEED C.O. [VILLAGE ON THE GREEN LONG]	County	\$23,230,166	2/3/2021	12/17/2019
13631	461 VILLAGE PL: ALTERATION COMMERCIAL-LEVEL 2 ALT [VILLAGE ON THE GREEN LONG]	County	\$25,000	12/18/2019	11/8/2019
13535	470 VILLAGE PL: ALTERATION COMMERCIAL-INDEPENDENT LIVING [VILLAGE ON THE GREEN LONG]	County	\$30,000	1/8/2020	12/2/2019
13764	430 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT NO CO [VILLAGE ON THE GREEN LONG]	County	\$20,000	1/22/2020	12/3/2019
13762	470 VILLAGE PL: ALTERATION COMMERCIAL-INT ALTERATION [VILLAGE ON THE GREEN LONG]	County	\$20,000	7/29/2020	12/18/2019
10975	500 VILLAGE PL: ALTERATION COMMERCIAL-LEVEL 2 ALTERATION NEED C.C. [VILLAGE ON THE GREEN LONG]	County	\$1,736,732	9/10/2021	2/19/2020
16323	126 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa A Unit [VILLAGE ON THE GREEN LONG]	County	\$266,950	8/25/2020	2/5/2020
16320	122 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa B Unit [VILLAGE ON THE GREEN LONG]	County	\$277,075	8/25/2020	2/5/2020
00043	134 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 2 - Unit 134 [VILLAGE ON THE GREEN LONG]	County	\$277,075	9/16/2020	2/26/2020
00109	138 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 2 - Unit 138 [VILLAGE ON THE GREEN LONG]	County	\$266,950	10/8/2020	2/26/2020
00012	450 VILLAGE PL: ALTERATION COMMERCIAL-RENOVATION LEVEL 1 [VILLAGE ON THE GREEN LONG]	County	\$50,112	9/3/2020	3/10/2020
17841	570 VILLAGE PL: ALTERATION COMMERCIAL-LEVEL 1 ALTERATION [VILLAGE ON THE GREEN LONG]	County	\$50,112	9/3/2020	3/3/2020
01550	450 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT LEVEL 2 [VILLAGE ON THE GREEN LONG]	County	\$20,000	4/16/2020	2/25/2020
01457	186 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 9 - unit 186 [VILLAGE ON THE GREEN LONG]	County	\$266,950	12/2/2020	3/4/2020
02108	470 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT [VILLAGE ON THE GREEN LONG]	County	\$20,000	4/16/2020	3/4/2020
01484	182 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 9 - Unit 182 [VILLAGE ON THE GREEN LONG]	County	\$277,075	12/2/2020	3/4/2020
00111	150 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 3 - Unit 150 [VILLAGE ON THE GREEN LONG]	County	\$266,950	10/29/2020	3/6/2020
00048	146 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-UNIT B OF DUPLEX Villa 3 - Unit 146 [VILLAGE ON THE GREEN LONG]	County	\$277,075	10/29/2020	3/6/2020
02258	195 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 8 - Unit 195 [VILLAGE ON THE GREEN LONG]	County	\$277,075	12/2/2020	3/20/2020
00864	163 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 6 - Unit 163 [VILLAGE ON THE GREEN LONG]	County	\$277,075	10/27/2020	3/25/2020
00812	147 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 4 - Unit 147 [VILLAGE ON THE GREEN LONG]	County	\$266,950	10/27/2020	3/25/2020
00865	170 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 7 - Unit 170 [VILLAGE ON THE GREEN LONG]	County	\$277,075	12/2/2020	4/3/2020
02260	200 GREENTRAIL CT: DUPLEX TWO FAMILY BLDG-Villa 10 - Unit 200 [VILLAGE ON THE GREEN LONG]	County	\$266,950	12/2/2020	4/3/2020
10382	412 THE CIRCLE : RES ALTERATIONS, NO CHANGE IN UNITS-9 MOTORIZED HURRICANE SHUTTERS [VILLAGE ON THE GREEN LONG]	County	\$25,000	10/20/2020	7/31/2020
11522	540 VILLAGE PL: ALTERATION COMMERCIAL-Apartment [VILLAGE ON THE GREEN LONG]	County	\$34,000	9/15/2020	8/19/2020
13291	450 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT LEVEL 2 [VILLAGE ON THE GREEN LONG]	County	\$39,000	10/20/2020	9/23/2020
08987	500 VILLAGE PL: ALTERATION COMMERCIAL-PARTIAL DEMO AND REBUILD [VILLAGE ON THE GREEN LONG]	County	\$175,752	9/10/2021	11/23/2020
19309	430 VILLAGE PL: ALTERATION COMMERCIAL-Carports REPAIR [VILLAGE ON THE GREEN LONG]	County	\$25,000	3/30/2021	12/10/2020
17376	430 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT CC NO CO [VILLAGE ON THE GREEN LONG]	County	\$59,000	12/2/2021	12/15/2020
18986	418 THE CIRCLE : ALTERATION COMMERCIAL-TERMITE REPAIRS [VILLAGE ON THE GREEN LONG]	County	\$20,000	3/19/2021	12/15/2020
18615	418 THE CIRCLE : ALTERATION COMMERCIAL-MINOR INT REMODEL [VILLAGE ON THE GREEN LONG]	County	\$43,000	10/6/2021	1/1/1900
20004	481 VILLAGE PL: MISC BUILDING - COMMERCIAL-concrete pad [VILLAGE ON THE GREEN LONG]	County	\$2,400	3/19/2021	12/28/2020

20803	450 VILLAGE PL: ALTERATION COMMERCIAL-Commercial Alteration [VILLAGE ON THE GREEN LONG]	County	\$38,000	2/19/2021	1/19/2021
03535	540 VILLAGE PL: ALTERATION COMMERCIAL-Carport C REPAIR [VILLAGE ON THE GREEN LONG]	County	\$34,250	2/4/2022	4/2/2021
03319	195 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-[VILLAGE ON THE GREEN LONG]	County	\$47,000	5/21/2021	3/25/2021
03317	191 GREENTRAIL CT: RES ALTERATIONS, NO CHANGE IN UNITS-INTERIOR FINISH [VILLAGE ON THE GREEN LONG]	County	\$45,000	5/17/2021	3/30/2021
04313	200 GREENTRAIL CT: ALTERATION COMMERCIAL-FINISH OUT DUPLEX CO REQ. [VILLAGE ON THE GREEN LONG]	County	\$45,000	5/3/2021	4/20/2021
04310	163 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-INTERIOR FINISH/ ADDITION [VILLAGE ON THE GREEN LONG]	County	\$45,000	6/29/2021	4/13/2021
05321	430 VILLAGE PL: ALTERATION COMMERCIAL-INT ALT CC NO CO [VILLAGE ON THE GREEN LONG]	County	\$59,000	5/26/2021	5/6/2021
09977	415 THE CIRCLE : WINDOW / DOOR REPLACEMENT-Villa 415 [VILLAGE ON THE GREEN LONG]	County	\$6,000	10/28/2021	6/3/2021
08699	186 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-Villa 9 - Unit 186 [VILLAGE ON THE GREEN LONG]	County	\$45,000	8/3/2021	6/14/2021
11652	540 VILLAGE PL: ALTERATION COMMERCIAL-Apartment REMODEL [VILLAGE ON THE GREEN LONG]	County	\$58,000	12/2/2021	7/8/2021
11676	590 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit REMODEL CC [VILLAGE ON THE GREEN LONG]	County	\$43,500	12/8/2021	7/26/2021
13286	196 GREENTRAIL CT: RES ADDITION TO EXISTING STRUCTURE-ALTERATION ENCLOSURE, COMPLETE PLB & CAB [VILLAGE ON THE GREEN LONG]	County	\$67,000	12/7/2021	8/24/2021
16281	570 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit [VILLAGE ON THE GREEN LONG]	County	\$45,000	3/2/2022	10/12/2021
16278	430 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit [VILLAGE ON THE GREEN LONG]	County	\$45,000	11/16/2021	9/17/2021
16280	430 VILLAGE PL: ALTERATION COMMERCIAL-apartment unit [VILLAGE ON THE GREEN LONG]	County	\$40,000	11/16/2021	9/17/2021
16483	541 VILLAGE PL: RES ALTERATIONS, NO CHANGE IN UNITS-Villa [VILLAGE ON THE GREEN LONG]	County	\$55,000	4/21/2022	10/12/2021
07374	515 VILLAGE PL: WINDOW / DOOR REPLACEMENT-VOTG Health Center [VILLAGE ON THE GREEN LONG]	County	\$7,500	8/11/2022	5/12/2022
00706	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG] (renovation of bathroom only in unit F-102)	County	\$69,980		2/2/2023
01445	430 VILLAGE PL: ELECTRICAL - COMMERCIAL-irrigation well [VILLAGE ON THE GREEN LONG]	County	\$3,500		2/7/2023
01466	182 GREENTRAIL CT: POOL ENCLOSURE/BOND-SCREEN ENCLOSURE on EXISTING FOUNDATION [VILLAGE ON THE GREEN LONG]	County	\$4,800	4/21/2023	2/10/2023
02067	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$92,800		2/22/2023
01444	515 VILLAGE PL: ELECTRICAL - COMMERCIAL-none [VILLAGE ON THE GREEN LONG]	County	\$3,500		2/22/2023
02636	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$70,170		2/22/2023
02638	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$69,884		2/23/2023
02640	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$70,462		2/22/2023
02646	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$91,000		2/24/2023
02641	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$77,940		2/24/2023
02610	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$69,400		2/28/2023
02649	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,600		2/28/2023
02647	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,900		3/1/2023
02635	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$68,670		2/28/2023
02644	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,000		3/1/2023
02454	450 VILLAGE PL: ALTERATION COMMERCIAL- [VILLAGE ON THE GREEN LONG]	County	\$4,000		3/15/2023
03485	450 VILLAGE PL: ALTERATION COMMERCIAL-ALTERATION, UNIT 116 [VILLAGE ON THE GREEN LONG]	County	\$45,560		3/21/2023
03486	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$105,100		3/21/2023
05609	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$69,800		4/20/2023
05611	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$71,400		4/20/2023

05844	146 GREENTRAIL CT: SCREEN ROOM-CAT3 Sunroom [VILLAGE ON THE GREEN LONG]	County	\$22,200	7/11/2023	4/18/2023
05908	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$77,000		4/20/2023
06176	500 VILLAGE PL: ELECTRICAL - COMMERCIAL-main structure [VILLAGE ON THE GREEN LONG]	County	\$18,320		4/20/2023
05610	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$69,800		4/24/2023
06265	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,000		4/25/2023
06264	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$95,000		4/25/2023
06344	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$95,000		4/27/2023
06612	500 VILLAGE PL: ELECTRICAL - COMMERCIAL-Senior Living [VILLAGE ON THE GREEN LONG]	County	\$2,400		4/28/2023
06347	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,000		4/28/2023
06346	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,200		5/2/2023
06345	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$99,400		5/2/2023
06454	500 VILLAGE PL: SOLAR-POOL/WTR HTR SPLY-pool solar panels on the roof [VILLAGE ON THE GREEN LONG]	County	\$54,000		5/8/2023
10845	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$69,889		7/19/2023
10846	450 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$69,900		7/19/2023
10844	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$70,080		7/19/2023
11222	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,800		7/26/2023
11221	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$95,000		7/24/2023
11220	570 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,200		7/26/2023
11458	430 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$77,000		7/26/2023
11459	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building CC [VILLAGE ON THE GREEN LONG]	County	\$94,900		7/26/2023
12757	465 VILLAGE PL: ALTERATION COMMERCIAL-townhome remodel [VILLAGE ON THE GREEN LONG]	County	\$106,000		8/16/2023
13550	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$70,000		8/31/2023
13574	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$94,000		8/31/2023
13573	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building CC [VILLAGE ON THE GREEN LONG]	County	\$69,000		9/1/2023
15318	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$93,000		10/3/2023
15317	540 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$95,100		10/9/2023
15319	545 VILLAGE PL: RES ALTERATIONS, NO CHANGE IN UNITS-townhome remodel [VILLAGE ON THE GREEN LONG]	County	\$104,600		10/11/2023
16274	134 GREENTRAIL CT: GAS - COMMERCIAL- [VILLAGE ON THE GREEN LONG]	County	\$0		11/6/2023
19283	590 VILLAGE PL: WINDOW / DOOR REPLACEMENT-3 story concrete and brick structure [VILLAGE ON THE GREEN LONG]	County	\$7,240		1/4/2024
17267	469 VILLAGE PL: ALTERATION COMMERCIAL-CAT3 Sunroom [VILLAGE ON THE GREEN LONG]	County	\$23,500		1/23/2024
01193	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$86,300		2/6/2024
01194	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$84,900		2/6/2024
01192	470 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$68,800		2/7/2024
01191	590 VILLAGE PL: ALTERATION COMMERCIAL-55+ apartment building [VILLAGE ON THE GREEN LONG]	County	\$96,200		2/9/2024

Extra Features				
Description	Year Built	Units	Value	New Cost
POLE LIGHT 1 ARM	01/01/2021	33	\$61,182	\$61,182
BLOCK WALL	01/01/2022	168	\$1,507	\$1,546
COMMERCIAL ASPHALT DR 2 IN	01/01/2021	51,198	\$119,163	\$125,435
WALKS CONC COMM	07/01/1986	11,814	\$22,021	\$55,053
COMMERCIAL ASPHALT DR 2 IN	07/01/1986	180,274	\$176,668	\$441,671
BRICK WALL	07/01/1986	5,760	\$26,911	\$67,277
POLE LIGHT 1 ARM	07/01/1986	4	\$7,416	\$7,416
COMM: ALUM SCREEN PORCH W/CONC FL	07/01/2006	200	\$1,037	\$2,390
POLE LIGHT 1 ARM	07/01/1986	4	\$7,416	\$7,416
COMM: ALUM SCREEN PORCH W/CONC FL	07/01/2006	100	\$519	\$1,195
COMM: ALUM SCREEN PORCH W/CONC FL	07/01/2006	100	\$519	\$1,195
POLE LIGHT 1 ARM	07/01/1986	4	\$7,416	\$7,416
COMM: ALUM SCREEN PORCH W/CONC FL	07/01/2008	98	\$586	\$1,171
ROOM ENCLOSURE 1	07/01/2008	1	\$3,125	\$5,000
POLE LIGHT 1 ARM	07/01/1986	4	\$7,416	\$7,416
POLE LIGHT 1 ARM	07/01/1986	4	\$7,416	\$7,416
COMM: ALUM SCREEN PORCH W/CONC FL	07/01/2008	216	\$1,292	\$2,581
POOL COMMERCIAL	07/01/1986	2,042	\$71,453	\$119,089
SPA 3	07/01/1986	1	\$7,776	\$19,440
COOL DECK PATIO	07/01/1986	5,502	\$9,706	\$24,264
WALKS CONC COMM	07/01/1986	5,138	\$9,577	\$23,943
FACE BLOCK WALL	07/01/1986	1,820	\$8,372	\$20,930
WOOD DECK	07/01/1996	120	\$322	\$804
BRICK WALL	07/01/1986	1,977	\$9,236	\$23,091
IRON FENCE	07/01/1986	1,634	\$5,699	\$14,248
POLE LIGHT 1 ARM	07/01/1986	9	\$16,686	\$16,686
COMM: ALUM SCREEN PORCH W/CONC FL	07/01/1989	120	\$574	\$1,434
COMM: ALUM SCREEN PORCH W/CONC FL	07/01/1989	100	\$478	\$1,195
ALUM FENCE	01/01/2021	94	\$552	\$581
POLE LIGHT 1 ARM	07/01/1986	25	\$46,350	\$46,350
COMMERCIAL ASPHALT DR 2 IN	07/01/1989	23,616	\$23,144	\$57,859
WALKS CONC COMM	01/01/2021	17,465	\$77,318	\$81,387
SCREEN ENCL 1	01/01/2023	1	\$4,000	\$4,000

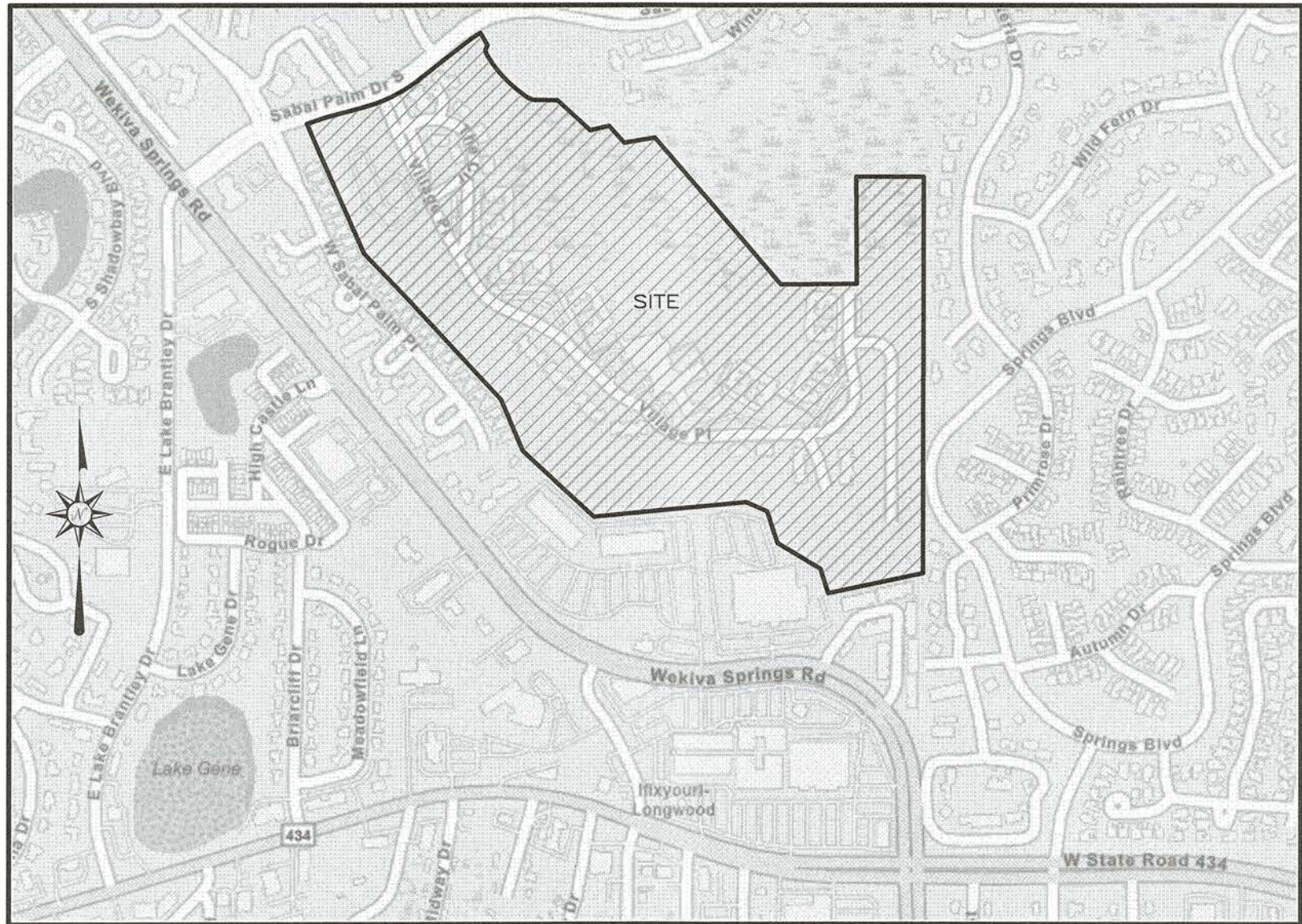


Zoning								
Zoning		Zoning Description			Future Land Use		Future Land Use Description	
PD		Planned Development			PD		Planned Development	
Utility Information								
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
16.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	NA	NA	NA	NA
Political Representation								
Commissioner	US Congress		State House		State Senate		Voting Precinct	
Dist 3 - Lee Constantine	Dist 7 - Cory Mills		Dist 39 - DOUG BANKSON		Dist 10 - Jason Brodeur		35	
School Information								
Elementary School District			Middle School District			High School District		
Sabal Point			Rock Lake			Lyman		
Copyright 2024 © Seminole County Property Appraiser								

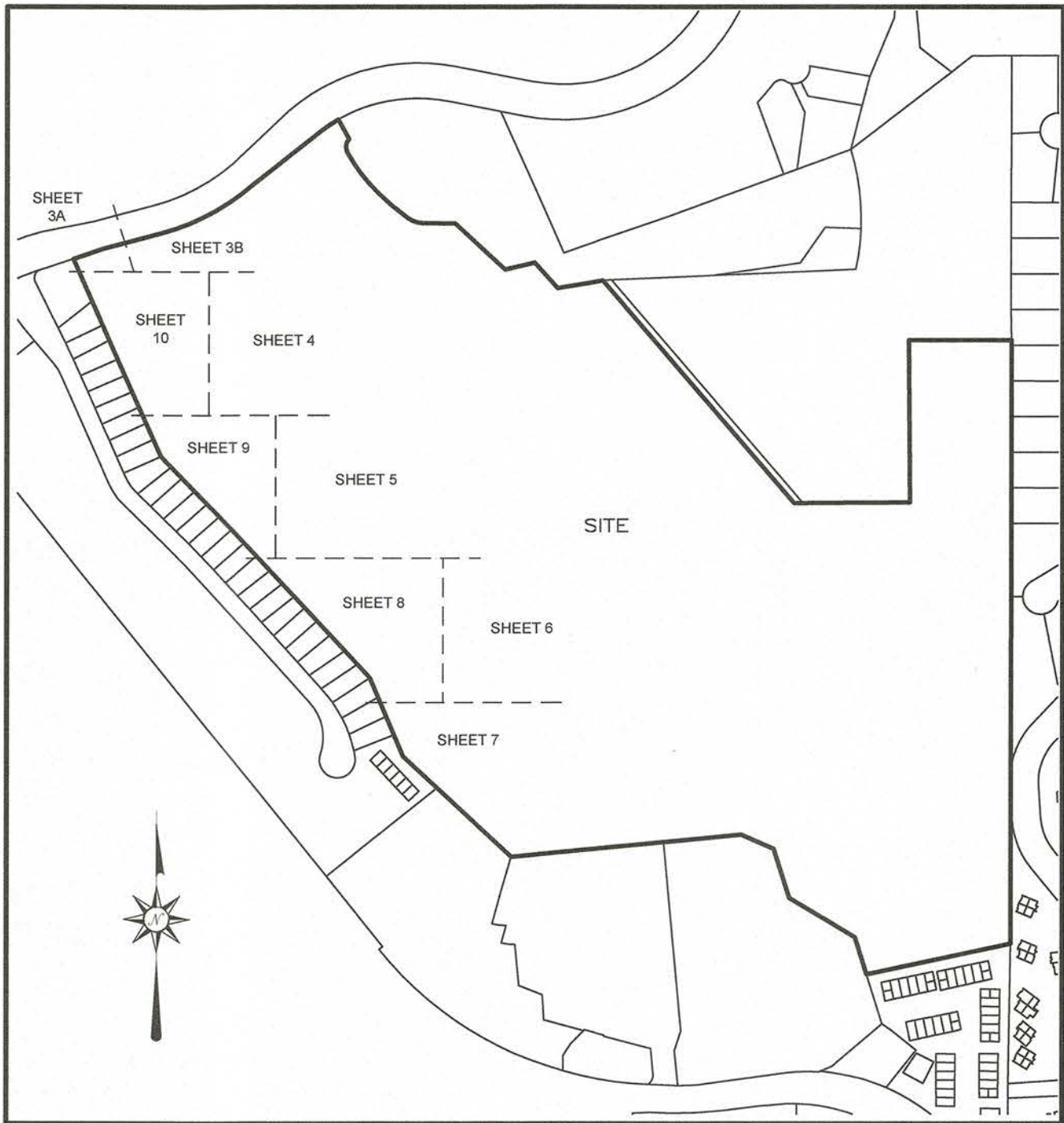


# ALTA/NSPS LAND TITLE SURVEY OF VILLAGE ON THE GREEN

LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA



VICINITY MAP  
(NOT TO SCALE)



INDEX MAP  
(NOT TO SCALE)

## LEGAL DESCRIPTION (AS PER SURVEYOR)

A PARCEL OF LAND LOCATED IN LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA, BEING ALL OF LOT 1, VILLAGE ON THE GREEN LONGWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 63-69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY OF SABAL PALM DRIVE (80.00-FOOT PUBLIC RIGHT-OF-WAY, AS PER P.B. 27, PGS. 12-13) THE FOLLOWING FIVE (5) COURSES: 1) N71°02'24"E, A DISTANCE OF 82.93 FEET; 2) N74°51'15"E, A DISTANCE OF 173.25 FEET; 3) NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 25°54'00" AND A CHORD BEARING AND DISTANCE OF N61°54'15"E, 286.85 FEET) FOR AN ARC DISTANCE OF 289.31 FEET; 4) N51°39'01"E, A DISTANCE OF 212.59 FEET; 5) NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 11°21'04" AND A CHORD BEARING AND DISTANCE OF N54°37'47"E, 89.01 FEET) FOR AN ARC DISTANCE OF 89.15 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING SIXTEEN (16) COURSES: 1) S28°46'57"E, A DISTANCE OF 62.25 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 33.20 FEET, A CENTRAL ANGLE OF 70°35'22" AND A CHORD BEARING AND DISTANCE OF S06°00'56"W, 38.37 FEET) FOR AN ARC DISTANCE OF 40.91 FEET; 3) SOUTHEASTERLY ALONG A COMPOUND CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 498.12 FEET, A CENTRAL ANGLE OF 17°04'17" AND A CHORD BEARING AND DISTANCE OF S37°49'28"E, 147.27 FEET) FOR AN ARC DISTANCE OF 147.82 FEET; 4) SOUTHEASTERLY ALONG A COMPOUND CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 911.28 FEET, A CENTRAL ANGLE OF 02°52'04" AND A CHORD BEARING AND DISTANCE OF S47°47'40"E, 45.61 FEET) FOR AN ARC DISTANCE OF 45.61 FEET; 5) S51°05'38"E, A DISTANCE OF 53.03 FEET; 6) SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 38°18'42" AND A CHORD BEARING AND DISTANCE OF S70°14'59"E, 49.22 FEET) FOR AN ARC DISTANCE OF 50.15 FEET; 7) S89°24'19"E, A DISTANCE OF 89.88 FEET; 8) S47°21'21"E, A DISTANCE OF 190.05 FEET; 9) N76°59'10"E, A DISTANCE OF 83.19 FEET; 10) S42°11'53"E, A DISTANCE OF 96.02 FEET; 11) N80°30'02"E, A DISTANCE OF 131.10 FEET; 12) S40°33'58"E, A DISTANCE OF 822.84 FEET; 13) N89°35'22"E, A DISTANCE OF 78.32 FEET; 14) N89°35'28"E, A DISTANCE OF 245.00 FEET; 15) N00°24'33"W, A DISTANCE OF 455.74 FEET; 16) S89°59'24"E, A DISTANCE OF 286.80 FEET TO THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, S00°00'36"W, A DISTANCE OF 1611.78 FEET TO THE CENTER OF SAID SECTION 3; THENCE CONTINUE ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, S00°02'45"W, A DISTANCE OF 80.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH AND SOUTHWESTERLY LINE OF SAID LOT 1 THE FOLLOWING ELEVEN (11) COURSES: 1) S77°58'21"W, A DISTANCE OF 411.64 FEET; 2) N17°25'59"W, A DISTANCE OF 108.92 FEET; 3) N59°01'54"W, A DISTANCE OF 214.00 FEET; 4) N17°49'14"W, A DISTANCE OF 143.50 FEET; 5) N66°10'55"W, A DISTANCE OF 98.64 FEET; 6) S84°30'08"W, A DISTANCE OF 647.40 FEET; 7) N47°15'10"W, A DISTANCE OF 412.78 FEET; 8) N22°55'14"W, A DISTANCE OF 238.78 FEET; 9) N42°47'18"W, A DISTANCE OF 617.66 FEET; 10) N44°05'12"W, A DISTANCE OF 234.87 FEET; 11) N23°53'48"W, A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 75.952 ACRES (3308482 SQUARE FEET) OF LAND, MORE OR LESS.

## SURVEYOR'S NOTES

- THIS ALTA/NSPS SURVEY WAS PREPARED FOR LIFESPACE COMMUNITIES. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF LOT 1, VILLAGE ON THE GREEN LONGWOOD, P.B. 88, PGS. 63-69 BEARS N51°39'01"E.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS 75.952 ACRES OF LAND, MORE OR LESS.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SEMINOLE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINING PORTION OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12117C0135F, REVISED SEPTEMBER 28, 2007. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
- ZONING AND SETBACK INFORMATION WERE NOT PROVIDED AT TIME OF SURVEY.
- AS OF THE DATE OF THIS SURVEY, THERE WAS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- AS OF THE DATE OF THIS SURVEY, THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
  - PLAT OF THE SPRINGS AS RECORDED IN PLAT BOOK 16, PAGES 9-11 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
  - PLAT OF THE SPRINGS DEERWOOD ESTATES AS RECORDED IN PLAT BOOK 16, PAGES 75-76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
  - PLAT OF SABAL POINT AS RECORDED IN PLAT BOOK 18, PAGES 70-76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
  - PLAT OF SABAL PALM DRIVE AT SABAL POINT AS RECORDED IN PLAT BOOK 27, PAGES 12-13 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
  - PLAT OF SABAL FAIRWAY VILLAS AT SABAL POINT AS RECORDED IN PLAT BOOK 31, PAGES 72-73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
  - PLAT OF SABAL CREEK AT SABAL POINT AS RECORDED IN PLAT BOOK 37, PAGES 97-99 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
  - PLAT OF VILLAGE ON THE GREEN LONGWOOD AS RECORDED IN PLAT BOOK 88, PAGES 63-69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
- AT TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL SOLID WASTE DUMPING SITE, SUMP, DISPOSAL OR OTHER TYPE OF LANDFILL OR DISPOSAL OF REFUSE.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: BM 1381 / 4642501, BEING A SEMINOLE COUNTY PK NAIL AND DISK IN A STORM INLET, PUBLISHED ELEVATION = 34.56 FEET. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED ON THE SURVEY.

## LEGEND

○	SET 5/8" IRON ROD "LB 6846"	☒	MAIL BOX
▲	FOUND NAIL AND DISK "AS NOTED"	☐	WIRE PULL BOX
■	FOUND CONCRETE MONUMENT "AS NOTED"	☐	CABLE TELEVISION MARKER
PVC	POLY VINYL CHLORIDE	⊙	ELECTRIC TRANSFORMER
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	☐	ELECTRIC BOX
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	✱	LIGHT POLE
CLF	CHAIN LINK FENCE	▲	GROUND LIGHT
D.YL	DOUBLE YELLOW LINE -- ROAD MARKING	○	FLAG POLE
D.WL	DASHED WHITE LINE -- ROAD MARKING	⊙	ELECTRIC METER
S.YL	SINGLE YELLOW LINE -- ROAD MARKING	✱	BOLLARD
S.WL	SINGLE WHITE LINE -- ROAD MARKING	☐	TELEVISION PEDESTAL
F.F.E.	FINISH FLOOR ELEVATION	✱	BENCHMARK
CONC.	CONCRETE	✱	SIGN
S/W	SIDEWALK	☒	VAULT
INV	INVERT	☐	BACK FLOW PREVENTER
EL	ELEVATION	☐	WATER METER
MPH	MILES PER HOUR	☐	WATER VALVE
RCP	REINFORCED CONCRETE PIPE	⊙	WELL / PUMP
TOB	TOP OF BANK	✱	FIRE DEPARTMENT CONNECTION
TOE	TOE OF SLOPE	✱	FIRE HYDRANT
MES	MITERED END SECTION	⊙	IRRIGATION CONTROL VALVE
P.B.	PLAT BOOK	⊙	SANITARY SEWER MANHOLE
PG./PGS.	PAGE/PAGES	⊙	GREASE TRAP
LB	LICENSED BUSINESS	⊙	YARD DRAIN
PLS	PROFESSIONAL LAND SURVEYOR	⊙	STORM MANHOLE
NAD	NORTH AMERICAN DATUM	☐	CATCH BASIN
NGS	NATIONAL GEODETIC SURVEY	☐	MITERED END SECTION
PSM	PROFESSIONAL SURVEYOR AND MAPPER	☐	CURB INLET
PRM	PERMANENT REFERENCE MONUMENT	☐	SPOT SHOT -- HARD SURFACE
T	TOWNSHIP	☐	SPOT SHOT -- GROUND ELEVATION
R	RANGE	☐	SANITARY SEWER LINE
ID#	IDENTIFICATION NUMBER	☐	STORM LINE
O.R.	OFFICIAL RECORDS BOOK	☐	FENCE LINE
MON.	MONUMENT		
ID.	IDENTIFICATION		
CCR	CERTIFIED CORNER RECORD		
NT	NON-TANGENT		
PCC	POINT OF REVERSE CURVE		
PT	POINT OF TANGENCY		
PC	POINT OF CURVATURE		
C.O.	CLEAN OUT		
BLDG.	BUILDING		
DIA.	DIAMETER		

## SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17, STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.

DATE: 01/30/2024  
JEFFREY D. HORTUS, PLS  
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610

## ALTA/NSPS LAND TITLE SURVEY

OF  
VILLAGE ON THE GREEN  
LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH,  
RANGE 29 EAST SEMINOLE COUNTY, FLORIDA

FOR  
LIFESPACE COMMUNITIES

LEADING EDGE  
LAND SERVICES  
INCORPORATED  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE(407) 351-6730  
FAX(407) 351-9691  
WEBwww.leadingedge.com

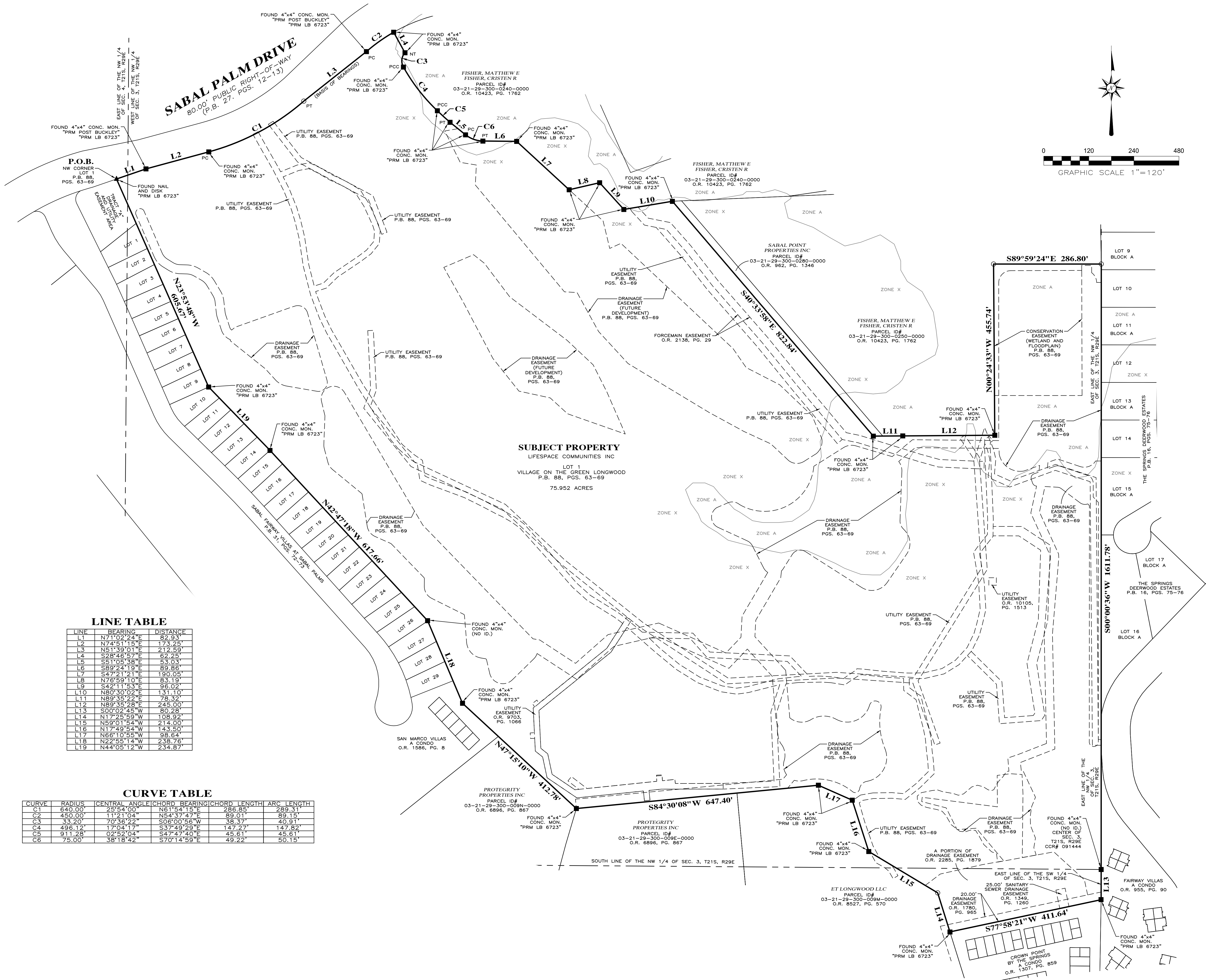
FLORIDA LICENSED BUSINESS NUMBER LB 6846

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS:  
6 DEC 2023 -- ADDED BLDG COLUMNS

DATE OF DRAWING: 30 OCT 2023  
MANAGER: JCH CAD: TQ  
PROJECT NUMBER: 1300-23001  
FIELD BOOK NUMBER: LE 1776, 1765, 1779  
LAST FIELD WORK: 4 DEC 2023  
CREW CHIEF(S): RE, NC  
COMPUTER FILE: 1300001ALTA.DWG  
SCALE: N/A  
SHEET 1 OF 10





REVISIONS:  
6 DEC 2023 - ADDED BLOG COLUMNS

DATE OF DRAWING: 30 OCT 2023  
MANAGER: JDH  
PROJECT NUMBER: 1300-23001  
FIELD BOOK NUMBER: LE 1775, 1765, 1779

LAST FIELD WORK: 4 DEC 2023  
CREW CHIEF(S): RE, NC  
COMPUTER FILE: 13000TALTA.DWG  
SHEET 2 OF 10

ALTA/NSPS LAND TITLE SURVEY

OF

VILLAGE ON THE GREEN  
LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH,  
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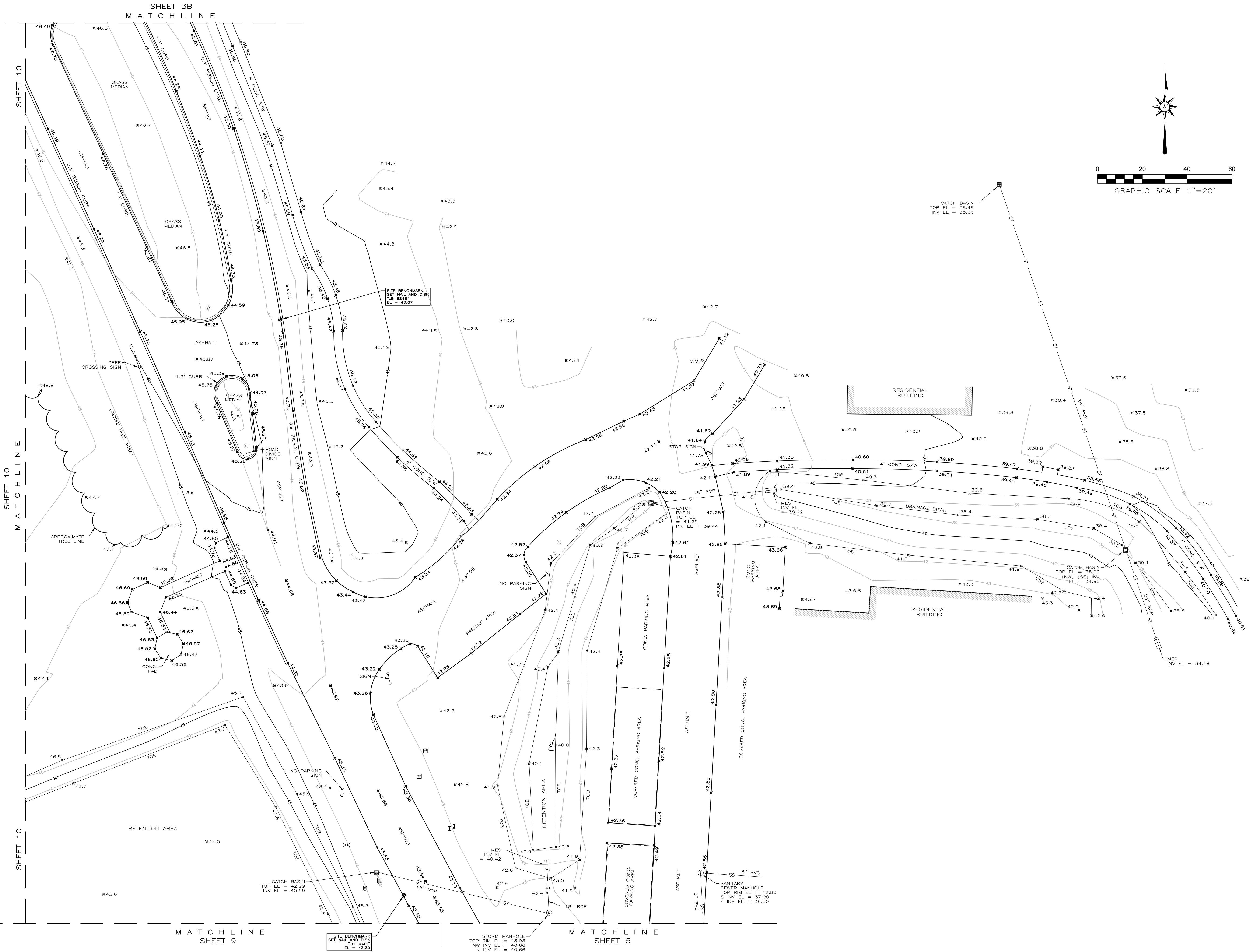
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VILLAGE ON THE GREEN  
LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH,  
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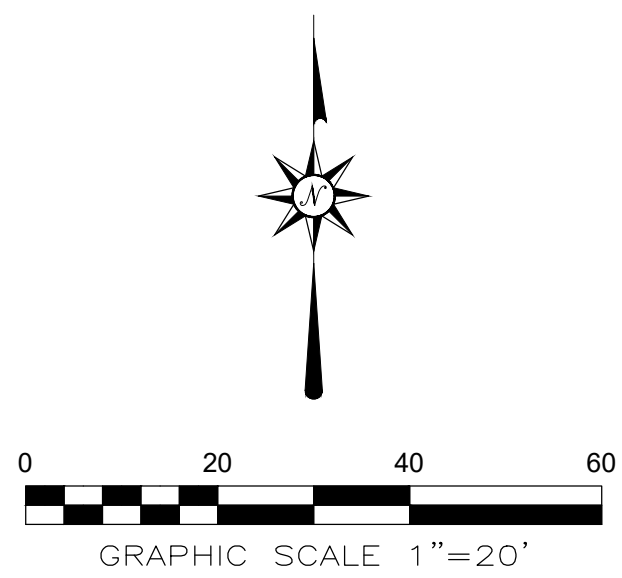
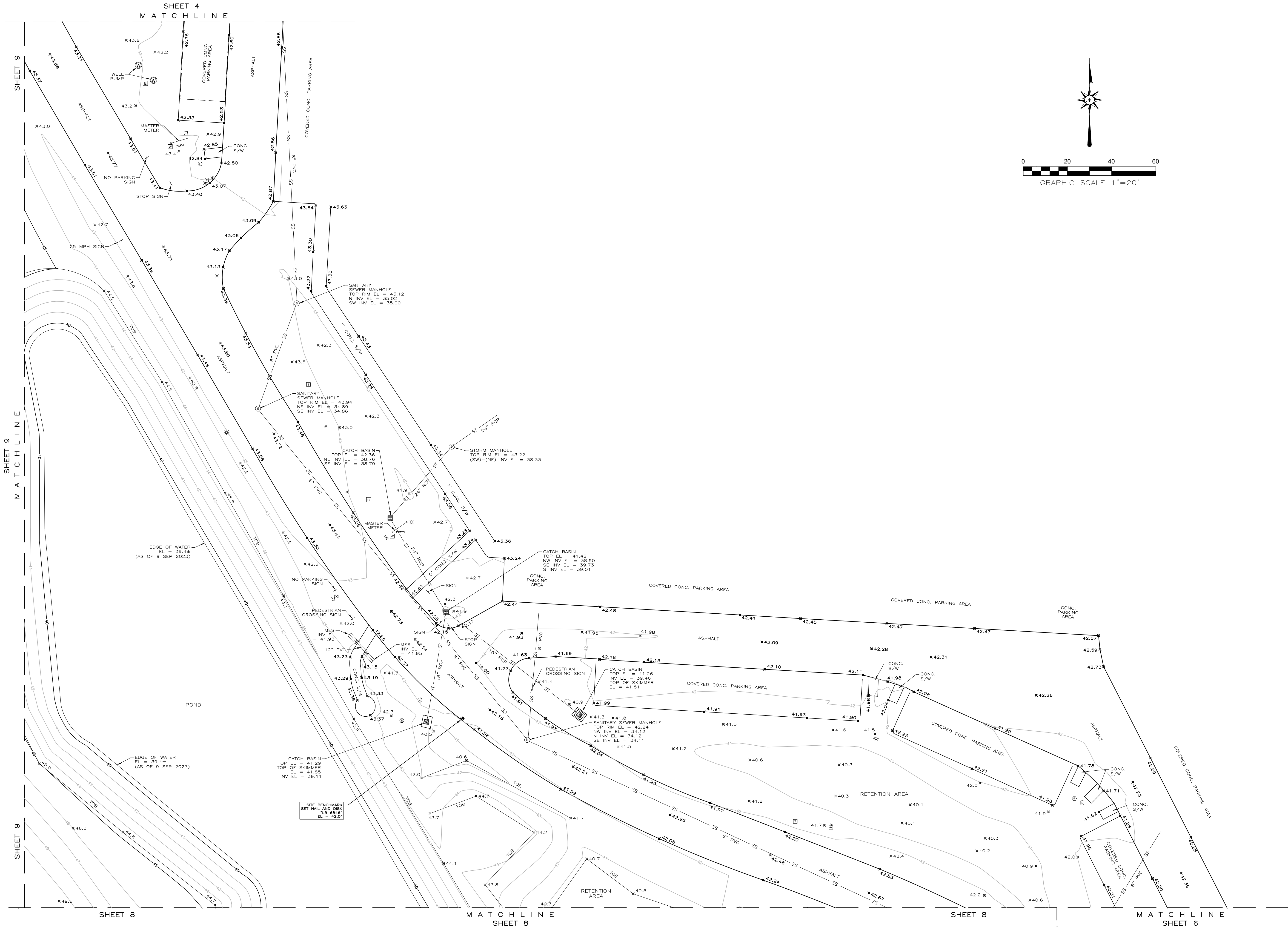
FOR  
LIFESPACE COMMUNITIES

DATE OF DRAWING: 30 OCT 2023  
MANAGER: JGH  
PROJECT NUMBER: 1300-23001  
FIELD BOOK NUMBER: LE 1775, 1765, 1779

LAST FIELD WORK: 4 DEC 2023  
CREW CHIEF(S): RE, NC  
COMPUTER FILE: 130001ALTA.DWG  
SCALE: 1"=20'  
SHEET 4 OF 10

REVISIONS:

6 DEC 2023 -- ADDED BLDG COLUMNS



THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

	<b>ALTA/NSPS LAND TITLE SURVEY</b>	
	OF VILLAGE ON THE GREEN LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA	
FOR <b>LIFESPACE COMMUNITIES</b>		
REVISIONS:		
6 DEC 2023 -- ADDED BLDG COLUMNS		
DATE OF DRAWING: 30 OCT 2023		
MANAGER: JSH CADD: TO		
PROJECT NUMBER: 1300-23001		
FIELD BOOK NUMBER: LE 1775, 1765, 1779		
LAST FIELD WORK: 4 DEC 2023		
CREW CHIEF(S): RE, NC		
COMPUTER FILE: 13000TALTDWG		
SCALE: 1"=20'		
SHEET 5 OF 10		



THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

<b>LEADING EDGE</b> <b>LAND SERVICES</b> INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedge.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	<b>ALTA/NSPS LAND TITLE SURVEY</b>  OF  VILLAGE ON THE GREEN LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA  FOR  <b>LIFESPACE COMMUNITIES</b>	REVISIONS:  6 DEC 2023 -- ADDED BLDG COLUMNS
		DATE OF DRAWING: 30 OCT 2023 MANAGER: JQH CADD: TO PROJECT NUMBER: 1300-23001 FIELD BOOK NUMBER: LE 1775, 1765, 1779 LAST FIELD WORK: 4 DEC 2023 CREW CHIEF(S): RE, NC COMPUTER FILE: 130001ALTA.DWG SHEET 6 OF 10





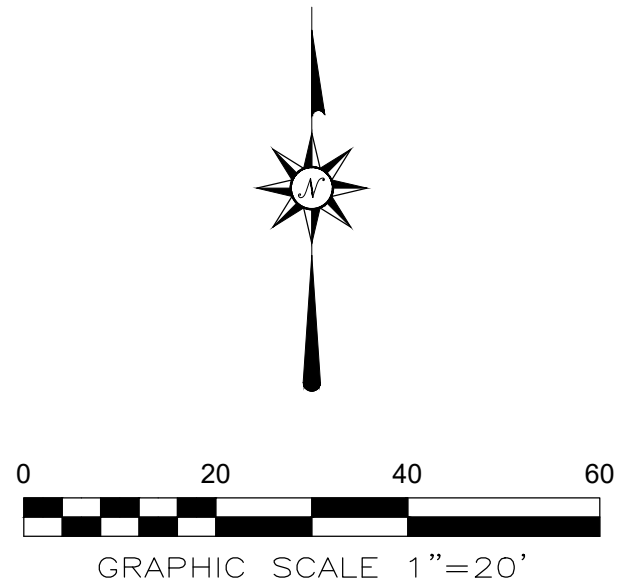


SHEET 9  
MATCHLINE

SHEET 5  
MATCHLINE

MATCHLINE  
SHEET 6

MATCHLINE  
SHEET 7



50.9

51.2

50.0

46.0

46.4

45.6

48.1

48.0

48.6

49.6

51.1

51.1

48.9

44.7

44.8

44.9

44.5

44.3

44.4

44.3

44.5

44.2

44.3

44.2

44.3

44.2

EDGE OF WATER  
EL = 39.4±  
(AS OF 9 SEP 2023)

EDGE OF WATER  
EL = 39.4±  
(AS OF 9 SEP 2023)

EDGE OF WATER  
EL = 39.4±  
(AS OF 9 SEP 2023)

EDGE OF WATER  
EL = 39.4±  
(AS OF 9 SEP 2023)

EDGE OF WATER  
EL = 39.4±  
(AS OF 9 SEP 2023)

POND

POND

RETENTION AREA

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

CONC. PAD

CONC. PAD

CONC. PAD

CONC. PAD

CONC. PAD

4' CONC. S/W

4' CONC. S/W

4' CONC. S/W

4' CONC. S/W

F.F.E. = 43.97

F.F.E. = 43.93

F.F.E. = 43.95

F.F.E. = 43.95

F.F.E. = 43.95

SS ASPHALT

SS ASPHALT

SS ASPHALT

SS ASPHALT

SS ASPHALT

SS ASPHALT

SS ASPHALT

SS ASPHALT

REVISIONS:

6 DEC 2023 -- ADDED BLDG COLUMNS

ALTA/NSPS LAND TITLE SURVEY

OF

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FLORIDA LICENSED BUSINESS NUMBER LB 6846

DATE OF DRAWING: 30 OCT 2023

MANAGER: JQH CADD: TQ

PROJECT NUMBER: 1300-23001

FIELD BOOK NUMBER: LE 1775, 1765, 1779

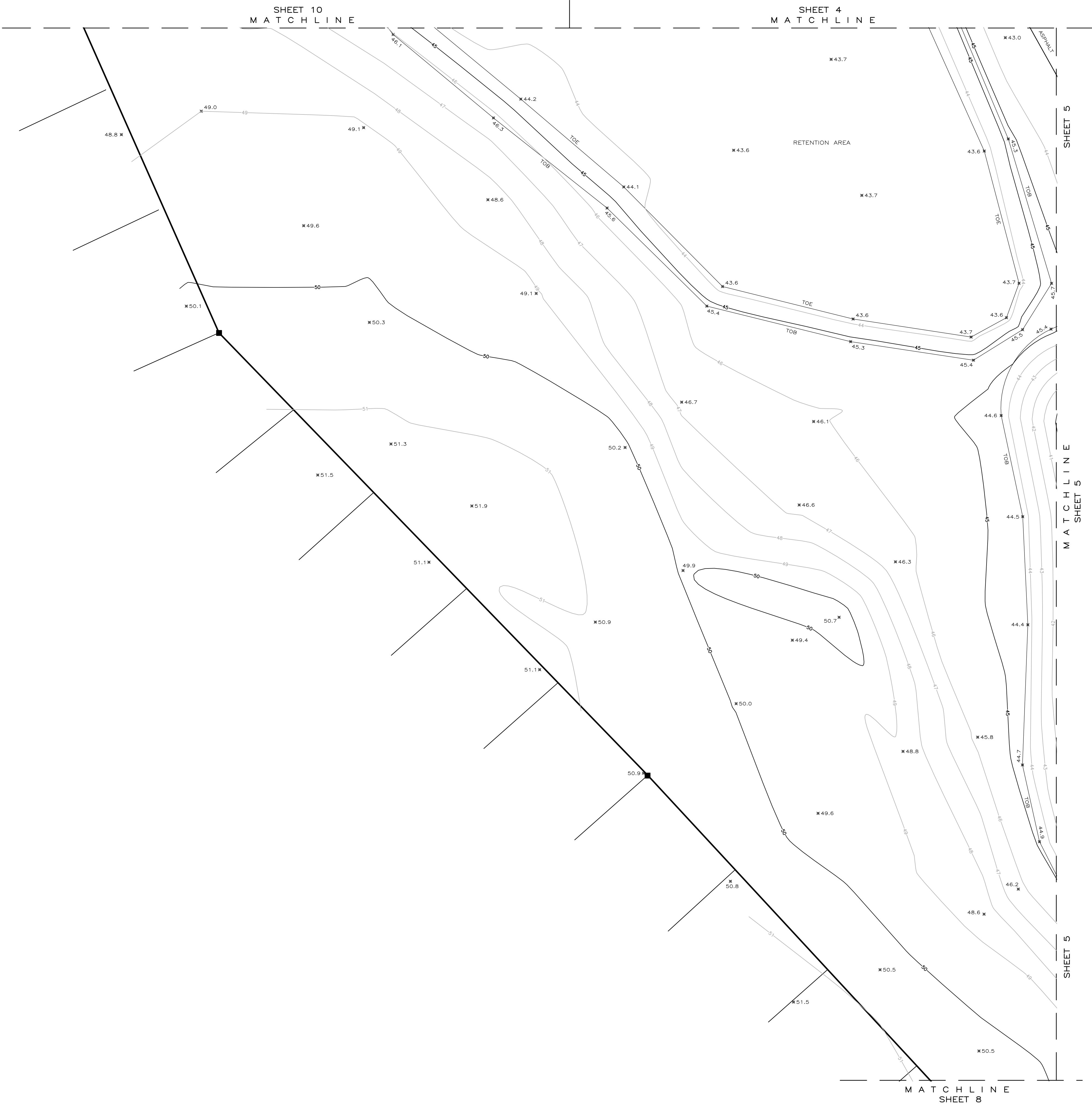
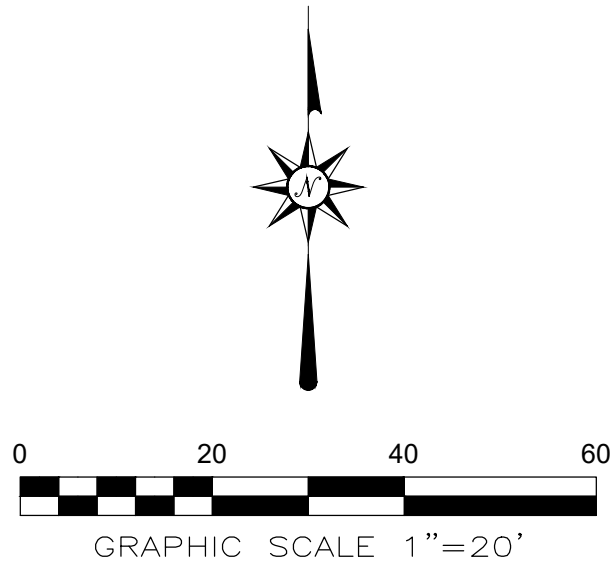
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CREW CHIEF(S): RE, NC

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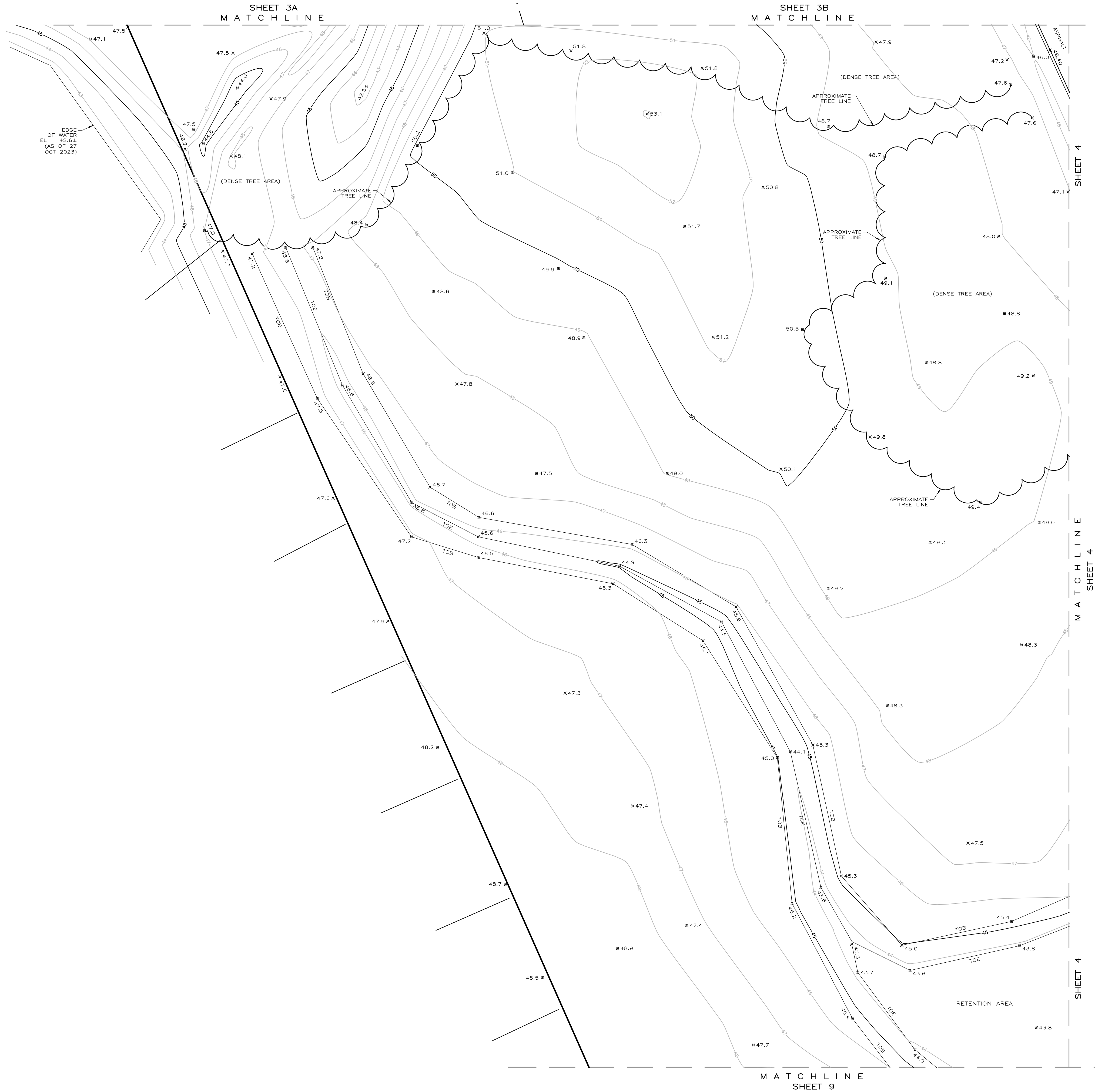
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SHEET 8 OF 10



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	OF	VILLAGE ON THE GREEN LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA		
	FOR	<b>LIFESPACE COMMUNITIES</b>		
	REVISIONS:			
			6 DEC 2023 — ADDED BLDG COLUMNS	
	DATE OF DRAWING: 30 OCT 2023		LAST FIELD WORK: 4 DEC 2023	
	MANAGER: JQH CADD: TO		CREW CHIEF(S): RE, NC	
	PROJECT NUMBER: 1300—23001		COMPUTER FILE: 130001ALTDWG	
	FIELD BOOK NUMBER: LE 1775, 1765, 1779		SCALE: 1"=20'	
			SHEET 9 OF 10	



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<p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>		

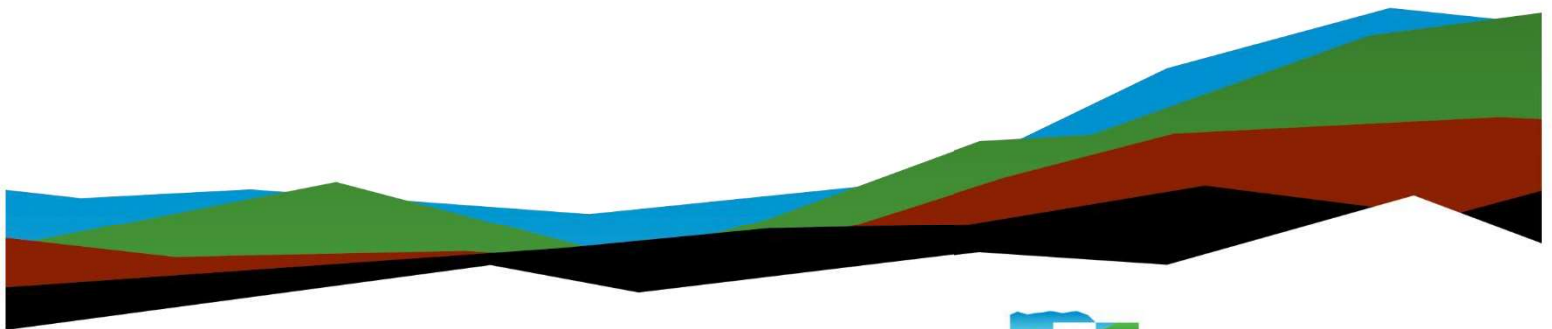
# Village on the Green

## Geotechnical Engineering Report

January 10, 2024 | Terracon Project No. H1235283

### Prepared for:

Lifespace Communities Inc.  
3501 Olympus Boulevard, Suite 30  
Dallas, Texas 75019



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January 10, 2024

Lifespace Communities Inc.  
3501 Olympus Boulevard, Suite 30  
Dallas, Texas 75019

Attn: Nikki Russell  
P: 214-417-4600  
E: nikki.russell@lifespacecommunities.com

Re: Geotechnical Engineering Report  
Village on the Green  
500 Village Place  
Longwood, Seminole County, Florida  
Terracon Project No. H1235283

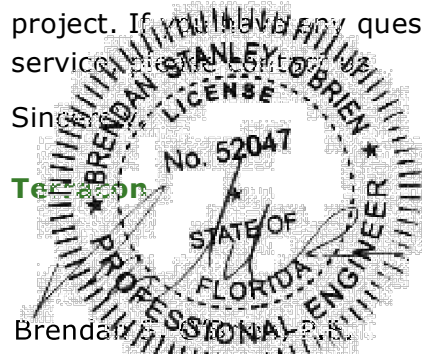
Dear Ms. Russell:

We have completed the scope of Geotechnical Engineering services for the above referenced project in general accordance with Terracon Proposal No. PH1235283 revision dated November 7, 2023. This report presents the findings of the subsurface exploration and provides geotechnical recommendations concerning earthwork and the design and construction of foundations, floor slabs, pavements, and a potential wet detention pond for the proposed project. We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report or if we may be of further service, please contact us.

Sincerely,

**Terracon**

Brendan S. O'Brien, P.E.  
Senior Geotechnical Engineer  
Florida PE #52047  
1/11/2024



Shenna L. McMaster, P.E.  
Senior Geotechnical Engineer

This item has been digitally signed and sealed by Brendan S. O'Brien, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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**Exploration and Testing Procedures**

**Site Location and Exploration Plans**

**Exploration and Laboratory Results**

**Supporting Information**

**Note:** This report was originally delivered in a web-based format. **Blue Bold** text in the report indicates a referenced section heading. The PDF version also includes hyperlinks which direct the reader to that section and clicking on the  Terracon logo will bring you back to this page. For more interactive features, please view your project online at [client.terracon.com](https://client.terracon.com).

Refer to each individual Attachment for a listing of contents.



## Report Summary

Topic <sup>1</sup>	Overview Statement <sup>2</sup>
Project Description	<p>Proposed improvements to an existing adult living facility.</p> <p>Estimated maximum loads: columns (gravity) <b>50</b> kips, columns (uplift) <b>5</b> kips, wall loads: <b>2</b> kips/ft, slabs <b>150</b> psf</p> <p><b>Up to 2 feet of fill</b> to achieve final grade</p> <p><b>Minor excavation</b> other than foundation construction and utility installation</p>
Geotechnical Characterization	<p>The borings generally identified about 4 to 8 feet of loose to medium dense sand, underlain by very loose to medium dense clayey sand to about 35 feet or greater. Limited thicknesses of soft to very stiff lean clay with sand were identified below a depth of about 35 feet.</p> <p>Groundwater was observed during our exploration between depths of 2 feet and 8 feet. Seasonal high groundwater estimated to be between 2 feet and 3 feet below existing grade.</p>
Earthwork	<p>Typical surficial site preparation should be adequate. Temporary construction dewatering may be necessary, particularly around the water feature.</p>
Shallow Foundations	<p>Shallow foundations are sufficient for structure support, possibly excepting the fishing bridge depending on anticipated loading.</p> <p>Allowable bearing pressure = 2,000 psf</p> <p>Expected settlements: &lt; 1 inch total, &lt; ¾ inch differential</p>
Deep Foundations	<p>Deep foundations are feasible for support of the fishing bridge. However, based on a lack of design loading information as well as the preferred foundation type specific design recommendations are not provided herein.</p>
Pavements	<p>With subgrade prepared as noted in <b>Earthwork</b>.</p> <p>Pavement grades should be set to provide a minimum separation of 12 inches between the bottom of the base course and the seasonal high groundwater level.</p> <p>Concrete pavements should be supported on a minimum of 18 inches of free draining sand to minimize unstable pumping conditions.</p>
General Comments	<p>This section contains important information about the limitations of this geotechnical engineering report.</p>



## Geotechnical Engineering Report

Village on the Green | Longwood, Seminole County, Florida

January 10, 2024 | Terracon Project No. H1235283



1. If the reader is reviewing this report as a pdf, the topics above can be used to access the appropriate section of the report by simply clicking on the topic itself.
2. This summary is for convenience only. It should be used in conjunction with the entire report for design purposes.

# Introduction

This report presents the results of our subsurface exploration and Geotechnical Engineering services performed for the proposed improvements to the existing adult living facility located at 500 Village Place in Longwood, Seminole County, Florida. The purpose of these services was to provide information and geotechnical engineering recommendations relative to:

- Subsurface soil conditions
- Groundwater conditions
- Site preparation and earthwork
- Dewatering considerations
- Foundation design and construction
- Floor slab design and construction
- Lateral earth pressure
- Pavement design and construction
- Wet detention

The geotechnical engineering Scope of Services for this project included the advancement of test borings, laboratory testing, engineering analysis, and preparation of this report.

Drawings showing the site and boring locations are shown on the [Site Location](#) and [Exploration Plan](#), respectively. The results of the laboratory testing performed on soil samples obtained from the site during our field exploration are included on the boring logs and/or as separate graphs in the [Exploration Results](#) section.

# Project Description

Our final understanding of the project conditions is as follows. Items **highlighted** are assumed and should be verified by the design team.

Item	Description
Information Provided	Entry Plan Preliminary (Pi Architects, June 19, 2023), including an annotated copy with requested boring locations.
Project Description	Proposed improvements to an existing adult living facility.

Item	Description
<b>Proposed Structures</b>	The project includes multiple single-story structures, several of them open air/not enclosed. Per the request for proposal (RFP) this proposed scope of services addresses the fishing/RC boat shelter, the fishing bridge, the portico addition to the south building entrance, and the future observation shelter. Buildings will be slab-on-grade (non-basement).
<b>Building Construction</b>	Wood/steel frame, possibly concrete masonry. Slab-on-grade. We anticipate the fishing bridge will either be a precast culvert or a light structure supported by piles.
<b>Finished Grade Elevation</b>	Finished grade elevation is expected to be less than 2 feet above existing grade.
<b>Maximum Loads</b>	In the absence of information provided by the design team, we will use the following loads in estimating settlement based on our experience with similar projects. <ul style="list-style-type: none"> <li>Columns (gravity): 50 kips</li> <li>Columns (uplift): 5 kips</li> <li>Walls (gravity): 2 kips per linear foot (klf)</li> <li>Floor slabs: 150 pounds per square foot (psf)</li> </ul>
<b>Grading/Slopes</b>	Less than 2 feet of fill are anticipated to develop final grade, excluding remedial grading requirements.
<b>Below-Grade Structures</b>	None anticipated.
<b>Free-Standing Retaining Walls</b>	Retaining walls may be constructed around portions of water features as part of site development to achieve final grades.
<b>Pavements</b>	A preferred pavement surfacing has not been identified to us as part of the preliminary information. Asphalt surfacing is common in the area for projects of this nature and is the assumed preference.
<b>Stormwater Management</b>	The site appears to be part of a master drainage plan. However, the proposed water feature to be located around Boring locations B-3 and B-4 may also serve as wet detention.
<b>Building Code</b>	Florida Building Code (effective December 31, 2023).

Terracon should be notified if any of the above information is inconsistent with the planned construction, especially our grading assumption, as modifications to our recommendations may be necessary.

## Site Conditions

The following description of site conditions is derived from our site visit in association with the field exploration and our review of publicly available geologic and topographic maps.

Item	Description
<b>Parcel Information</b>	The project is located at 500 Village Place in Longwood, Seminole County, Florida. The site includes about 15 acres of land. The approximate center of the site is located latitude 28.694245° N longitude 81.409471° W. See <a href="#">Site Location</a> .
<b>Existing Improvements</b>	Historical aerials document multiple land uses/improvements at the site – golf course, bare/graded, water feature.
<b>Current Ground Cover</b>	Sparse grass to bare soil, water feature.
<b>Existing Topography</b>	The site appears nearly level based on street level photography. The USGS topographic quadrangle map “Forest City, Florida” depicts ground surface at about elevation +50 feet referencing the National Geodetic Vertical Datum of 1929 (NGVD29).
<b>Surface Water</b>	The noted quadrangle map depicts Lake Brantley about 1/3 mile west of the subject site, with a water level of +48 feet. The quadrangle map and Soil Survey also depict a swamp just east of the site.
<b>Potentiometric Level</b>	The map “Potentiometric Surface of the Upper Florida Aquifer within the Southwest Florida Water Management District – May 2017” depicts the potentiometric level in the site vicinity at about elevation +35 feet, referencing NGVD29.

## Regional Geology

According to the Soil Survey of Seminole County, Florida, as prepared by the United States Department of Agriculture (USDA), Soil Conservation Service (SCS; later renamed the Natural Resource Conservation Service - NRCS), dated March 1990, the lithology of the site vicinity generally consists of undifferentiated clastic surface material, underlain by the Hawthorn Group, underlain by the Ocala Limestone. The cited reference discusses deeper limestone units which are not considered relevant to this report and are not discussed herein. As interpreted from the generally east-west cross section in Figure 2 of the Soil Survey of Seminole County, the undifferentiated clastic surface material is about 50 feet thick, the Hawthorn Group is about 80 feet thick, and the Ocala Limestone is about 70 feet thick.

The clastic material overlying the Hawthorn Group consists of sand, clay, and shell material. Generally, sandy or clayey shell material directly overlies the Hawthorn Group with clayey sand overlying that material and relatively pure sand extending from there to the surface.

Beneath the surficial undifferentiated clastic material is the Hawthorn Group. The Hawthorn Group consists of sand, silt, and clay and some limestone or dolostone beds. Black to amber grains of phosphate are very common and are intermixed throughout. In addition, these lithologies are typically intermixed with each other. Very few pure, one-lithology beds are in the Hawthorn Group.

The Ocala Limestone is typically almost pure limestone with no dolostone. The Ocala limestone consists of a loose to moderately well cemented mass of very small to large microfossils. The depth and thickness of the Ocala Limestone is generally indeterminate according to the Soil Survey.

The surficial or unconfined water table aquifer is located within the undifferentiated clastic surface material. The upper clayey part of the Hawthorn Group acts as a confining layer, restricting groundwater flow between the unconfined surficial aquifer and the underlying Floridan Aquifer located in the Ocala limestone and other limestone units.

## Soil Survey

The Soil Survey of Seminole County, Florida as prepared by the United States Department of Agriculture (USDA), Soil Conservation Service (SCS; later renamed the Natural Resource Conservation Service - NRCS), dated March 1990, identifies the predevelopment soil types at the subject site as Astatula-Apopka fine sands, 0 to 5 percent slopes (6) and Myakka and EauGallie fine sands (20). A Soils Map is included with this GeoReport, depicting the applicable Soil Survey map portion for the subject site. Descriptions of the mapped soil types are included in the [Supporting Information](#) section of this GeoReport.

## Geotechnical Characterization

We have developed a general characterization of the subsurface conditions based upon our review of the subsurface exploration, laboratory data, geologic setting and our understanding of the project. This characterization, termed GeoModel, forms the basis of our geotechnical calculations and evaluation of the site. Conditions observed at each exploration point are indicated on the individual logs. The individual logs can be found in the [Exploration Results](#) and the GeoModel can be found in the [Figures](#) attachment of this report.

As part of our analyses, we identified the following model layers within the subsurface profile. For a more detailed view of the model layer depths at each boring location, refer to the GeoModel.

Model Layer	Layer Name	General Description
1	Free draining	Sand (SP); loose to medium dense
2	Slightly restrictive	Sand with silt (SP-SM); loose to medium dense
3	Hydraulically restrictive	Silty sand (SM), clayey sand (SC); very loose to medium dense
4	Clay	Lean clay (CL); soft to stiff

No soil was retained in the split spoon sampler in Boring B-1, between depths of 33½ feet and 35 feet. Very loose clayey sand is above this depth interval, and loose clayey sand with abundant shell fragments are below this depth interval.

Abundant shell fragments were identified in soils below a depth of about 38 feet. This roughly corresponds to conditions predicted by the cited geologic reference in [Regional Geology](#).

Some soil samples from between depths of about 4 feet and 10 feet exhibited mottling. Mottling are distinct color variations in soil, different from the predominant soil color. Mottling is often associated with poor drainage/ limited permeability.

## Groundwater Conditions

The borings were observed during drilling for the presence and level of groundwater. Groundwater was encountered in each of the borings except B-6, between depths of about 2 feet and 8 feet below existing grade. Borehole B-6 collapsed at a depth of 8 feet, without identification of free groundwater. Borehole collapse is frequently, though not always associated with groundwater. Longer term monitoring in cased holes or piezometers would be required to better define groundwater conditions at the site.

It should be recognized that fluctuations of the groundwater table will occur due to seasonal variations in the amount of rainfall, runoff and other factors not evident at the time the boring was performed. In addition, perched water can develop within higher permeability soils overlying less permeable soils. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the boring logs.

We estimate that during the normal wet season (typically June through October) with rainfall and recharge at a maximum, groundwater levels will range from about 2 feet to

3 feet below the existing grade. Our estimates of the seasonal groundwater conditions are based on the USDA Soil Survey, encountered soil types, antecedent weather conditions, and the measured water levels. The water levels observed in the borings can be found on the corresponding logs in [Exploration Results](#) and in a table in the [Exploration Results](#) section of this GeoReport. The estimated seasonal high groundwater levels can be found in a table in the [Exploration Results](#) section of this GeoReport.

These seasonal water table estimates do not represent the temporary rise in water table that occurs immediately following a storm event, including adjacent to other stormwater management facilities. This is different from static groundwater levels in wet ponds and/or drainage canals which can affect the design water levels of new, nearby ponds. The seasonal high groundwater table may vary from normal when affected by extreme weather changes, localized or regional flooding, karst activity, future grading, drainage improvements, or other construction that may occur on or around the site following the date of this report.

## Geologic Hazards

The risk of sinkhole development is the primary geologic hazard of concern throughout most of Florida

### General Potential for Sinkhole Development

Sinkhole development occurs in Florida and varies geographically from areas with almost no potential or a very low potential to areas with a high potential where sinkholes occur frequently. The subject property is located in Area III as mapped by the Florida Geological Survey (FGS) web site. The cover (over limestone bedrock) in Area III is between 30 to 200 feet thick and is generally cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size, and develop abruptly in Area III. The risk of sinkhole occurrence at most sites is small even in areas known to have a higher than average risk of sinkhole occurrence.

A review of Florida Geologic Survey's on-line Subsidence Incident Reports (SIRs) database reveals three reported sinkholes within a 1-mile radius of the site, the closest reported sinkhole is about  $\frac{1}{3}$  mile southeast of the subject site. It should be noted that the number of sinkholes is based on information reported to the FGS and does not necessarily reflect the number of sinkholes confirmed by public or private industry.

We note there is about 13 feet of hydraulic head differential between the surficial unconfined aquifer and the Floridan Aquifer. Hydraulic head differential is measure of the potential driving force of sinkhole development. The noted hydraulic head differential at this location is considered relatively low.

During our limited evaluation, we did not encounter traditional signs associated with potential sinkhole development such as loss of circulation of drilling fluid, obvious raveled zones, surface depressions, etc. However, this evaluation was not planned to specifically address sinkhole potential. If the sinkhole potential of the site is to be evaluated in detail, additional site-specific data must be obtained. This might include using geophysical methods such as Electrical Resistivity tests and additional geotechnical tests such as Cone Penetration Test (CPT) soundings and/or more/deeper Standard Penetration Test borings. Interpretation of the test data should be done by a professional geologist/engineer familiar with the use of these tests under local conditions. However, it should be noted that even if indicators of sinkhole activity are found, it is impossible to predict if, when or precisely where a sinkhole may occur. If requested, Terracon can assist in assessing the sinkhole potential of the location of the proposed construction.

## Seismic Considerations

Chapter 1, Part 101.2, Exception 2 of the 2023 Florida Building Code (effective December 2023) states: "Code requirements that address snow loads and earthquake protection shall not be utilized or enforced." Therefore, this report does not further address seismic considerations.

Seismic considerations will seldom control the structural design of buildings in Central Florida (as compared to wind loading conditions). If seismic considerations control the structural design, we can provide a proposal to perform additional services to measure shear wave velocity such as MASW (multichannel analysis of surface waves), ReMi testing (refraction microtremor), seismic cone penetrometer (SCPT) testing to see if the site classification improves.

## Geotechnical Overview

The borings generally identified about 4 to 8 feet of loose to medium dense sand, underlain by very loose to medium dense clayey sand to about 35 feet or greater. Limited thicknesses of soft to very stiff lean clay with sand were identified below a depth of about 35 feet. These materials are generally suitable for construction of the proposed foundations, floor slabs, and pavements following site preparation according to the recommendations provided in the **Earthwork** section.

Care should be exercised when operating vibratory compaction equipment within the vicinity of existing structures. Existing buried utilities should be removed or grouted in place if appropriate.



Seasonal high groundwater levels should be considered in the civil engineering design for site grading, utility construction, and pavements. Terracon assumes there is little opportunity to adjust site grades because they need to match surrounding grades and so that site drainage may be maintained.

The **Shallow Foundations** section addresses support of structures bearing on native medium dense to dense sand with silt or engineered fill. The **Floor Slabs** section addresses slab-on-grade support of the buildings.

**Deep Foundations** discusses considerations regarding deep foundations. Because design loading and the preferred deep foundation type are unknown, Terracon believes it is inappropriate to provide specific deep foundation design recommendations.

If concrete pavements are used, the concrete pavements should be supported on a minimum of 18 inches of free draining sand to minimize unstable pumping conditions. If asphalt pavements are used and the subgrade is prepared as noted in **Earthwork**, we recommend that pavement grades should be set to provide a minimum separation of 12 inches between the bottom of the base course and the seasonal high groundwater level.

The recommendations contained in this report are based upon the results of field and laboratory testing (presented in the **Exploration Results**), engineering analyses, and our current understanding of the proposed project. The **General Comments** section provides an understanding of the report limitations.

## Earthwork

Earthwork is anticipated to include grubbing, excavations, and engineered fill placement. The following sections provide recommendations for use in the preparation of specifications for the work. Recommendations include critical quality criteria, as necessary, to render the site in the state considered in our geotechnical engineering evaluation for foundations, floor slabs, and pavements.

### Temporary Construction Dewatering

Temporary construction dewatering may be necessary, more likely for retaining wall foundations. Clearing and mass grading should preferably be conducted during the dry season, though temporary construction dewatering may still be necessary. Temporary construction dewatering should be sufficient to maintain the water level at least 2 feet below all compaction surfaces. Although well points or pumping from ditches may be feasible based on the site soils, the selection and design of a temporary construction dewatering system should be performed by a contractor experienced in construction



dewatering. This GeoReport does not include evaluation of potential holding areas for a temporary construction dewatering system.

Site Preparation

Prior to placing fill, existing vegetation, topsoil, and root mats should be removed. Complete stripping of the topsoil should be performed in the proposed structure and parking/driveway areas.

Mature trees are located within or near the footprint of some of the proposed structures, which will require removal at the onset of construction. Tree root systems can remove substantial moisture from surrounding soils. Where trees are removed, the full root ball and all associated dry and desiccated soils should be removed. The soil materials which contain less than 5 percent organics can be reused as engineered fill provided the material is moisture conditioned and properly compacted.

Although no evidence of fill or underground facilities (such as septic tanks, cesspools, basements, and utilities) was observed during the exploration and site reconnaissance, such features could be encountered during construction. If unexpected fills or underground facilities are encountered, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

Fill Material Types

Fill required to achieve design grade should meet the following material property requirements.

Soil Quality <sup>1</sup>	USCS Classification	Acceptable Location for Placement	Maximum Lift Thickness (inches)
Free draining (corresponds to GeoModel Layer 1)	SP (fines content < 5%)	All locations and elevations except utility cuts into higher fines content soils	12 <sup>3</sup>

Soil Quality <sup>1</sup>	USCS Classification	Acceptable Location for Placement	Maximum Lift Thickness (inches)
Slightly restrictive (corresponds to GeoModel Layer 2)	SP-SM (fines content between 5 and 12 %) <sup>2</sup>	All locations and elevations other than beneath floor slabs, concrete pavements or other areas where superior drainage is required. Should preferably not be used in utility cuts into higher fines content soils. Strict moisture control will be required during placement, particularly during the rainy season.	8 to 12 <sup>3</sup>
Hydraulically restrictive (corresponds to GeoModel Layer 3)	SM, SC (fines content between 12 and 50 %)	Limited to deep utility cuts into similar soils. Should not be placed in upper 2 feet of general fill (non-structural) areas. Strict moisture control will be required during placement.	6 to 8 <sup>4</sup>

1. Controlled, compacted fill should consists of approved materials that are free of organic matter (less than 5 percent) and debris. Materials should be nonplastic. Maximum particle size should be one quarter of the lift thickness, i.e. maximum particle size of 3 inches for a 12-inch lift, 2 inches for an 8-inch lift.
2. If fines contents are greater than 12 percent, special design and construction procedures maybe necessary.
3. Loose thickness when heavy compaction equipment is used in vibratory mode. Lift thickness should be decreased if static compaction is being used, typically to no more than 8 inches, and the required compaction must still be achieved. Use 4 to 6-inches in loose thickness when hand guided equipment (i.e. jumping jack or plate compactor) is required.
4. Static equipment should be used.

## Fill Compaction Requirements

Fill should meet the following compaction requirements.

Item <sup>1</sup>	Requirement
Minimum compaction requirement <sup>1</sup>	95 percent of the material's maximum dry density as determined by the modified Proctor test (ASTM D 1557)
Moisture Content <sup>2</sup>	Within 2 percent of the optimum moisture content as determined by the modified Proctor test at the time of placement
Minimum Testing Frequency	One field density test per 5,000 square feet or fraction thereof per 1-foot lift in pavement areas; per 2,500 square feet in structure areas.

1. We recommend that engineered fill be tested for moisture content and compaction during placement. Should the results of the in-place density tests indicate the specified moisture or compaction limits have not been met, the area represented by the test should be reworked and retested as required until the specified moisture and compaction requirements are achieved.
2. Specifically, moisture levels should be maintained low enough to allow for satisfactory compaction to be achieved without the cohesionless fill material pumping when proofrolled.

## Utility Trench Backfill

Any soft or unsuitable materials encountered at the bottom of utility trench excavations should be removed and replaced with structural fill or bedding material in accordance with public works specifications for the utility to be supported. This recommendation is particularly applicable to utility work requiring grade control and/or in areas where subsequent grade raising could cause settlement in the subgrade supporting the utility. Trench excavation should not be conducted below a downward 1:1 projection from existing foundations without engineering review of shoring requirements and geotechnical observation during construction.

On-site materials are considered suitable for backfill of utility and pipe trenches from 1 foot above the top of the pipe to the final ground surface, provided the material is free of organic matter and deleterious substances. Backfill should meet the requirements in [Fill Material Types](#).

Trench backfill should be mechanically placed and compacted as discussed earlier in this report. Compaction of initial lifts should be accomplished with hand-operated tampers or other lightweight compactors. Flooding or jetting for placement and compaction of backfill is not recommended.

## Grading and Drainage

All grades must provide effective drainage away from the structures during and after construction and should be maintained throughout the life of the structures. Water retained next to the structures can result in soil movements greater than those discussed in this report. Greater movements can result in unacceptable differential floor slab and/or foundation movements, cracked slabs and walls, and roof leaks. The roof should have gutters/drains with downspouts that discharge onto splash blocks at a distance of at least 10 feet from the structures.

Where paving or flatwork abuts the structure, a maintenance program should be established to effectively seal and maintain joints and prevent surface water infiltration.

## Earthwork Construction Considerations

Shallow excavations for the proposed structure are anticipated to be accomplished with conventional construction equipment. Upon completion of filling and grading, care should be taken to maintain the subgrade water content prior to construction of grade-supported improvements such as floor slabs and pavements. Construction traffic over the completed subgrades should be avoided. The site should also be graded to prevent ponding of surface water on the prepared subgrades or in excavations. Water collecting over or adjacent to construction areas should be removed. If the subgrade freezes, desiccates, saturates, or is disturbed, the affected material should be removed, or the materials should be scarified, moisture conditioned, and recompacted prior to floor slab construction.

Trees or other vegetation whose root systems have the ability to excessively remove moisture or that may displace the foundations or flatwork should not be planted next to the structures (foundations, pavements, sidewalks, etc.).

As a minimum, all temporary excavations should be sloped or braced as required by Occupational Health and Safety Administration (OSHA) regulations to provide stability and safe working conditions. Temporary excavations will probably be required during grading operations. The grading contractor, by his contract, is usually responsible for designing and constructing stable, temporary excavations and should shore, slope or bench the sides of the excavations as required, to maintain stability of both the excavation sides and bottom. All excavations should comply with applicable local, state and federal safety regulations, including the current OSHA Excavation and Trench Safety Standards.

Construction site safety is the sole responsibility of the contractor who controls the means, methods, and sequencing of construction operations. Under no circumstances shall the information provided herein be interpreted to mean Terracon is assuming

responsibility for construction site safety or the contractor's activities; such responsibility shall neither be implied nor inferred.

Excavations or other activities resulting in ground disturbance have the potential to affect adjoining properties and structures. Our scope of services does not include review of available final grading information or consider potential temporary grading performed by the contractor for potential effects such as ground movement beyond the project limits. A preconstruction/ precondition survey should be conducted to document nearby property/infrastructure prior to any site development activity. Excavation or ground disturbance activities adjacent or near property lines should be monitored or instrumented for potential ground movements that could negatively affect adjoining property and/or structures.

## Construction Observation and Testing

The earthwork efforts should be observed by the Geotechnical Engineer (or others under their direction). Observation should include documentation of adequate removal of surficial materials (vegetation, topsoil, and pavements), evaluation and remediation of existing fill materials, as well as proofrolling and mitigation of unsuitable areas delineated by the proofroll.

Each lift of compacted fill should be tested, evaluated, and reworked, as necessary, as recommended by the Geotechnical Engineer prior to placement of additional lifts. Each lift of fill should be tested for density and water content at a frequency of at least one test for every 2,500 square feet of compacted fill in the structural areas and 5,000 square feet in pavement areas. Where not specified by local ordinance, one density and water content test should be performed for every 50 linear feet of compacted utility trench backfill and a minimum of one test performed for every 12 vertical inches of compacted backfill.

In areas of foundation excavations, the bearing subgrade should be evaluated by the Geotechnical Engineer. If unanticipated conditions are observed, the Geotechnical Engineer should prescribe mitigation options.

In addition to the documentation of the essential parameters necessary for construction, the continuation of the Geotechnical Engineer into the construction phase of the project provides the continuity to maintain the Geotechnical Engineer's evaluation of subsurface conditions, including assessing variations and associated design changes.

## Shallow Foundations

If the site has been prepared in accordance with the requirements noted in **Earthwork**, the following design parameters are applicable for shallow foundations.

## Design Parameters – Compressive Loads

Item	Column Footings	Wall (Continuous) Footings	Monolithic Slab Foundation <sup>1</sup>
<b>Maximum Net Allowable Bearing Pressure <sup>1</sup></b>	2,000 psf	2,000 psf	2,000 psf
<b>Minimum Width</b>	30 inches	18 inches	12 inches
<b>Minimum Embedment Depth Below Finished Grade <sup>2</sup></b>	18 inches	18 inches	12 inches
<b>Compaction Requirements</b>	95 percent of the material's maximum dry density (Modified Proctor) for a depth of 12 inches below the bottom of the footing		
<b>Minimum Testing Frequency</b>	One field density test per footing for a minimum depth of 1 foot below the footing subgrade	One field density test per 50 linear feet for a minimum depth of 1 foot below the footing subgrade	One field density test per 50 linear feet for a minimum depth of 1 foot below the footing subgrade
<b>Approximate Total Settlement <sup>3</sup></b>	< 1 inch	< 1 inch	< 1 inch
<b>Estimated Differential Settlement <sup>3</sup></b>	< ¾ inch between adjacent columns	< ¾ inch over 40 feet	< ¾ inch over 40 feet

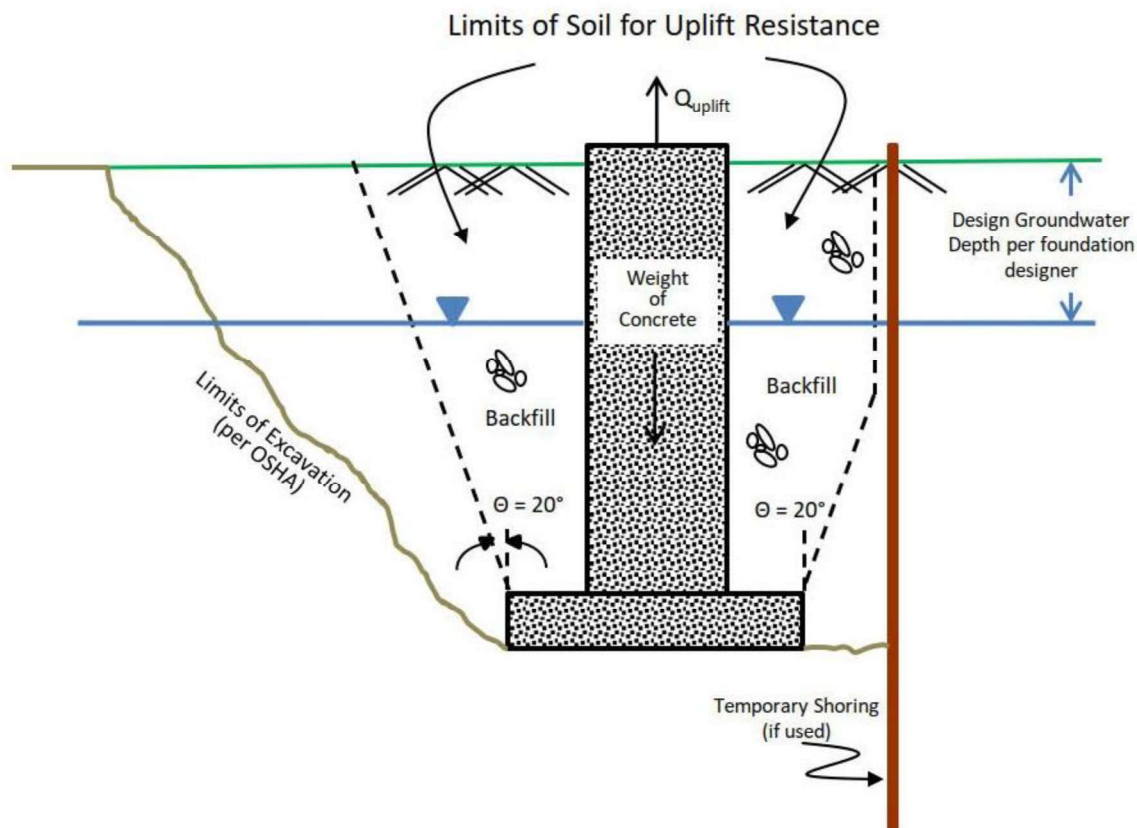
1. The recommended net allowable bearing pressure is the pressure in excess of the minimum surrounding overburden pressure at the footing base elevation. Assumes any unsuitable fill or soft soils, if countered, will be undercut and replaced with engineered fill.
2. For erosion protection and to reduce effects of seasonal moisture variations in subgrade soils.
3. The foundation settlement will depend upon the variations within the subsurface soil profile, the structural loading conditions, the embedment depth of the footings, the thickness of compacted fill, and the quality of the earthwork operations. The above settlement estimates have assumed that the maximum footing width is 5 feet for column footings and 1½ feet for continuous footings (minimum footing width).
4. Turned-down portion of slab. For slab requirements see [Floor Slabs](#).

## Design Parameters – Overturning and Uplift Loads

Shallow foundations subjected to overturning loads should be proportioned such that the resultant eccentricity,  $e$ , is maintained in the center-third of the foundation ( $e.g.$ ,  $e <$

$b/6$ , where  $b$  is the foundation width). This requirement is intended to keep the entire foundation area in compression during the extreme lateral/overturning load event. Foundation oversizing may be required to satisfy this condition.

Uplift resistance of spread footings can be developed from the effective weight of the footing and the overlying soils. with consideration to the IBC basic load combinations. As illustrated on the subsequent figure, the effective weight of the soil prism defined by diagonal planes extending up from the top of the perimeter of the foundation to the ground surface at an angle,  $\theta$ , of 20 degrees from the vertical can be included in uplift resistance. The maximum allowable uplift capacity should be taken as a sum of the effective weight of soil plus the dead weight of the foundation, divided by an appropriate factor of safety. A maximum total unit weight of 100 pcf should be used for the backfill. This unit weight should be reduced to 38 pcf for portions of the backfill or natural soils below the groundwater elevation.





## Construction Adjacent to Existing Building

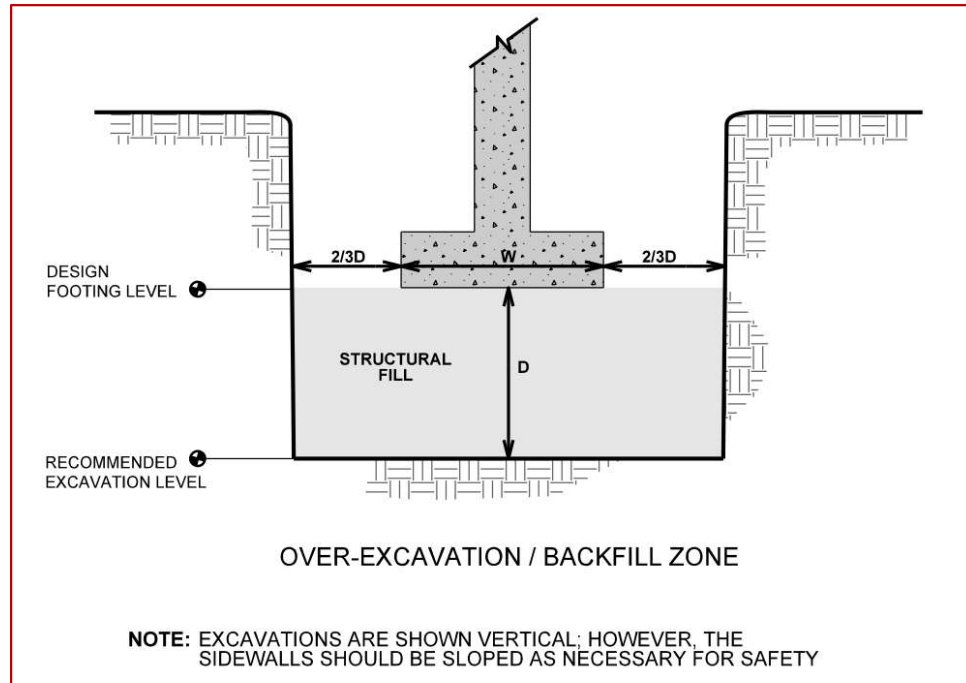
Differential settlement between the portico addition and the existing building is expected to approach the magnitude of the total settlement of the addition. Expansion joints should be provided between the existing building and the proposed addition to accommodate differential movements between the two structures. Underground piping between the two structures should be designed with flexible couplings and utility knockouts in foundation walls should be oversized so minor deflections in alignment do not result in breakage or distress. Care should be taken during excavation adjacent to existing foundations to avoid disturbing existing foundation bearing soils.

New footings should bear at or near the bearing elevation of immediately adjacent existing foundations. Depending upon their locations and current loads on the existing footings, footings for the new addition could cause settlement of adjacent walls. To reduce this concern and risk, clear distances at least equal to the new footing widths should be maintained between the addition's footings and footings supporting the existing building.

## Foundation Construction Considerations

As noted in **Earthwork**, the footing excavations should be evaluated under the observation of the Geotechnical Engineer. The base of all foundation excavations should be free of water and loose soil, prior to placing concrete. Concrete should be placed soon after excavating to reduce bearing soil disturbance. Care should be taken to prevent wetting or drying of the bearing materials during construction. Excessively wet or dry material or any loose/disturbed material in the bottom of the footing excavations should be removed/reconditioned before foundation concrete is placed.

If unsuitable bearing soils are observed at the base of the planned footing excavation, the excavation should be extended deeper to suitable soils, and the footings could bear directly on these soils at the lower level or on compacted backfill placed in the excavations. Overexcavation for structural fill placement below footings should be conducted as shown in the following diagram. The overexcavation should be backfilled up to the footing base elevation, with Free draining or Slightly restrictive soil (GeoModel layers 1 or 2) placed, as recommended in the **Earthwork** section.



## Deep Foundations

Terracon anticipates the owner and structural engineer may consider supporting the fishing bridge on deep foundations. Potential vehicular traffic over the bridge, design loads, and deep foundation type preference are unknown. It is also unknown whether shallow foundations could provide suitable support for the bridge. Therefore, Terracon believes it is inappropriate to provide specific deep foundation design recommendations. Based on conditions identified by Borings B-1 and B-2, an allowable axial compression capacity of 35 tons may be achievable for 12-inch square precast driven concrete piles. If higher capacities are required different pile types/sizes and possibly deeper borings may be necessary. Allowable design capacities should be determined per Florida Building Code section 1810.3.3.

## Floor Slabs

Design parameters for floor slabs assume the requirements for **Earthwork** have been followed. Specific attention should be given to positive drainage away from the structures.

## Floor Slab Design Parameters

Item	Description
<b>Floor Slab Support</b>	Free draining granular material meeting the Preferred fill specification <sup>1</sup>
<b>Estimated Modulus of Subgrade Reaction</b>	100 pounds per square inch per inch (psi/in) for point loads <sup>2</sup>
<b>Compaction Requirements</b>	95 percent of the material's maximum dry density (Modified proctor)
<b>Minimum Testing Frequency</b>	One field density test per 2,500 square feet or fraction thereof for a depth of 12 inches <sup>3</sup>

1. We recommend subgrades be maintained in a relatively moist condition until floor slabs are constructed. If the subgrade should become desiccated prior to construction of floor slabs, the affected material should be removed or the materials scarified, moistened, and recompact. Upon completion of grading operations in the structural areas, care should be taken to maintain the recommended subgrade moisture content and density prior to construction of the building floor slabs. Free draining granular material should have 5 percent or less fines (material passing the #200 sieve). The in-place, predominantly sandy soils appear to meet this requirement.
2. Modulus of subgrade reaction is an estimated value based upon our experience with the subgrade condition, the requirements noted in [Earthwork](#), and the floor slab support as noted in this table. It is provided for point loads. For large area loads the modulus of subgrade reaction would be lower.
3. Density should be rechecked after utility construction.

The use of a vapor retarder should be considered beneath concrete slabs on grade covered with wood, tile, carpet, or other moisture sensitive or impervious coverings, when the project includes humidity-controlled areas, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer should refer to the Florida Building Code (FBC), ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder. FBC requires the use of a vapor barrier.

Saw-cut contraction joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations, refer to the ACI Design Manual. Joints or cracks should be sealed with a waterproof, non-extruding compressible compound specifically recommended for heavy duty concrete pavement and wet environments.

Where floor slabs are tied to perimeter walls or turn-down slabs to meet structural or other construction objectives, our experience indicates differential movement between the walls and slabs will likely be observed in adjacent slab expansion joints or floor slab cracks beyond the length of the structural dowels. The Structural Engineer should account for potential differential settlement through use of sufficient control joints, appropriate reinforcing or other means.

## Floor Slab Construction Considerations

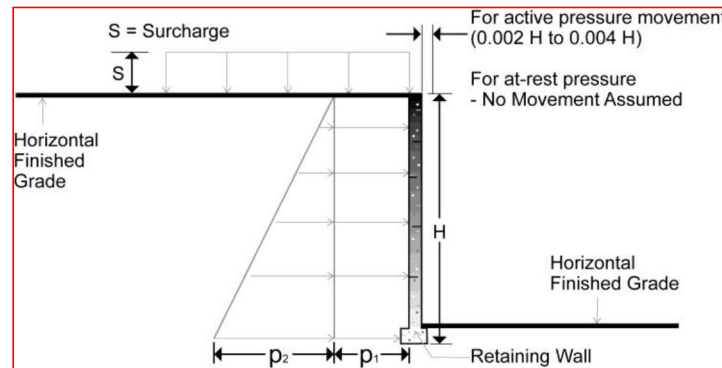
Finished subgrade, within and for at least 10 feet beyond the floor slab, should be protected from traffic, rutting, or other disturbance and maintained in a relatively moist condition until floor slabs are constructed. If the subgrade should become damaged or desiccated prior to construction of floor slabs, the affected material should be removed, and structural fill should be added to replace the resulting excavation. Final conditioning of the finished subgrade should be performed immediately prior to placement of the floor slab support course.

The Geotechnical Engineer should observe the condition of the floor slab subgrades immediately prior to placement of the floor slab support course, reinforcing steel, and concrete. Attention should be paid to high traffic areas that were rutted and disturbed earlier, and to areas where backfilled trenches are located.

## Lateral Earth Pressures

### Design Parameters

Structures with unbalanced backfill levels on opposite sides should be designed for earth pressures at least equal to values indicated in the following table. Earth pressures will be influenced by structural design of the walls, conditions of wall restraint, methods of construction, and/or compaction and the strength of the materials being restrained. Two wall restraint conditions are shown in the diagram below. Active earth pressure is commonly used for design of free-standing cantilever retaining walls and assumes wall movement. The "at-rest" condition assumes no wall movement and is commonly used for basement walls, loading dock walls, or other walls restrained at the top. The recommended design lateral earth pressures do not include a factor of safety and do not provide for possible hydrostatic pressure on the walls (unless stated).



### Lateral Earth Pressure Design Parameters

Earth Pressure Condition <sup>1</sup>	Coefficient for Backfill Type <sup>2</sup>	Surcharge Pressure <sup>3,4,5</sup> $p_1$ (psf)	Equivalent Fluid Pressures (psf) <sup>2,4,5</sup>	
			Unsaturated <sup>6</sup>	Submerged <sup>6</sup>
Active ( $K_A$ )	SP - 0.33	(0.33) $S$	(37) $H$	(78) $H$
	SM & SC - 0.38	(0.38) $S$	(41) $H$	(80) $H$
At-Rest ( $K_0$ )	SP - 0.50	(0.50) $S$	(55) $H$	(86) $H$
	SM & SC - 0.55	(0.55) $S$	(60) $H$	(88) $H$
Passive ( $K_P$ )	SP - 3.00	---	(330) $H$	(205) $H$
	SM & SC - 2.66	---	(293) $H$	(189) $H$

1. For active earth pressure, wall must rotate about base, with top lateral movements 0.002  $H$  to 0.004  $H$ , where  $H$  is wall height. For passive earth pressure, wall must move horizontally to mobilize resistance.
2. Uniform, horizontal backfill, compacted to at least 95 percent of the ASMT D 698 maximum dry density, rendering a maximum unit weight of 110 pcf.
3. Uniform surcharge, where  $S$  is surcharge pressure.
4. Loading from heavy compaction equipment is not included.
5. No safety factor is included in these values.
6. To achieve "Unsaturated" conditions, follow guidelines in **Subsurface Drainage for Below-Grade Walls** as follows. "Submerged" conditions are recommended when drainage behind walls is not incorporated into the design.

Backfill placed against structures should consist of granular soils. For the granular values to be valid, the granular backfill must extend out and up from the base of the wall at an angle of at least 45 degrees from vertical for the active case.

Footings, floor slabs or other loads bearing on backfill behind walls may have a significant influence on the lateral earth pressure. Placing footings within wall backfill and in the zone of active soil influence on the wall should be avoided unless structural analyses indicate the wall can safely withstand the increased pressure.

The lateral earth pressure recommendations given in this section are applicable to the design of rigid retaining walls subject to slight rotation, such as cantilever, or gravity type concrete walls. These recommendations are not applicable to the design of modular block - geogrid reinforced backfill walls (also termed MSE walls). Recommendations covering these types of wall systems are beyond the scope of services for this assignment. However, we would be pleased to develop a proposal for evaluation and design of such wall systems upon request.

## Subsurface Drainage for Below-Grade Walls

A perforated rigid plastic drain line installed behind the base of walls and extends below adjacent grade is recommended to prevent hydrostatic loading on the walls. The invert of a drain line around a below-grade structural area or exterior retaining wall should be placed near foundation bearing level. The drain line should be sloped to provide positive gravity drainage to daylight or to a sump pit and pump. The drain line should be surrounded by clean, free-draining granular material having less than 5 percent passing the No. 200 sieve, such as Free draining fill classification or No. 57 aggregate. The free-draining aggregate should be encapsulated in a filter fabric.

As an alternative to free-draining granular fill, a prefabricated drainage structure may be used. A prefabricated drainage structure is a plastic drainage core or mesh which is covered with filter fabric to prevent soil intrusion and is fastened to the wall prior to placing backfill.

## Pavements

### General Pavement Comments

Soil and groundwater conditions appear suitable for conventional pavement sections meeting minimum local requirements. Recommendations for construction of typical pavement section materials are presented below. These pavement construction considerations also assume that the site has been prepared as recommended in the **Earthwork** section.

### Subgrade Preparation

Site grading is typically accomplished relatively early in the construction phase. Fills are placed and compacted in a uniform manner. However, as construction proceeds, excavations are made into these areas, rainfall and surface water saturates some areas, heavy traffic from concrete trucks and other delivery vehicles disturbs the subgrade and many surface irregularities are filled in with loose soils to temporarily improve ride



comfort. As a result, the pavement subgrades, initially prepared early in the project, should be carefully evaluated as the time for pavement construction approaches.

We recommend the moisture content and density of the top 12 inches of the subgrade be evaluated and the pavement subgrades be proofrolled and tested within two days prior to commencement of actual paving operations. Compaction tests should be performed at a frequency of 1 test per 5,000 square feet or fraction thereof. Areas not in compliance with the required ranges of moisture or density should be moisture conditioned and recompacted. Particular attention should be paid to high traffic areas that were rutted and disturbed earlier and to areas where backfilled trenches are located. Areas where unsuitable conditions are found should be repaired by removing and replacing the materials with properly compacted fills.

After proofrolling and repairing deep subgrade deficiencies, the entire subgrade should be scarified and prepared as recommended in the [Earthwork](#) section this GeoReport to provide a uniform subgrade for pavement construction. Areas that appear severely desiccated following site stripping may require further undercutting and moisture conditioning. If a significant precipitation event occurs after the evaluation or if the surface becomes disturbed, the subgrade should be reviewed by qualified personnel immediately prior to paving. The subgrade should be in its finished form at the time of the final review.

Design Considerations

Pavement thickness can be determined using AASHTO, Asphalt Institute, PCA, and/or other methods if specific wheel loads, axle configurations, frequencies, and desired pavement life are provided. Terracon can provide thickness recommendations for pavements subjected to loads other than personal vehicle and occasional delivery and trash removal truck traffic if this information is provided. However, absent that data, the following recommendations are based on local municipal standards.

Estimates of Minimum Pavement Section Thicknesses

The following tables provides typical options for AC and PCC Sections. They should be reviewed if specific design traffic parameters become available.

Asphaltic Concrete Design

Layer <sup>5</sup>	Thickness (inches)		
	Surface Course	Base Course <sup>1</sup>	Stabilized Subbase <sup>1, 2, 3</sup>
Light Duty (car parking only) <sup>4</sup>	1½	6	12

### Asphaltic Concrete Design

Layer <sup>5</sup>	Thickness (inches)		
	Surface Course	Base Course <sup>1</sup>	Stabilized Subbase <sup>1, 2, 3</sup>
Heavy Duty (truck parking, driveways) <sup>4</sup>	2½	8	12

1. Often referred to as Stabilized Subgrade.
2. Use coarse granular materials such as recycled crushed concrete, shell, or gravel when seasonal high groundwater is within 4 feet of the profile grade. Clay stabilization is acceptable with deeper seasonal high groundwater.
3. Some municipalities do not require stabilized subbase beneath soil cement base.
4. Per Seminole County Land Development Code, Road and Street Standards.
5. Asphalt pavements should have a minimum of 12 inches of free draining subgrade beneath the sections indicated in this table.

The following table provides our estimated minimum thickness of PCC pavements.

### Portland Cement Concrete Design

Layer <sup>1</sup>	Thickness (inches)
Light Duty (car parking only)	5
Heavy Duty (truck parking, driveways)	7

1. Concrete pavements should have a minimum of 12 inches of free draining subgrade beneath the sections indicated in this table.

### Asphalt Concrete Design Considerations

The following items are applicable to asphalt concrete pavement sections.

- Terracon recommends a minimum separation of 12 inches between the bottom of the base course and the seasonal high groundwater table. Based on site conditions and our grading assumption this condition should be met.
- Natural or fill subgrade soils to a depth of 18 inches below the base should be clean, free draining sands with a fines content passing a No. 200 sieve of 5 percent or less. The in-place upper soils appear to meet this requirement, depending on site grading.



- Stabilized subgrade soils (also identified as stabilized subbase) should be stabilized to a minimum Limerock Bearing Ratio (LBR; Florida Method of Test Designation FM 5-515) value of 40 if they do not already meet this criterion or modified/replaced with new compacted fill that meets the minimum LBR value. Although LBR testing has not been performed, our experience with similar soils indicates that the near surficial sands encountered in the soil borings are unlikely to meet this requirement.
- The stabilized subgrade course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (AASHTO T-180 or ASTM D-1557). Any underlying, newly-placed subgrade fill need only be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density. Compaction tests should be performed at a frequency of 1 test per 10,000 square feet or fraction thereof.
- Limerock base courses from an approved FDOT source should have a minimum LBR value of 100 and be compacted to a minimum of 98 percent of the maximum dry density as determined by the Modified Proctor test. Limerock should be placed in uniform lifts not to exceed 6 inches loose thickness. Recycled limerock is not a suitable substitute for virgin limerock for base courses but may be used as a granular stabilizing admixture.
- Soil cement base courses typically experience shrinkage cracking due to hydration curing of the cement. This shrinkage cracking typically propagates through the overlying asphalt course and reflects in the pavement surface. This reflective cracking is not necessarily indicative of a pavement structural failure, though it is sometimes considered to be aesthetically undesirable.
- Soil cement bases should have 7-day design strength of 300 psi. Soil cement base should be compacted to a minimum of 98 percent of the material's maximum dry density as determined by the Standard Proctor Test for Soil Cement (AASHTO T-134). Higher design strengths may result in increased cracking.
- Crushed (recycled) concrete base materials should meet the current FDOT specification 911.
- Asphalt should be compacted to a minimum of 95 percent of the design mix density. Asphalt surface courses should be Type SP, Type S, or other suitable mix design according to FDOT and local requirements.
- To verify thicknesses, after placement and compaction of the pavement courses, core the wearing surface to evaluate material thickness and composition at a minimum frequency of 5,000 square feet or two locations per day's production.
- Underdrains or strip drains should be considered along all landscaped areas in, or adjacent to pavements to reduce moisture migration to subgrade soils. Underdrains are recommended below pavement if the separation between the bottom of the base course and the seasonal high groundwater table is less than 1 foot.

- All curbing should be full depth. Use of extruded curb sections which lie on top of asphalt surface courses can allow migration of water between the surface and base courses, leading to rippling and pavement deterioration.

## Portland Cement Concrete Design Considerations

The following items are applicable to rigid concrete pavement sections.

- At least 18 inches of free-draining material should be included directly beneath rigid concrete pavement. Fill meeting the requirements presented in Earthwork Section of this report may be considered free-draining for this purpose. Limerock should not be considered free draining for this purpose. The in-place upper soils appear to meet this requirement.
- The PCC should be a minimum of 4,000 psi at 28 days. PCC pavements are recommended for trash container pads and in any other areas subjected to heavy wheel loads and/or turning traffic.
- The upper 1 foot of rigid pavement subgrade soils should be compacted to at least 98 percent of the Modified Proctor maximum dry density (AASHTO T-180 or ASTM D-1557). Compaction tests should be performed at a frequency of 1 test per 10,000 square feet or fraction thereof.
- Rigid PCC pavements will perform better than ACC in areas where short-radii turning, and braking are expected (i.e. entrance/exit aprons) due to better resistance to rutting and shoving. In addition, PCC pavement will perform better in areas subject to large or sustained loads. An adequate number of longitudinal and transverse control joints should be placed in the rigid pavement in accordance with ACI and/or AASHTO requirements. Expansion (isolation) joints must be full depth and should only be used to isolate fixed objects abutting or within the paved area.
- Adequate separation should be provided between the bottom of the concrete and the seasonal high groundwater table. Terracon recommends that in no case should less than 1 foot of separation be provided. Based on the encountered conditions and anticipated development, we anticipate this requirement can be readily met.
- Sawcut patterns should generally be square or rectangular but nearly square and extend to a depth equal to a quarter of the slab thickness.

## Pavement Drainage

Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements could saturate the subgrade and contribute to premature pavement deterioration. In addition, the pavement subgrade should be graded to provide positive drainage of the base layer. The subgrade and the pavement

surface should have a minimum  $\frac{1}{4}$  inch per foot slope to promote drainage. Appropriate sub-drainage or connection to a suitable daylight outlet should be provided to remove water from the base layer.

## Pavement Maintenance

The pavement sections represent minimum recommended thicknesses and, as such, periodic upkeep should be anticipated. Preventive maintenance should be planned and provided for through an on-going pavement management program. Maintenance activities are intended to slow the rate of pavement deterioration and to preserve the pavement investment. Pavement care consists of both localized (e.g., crack and joint sealing and patching) and global maintenance (e.g., surface sealing). Additional engineering consultation is recommended to determine the type and extent of a cost-effective program. Even with periodic maintenance, some movements and related cracking may still occur, and repairs may be required.

Pavement performance is affected by its surroundings. In addition to providing preventive maintenance, the civil engineer should consider the following recommendations in the design and layout of pavements:

- Final grade adjacent to paved areas should slope down from the edges at a minimum 2 percent.
- Subgrade and pavement surfaces should have a minimum 2 percent slope to promote proper surface drainage.
- Install pavement drainage systems surrounding areas anticipated for frequent wetting.
- Install joint sealant and seal cracks immediately.
- Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils.

## Stormwater Management

Terracon understands the proposed water feature around Boring locations B-3 and B-4 may also serve as wet detention. We do not anticipate the water level in the pond will be artificially controlled. Therefore, we anticipate the only design parameter will be the estimated wet season water table (seasonal high).

The soils anticipated to be excavated from the upper 4 feet appear likely to be suitable for reuse as fill subject to the requirements in Earthwork, Fill Material Types. Soils excavated from about 4 feet to 8 feet below existing grade may be a mixture of useful and marginally useful to unuseful. Soils to be excavated from deeper than 8 feet are anticipated to be minimally useful.

## General Comments

Our analysis and opinions are based upon our understanding of the project, the geotechnical conditions in the area, and the data obtained from our site exploration. Variations will occur between exploration point locations or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. Terracon should be retained as the Geotechnical Engineer, where noted in this report, to provide observation and testing services during pertinent construction phases. If variations appear, we can provide further evaluation and supplemental recommendations. If variations are noted in the absence of our observation and testing services on-site, we should be immediately notified so that we can provide evaluation and supplemental recommendations.

Our Scope of Services does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

Our services and any correspondence are intended for the sole benefit and exclusive use of our client for specific application to the project discussed and are accomplished in accordance with generally accepted geotechnical engineering practices with no third-party beneficiaries intended. Any third-party access to services or correspondence is solely for information purposes to support the services provided by Terracon to our client. Reliance upon the services and any work product is limited to our client and is not intended for third parties. Any use or reliance of the provided information by third parties is done solely at their own risk. No warranties, either express or implied, are intended or made.

Site characteristics as provided are for design purposes and not to estimate excavation cost. Any use of our report in that regard is done at the sole risk of the excavating cost estimator as there may be variations on the site that are not apparent in the data that could significantly effect excavation cost. Any parties charged with estimating excavation costs should seek their own site characterization for specific purposes to obtain the specific level of detail necessary for costing. Site safety and cost estimating including excavation support and dewatering requirements/design are the responsibility of others. Construction and site development have the potential to affect adjacent properties. Such impacts can include damages due to vibration, modification of groundwater/surface water flow during construction, foundation movement due to undermining or subsidence from excavation, as well as noise or air quality concerns. Evaluation of these items on nearby properties are commonly associated with contractor means and methods and are not addressed in this report. The owner and contractor should consider a preconstruction/precondition survey of surrounding development. If changes in the nature, design, or location of the project are planned, our conclusions and

## Geotechnical Engineering Report

Village on the Green | Longwood, Seminole County, Florida

January 10, 2024 | Terracon Project No. H1235283



recommendations shall not be considered valid unless we review the changes and either verify or modify our conclusions in writing.

## Geotechnical Engineering Report

Village on the Green | Longwood, Seminole County, Florida

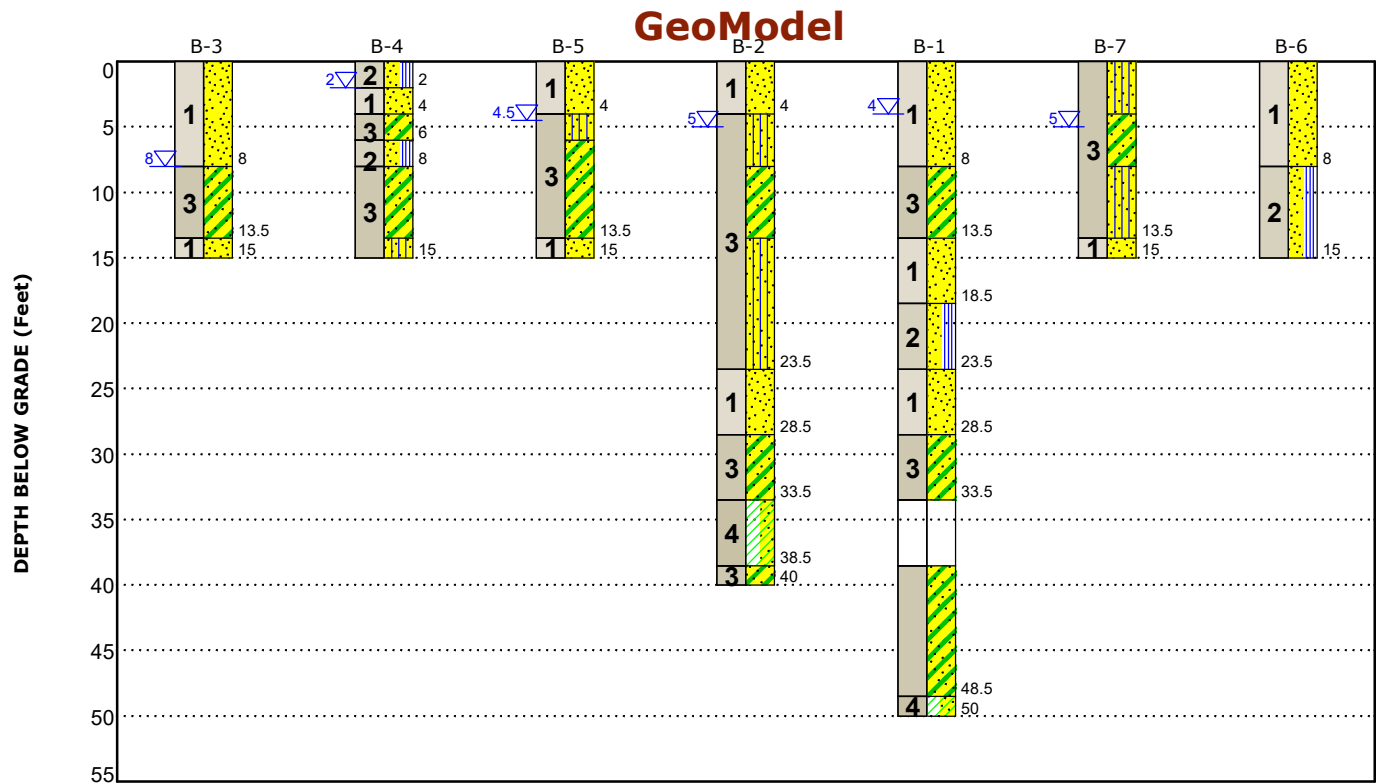
January 10, 2024 | Terracon Project No. H1235283



# Figures

## Contents:

GeoModel



This is not a cross section. This is intended to display the Geotechnical Model only. See individual logs for more detailed conditions.

Model Layer	Layer Name	General Description	Legend
1	Free draining	Sand (SP); loose to medium dense	Poorly-graded Sand  Clayey Sand
2	Slightly restrictive	Sand with silt (SP-SM); loose to medium dense	Poorly-graded Sand with Silt
3	Hydraulically restrictive	Silty sand (SM, clayey sand (SC); very loose to medium dense	Lean Clay with Sand  Silty Sand
4	Clay	Lean clay with sand (CL); soft to very stiff	

First Water Observation

Groundwater levels are temporal. The levels shown are representative of the date and time of our exploration. Significant changes are possible over time.  
Water levels shown are as measured during and/or after drilling. In some cases, boring advancement methods mask the presence/absence of groundwater. See individual logs for details.

NOTES:  
Layering shown on this figure has been developed by the geotechnical engineer for purposes of modeling the subsurface conditions as required for the subsequent geotechnical engineering for this project.  
Numbers adjacent to soil column indicate depth below ground surface.

## Geotechnical Engineering Report

Village on the Green | Longwood, Seminole County, Florida

January 10, 2024 | Terracon Project No. H1235283



## Attachments



# Exploration and Testing Procedures

## Field Exploration

Number of Borings	Approximate Boring Depth (feet)	Location
1	40	Ends of fishing bridge
1	50	
5	15	Other structures

**Boring Layout and Elevations:** Terracon personnel provided the boring layout using handheld GPS equipment (estimated horizontal accuracy of about ±20 feet) and referencing existing site features.

**Subsurface Exploration Procedures:** We advanced the borings with a mini rubber track-mounted rotary drill rig using mud rotary methodology. Five samples were obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. In the split-barrel sampling procedure, a standard 2-inch outer diameter split-barrel sampling spoon was driven into the ground by a 140-pound automatic hammer falling a distance of 30 inches. The number of blows required to advance the sampling spoon the middle 12 inches of a 24-inch penetration of the last 12 inches of an 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are indicated on the boring logs at the test depths. We observed and recorded groundwater levels (where present) during drilling and sampling. For safety purposes, all borings were backfilled with auger cuttings/bentonite chips after their completion.

The samples were placed in appropriate containers, taken to our soil laboratory for testing, and classified by a Geotechnical Engineer. In addition, we observed and record groundwater levels during drilling and sampling.

The sampling depths, penetration distances, groundwater levels (where present), and other sampling information was recorded on the field boring logs. The samples were placed in appropriate containers and taken to our soil laboratory for testing and classification by a Geotechnical Engineer. Our exploration team prepared field boring logs as part of the drilling operations. These field logs included visual classifications of the materials observed during drilling and our interpretation of the subsurface conditions between samples. Final boring logs were prepared from the field logs. The final boring logs represent the Geotechnical Engineer's interpretation of the field logs and include modifications based on observations and tests of the samples in our laboratory.

## Laboratory Testing

The project engineer reviewed the field data and assigned laboratory tests. The laboratory testing program included the following types of tests:

- Moisture Content
- #200 Sieve Wash
- Atterberg Limits

The laboratory testing program often included examination of soil samples by an engineer. Based on the results of our field and laboratory programs, we described and classified the soil samples in accordance with the Unified Soil Classification System.

## Site Location and Exploration Plans

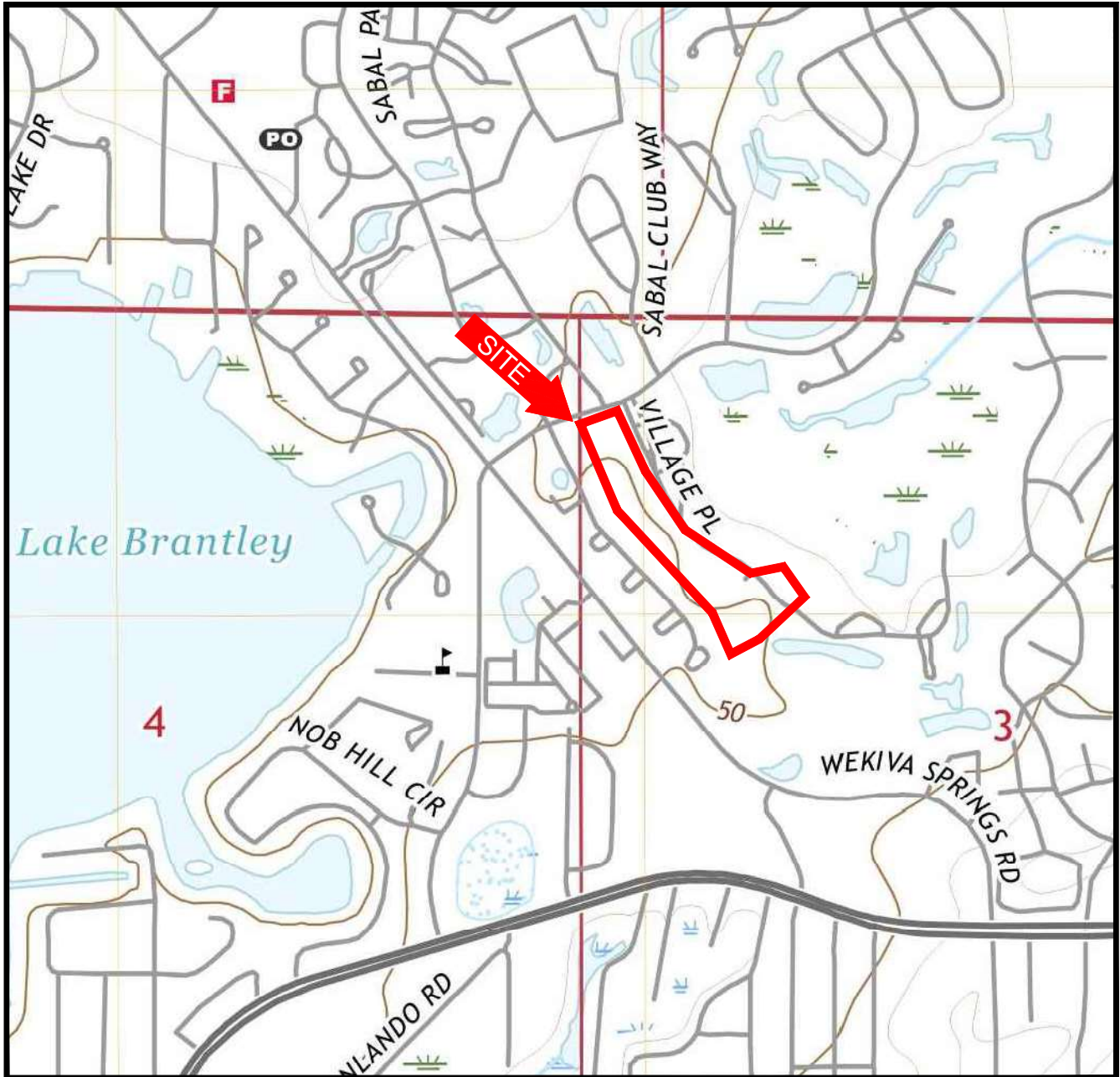
### **Contents:**

Topographic Vicinity Map

Soils Map

Location Plan

Note: All attachments are one page unless noted above.



SCALE 1"=1000'



FOREST CITY, FLORIDA  
ISSUED: 2021  
7.5 MINUTE SERIES (QUADRANGLE)



N:\Projects\2023\H1235283\PROJECT DOCUMENTS (Reports-Letters-Drafts to Clients)\Coa\H1235283 Quad Map.dwg

Project Mng:	BSO	Project No.	H1235283
Drawn By:	AS	Scale:	AS SHOWN
Checked By:	BSO	File No.	H1235283
Approved By:	SM	Date:	11-27-23

**Terracon**  
Explore with us

1675 LEE ROAD WINTER PARK, FLORIDA 32789  
PH. (407) 740-6110 FAX. (407) 740-6112

TOPOGRAPHIC VICINITY MAP  
GEOTECHNICAL ENGINEERING REPORT  
VILLAGE ON THE GREEN  
500 VILLAGE PLACE  
LONGWOOD, SEMINOLE COUNTY, FLORIDA

EXHIBIT





SCALE 1"=1000'



U.S.D.A. SOIL SURVEY FOR SEMINOLE COUNTY, FLORIDA

SOIL LEGEND

- 6 ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
- 20 MYAKKA AND EAUGALLIE FINE SANDS



Project Mng'r:	BSO	Project No.	H1235283
Drawn By:	AS	Scale:	AS SHOWN
Checked By:	BSO	File No.	H1235283
Approved By:	SM	Date:	11-27-23

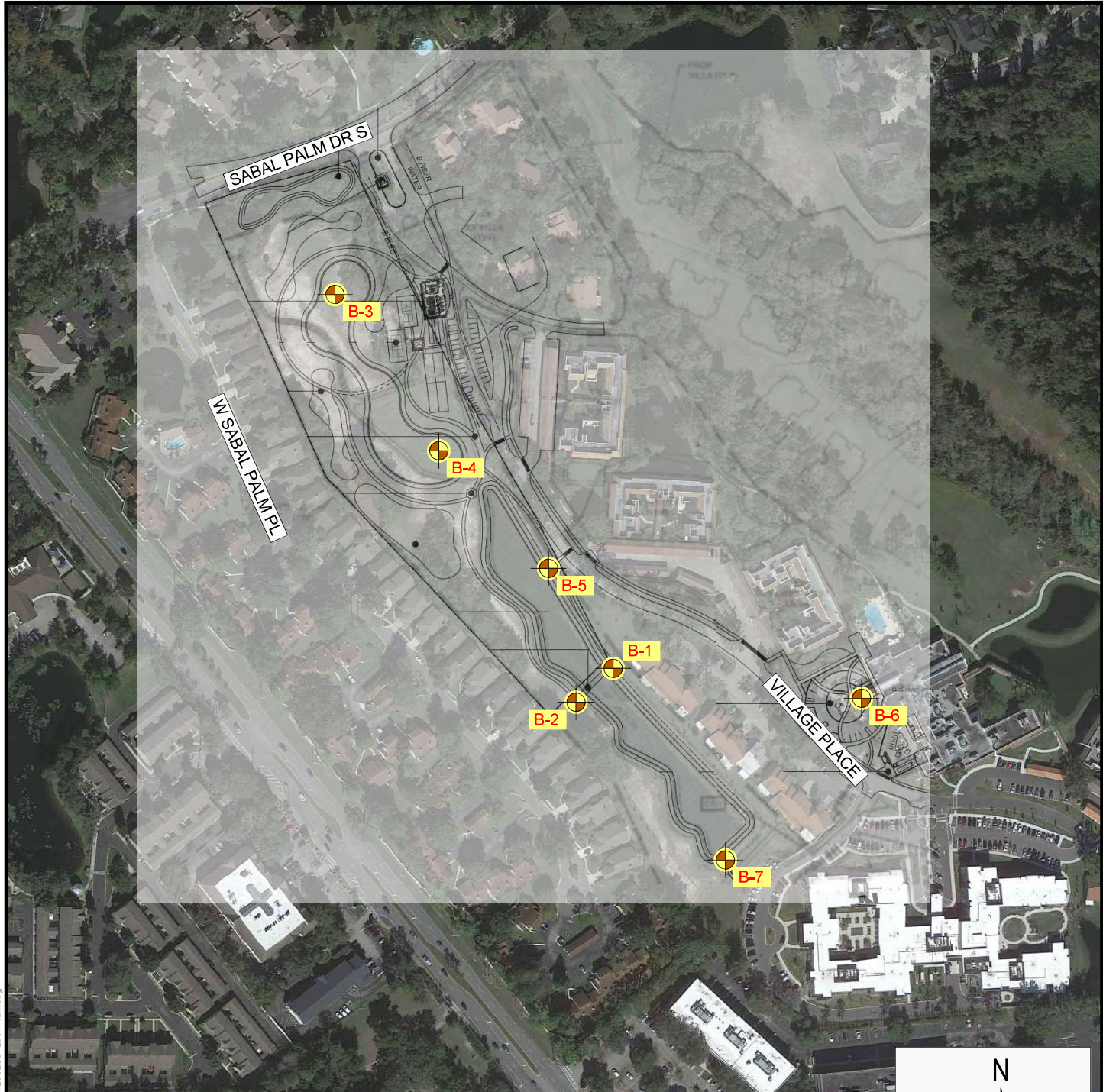
**Terracon**  
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SOILS MAP  
GEOTECHNICAL ENGINEERING REPORT  
VILLAGE ON THE GREEN  
500 VILLAGE PLACE  
LONGWOOD, SEMINOLE COUNTY, FLORIDA

EXHIBIT





#### LEGEND



APPROXIMATE LOCATION OF STANDARD  
PENETRATION TEST BORING

N



APPROXIMATE  
SCALE IN FEET



0 150 300

Project Mng:	BSO
Drawn By:	AS
Checked By:	BSO
Approved By:	SM

Project No.	H1235283
Scale:	AS SHOWN
File No.	H1235283
Date:	11-27-23

**Terracon**  
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**BORING LOCATION PLAN**  
**GEOTECHNICAL ENGINEERING REPORT**  
**VILLAGE ON THE GREEN**  
500 VILLAGE PLACE  
LONGWOOD, SEMINOLE COUNTY, FLORIDA

**EXHIBIT**









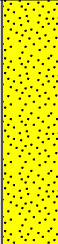

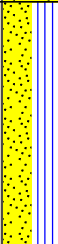




## **Exploration and Laboratory Results**

### **Contents:**

Boring Logs (B-1 through B-7)  
Groundwater Levels  
Atterberg Limits

Note: All attachments are one page unless noted above.

## Boring Log No. B-1

Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6934° Longitude: -81.4082° Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
1		<b>SAND (SP)</b> , fine grained, grayish brown, loose to medium dense  light gray	5		   	3-2-2-2 N=4			
						2-2-2-2 N=4			
						3-4-3-4 N=7			
						5-5-6-7 N=11			
3		<b>CLAYEY SAND (SC)</b> , grayish brown, medium dense	10			7-6-5-5 N=11			
1		<b>SAND (SP)</b> , fine grained, light brown, medium dense	15			11-10-6 N=16			
2		<b>SAND WITH SILT (SP-SM)</b> , fine grained, light gray, loose	20			2-2-4 N=6			
1		<b>SAND (SP)</b> , fine grained, light gray, medium dense	25			3-4-5 N=9			
See <a href="#">Exploration and Testing Procedures</a> for a description of field and laboratory procedures used and additional data (If any). See <a href="#">Supporting Information</a> for explanation of symbols and abbreviations.			<b>Water Level Observations</b>  Groundwater encountered at depth of 4 feet			<b>Drill Rig</b> BR2500  <b>Hammer Type</b> Automatic  <b>Driller</b> Jose  <b>Logged by</b>  <b>Boring Started</b> 11-28-2023  <b>Boring Completed</b> 11-28-2023			
<b>Notes</b>			<b>Advancement Method</b> mud rotary  <b>Abandonment Method</b>						



## Boring Log No. B-1

Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6934° Longitude: -81.4082° Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
1		<b>SAND (SP)</b> , fine grained, light gray, medium dense ( <i>continued</i> ) 28.5							
3		<b>CLAYEY SAND (SC)</b> , light gray, very loose 33.5	30			0-1-1 N=2			
		<b>NO RECOVERY</b> 38.5	35			1-1-2 N=3			
		<b>CLAYEY SAND (SC)</b> , brown, loose, abundant shell fragments  dark gray 48.5	40			5-2-3 N=5			
			45			2-2-3 N=5			
4		<b>LEAN CLAY WITH SAND (CL)</b> , grayish brown, very stiff, abundant shell fragments 50.0	50			3-10-8 N=18			
		<b>Boring Terminated at 50 Feet</b>							

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).  
See [Supporting Information](#) for explanation of symbols and abbreviations.

### Notes

### Water Level Observations

Groundwater encountered at depth of 4 feet

**Drill Rig**  
BR2500

**Hammer Type**  
Automatic

**Driller**  
Jose

**Logged by**

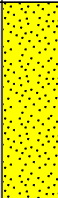
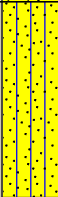

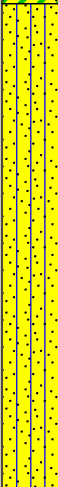


**Boring Started**  
11-28-2023

**Boring Completed**  
11-28-2023

**Advancement Method**  
mud rotary

**Abandonment Method**









## Boring Log No. B-2

Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6932° Longitude: -81.4085° Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
1		<b>SAND (SP)</b> , fine grained, gray, loose to medium dense				4-5-5-5 N=10			
		4.0				3-3-2-3 N=5			
3		<b>SILTY SAND (SM)</b> , brown, very loose to loose  light gray	5			3-2-2-2 N=4	21.0	NP	17
		8.0				1-1-1-1 N=2	20.8	NP	17
		<b>CLAYEY SAND (SC)</b> , light brown, loose, some orange mottling	10			1-2-3-3 N=5			
		13.5							
3		<b>SILTY SAND (SM)</b> , brown, loose to medium dense, some orange mottling  light gray	15			6-5-7 N=12			
		20				3-3-3 N=6			
		23.5							
1		<b>SAND (SP)</b> , fine grained, light gray, loose	25			2-3-4 N=7			
<p>See <a href="#">Exploration and Testing Procedures</a> for a description of field and laboratory procedures used and additional data (If any). See <a href="#">Supporting Information</a> for explanation of symbols and abbreviations.</p> <p><b>Notes</b></p>				<p><b>Water Level Observations</b>  Groundwater encountered at depth of 5 feet</p>			<p><b>Drill Rig</b> BR2500</p> <p><b>Hammer Type</b> Automatic</p> <p><b>Driller</b> Jose</p> <p><b>Logged by</b></p> <p><b>Boring Started</b> 11-27-2023</p> <p><b>Boring Completed</b> 11-27-2023</p>		
				<p><b>Advancement Method</b> mud rotary</p> <p><b>Abandonment Method</b></p>					

## Boring Log No. B-2


Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6932° Longitude: -81.4085° Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
1		<b>SAND (SP)</b> , fine grained, light gray, loose ( <i>continued</i> ) 28.5							
3		<b>CLAYEY SAND (SC)</b> , light gray, very loose 33.5	30			WOH			
4		<b>LEAN CLAY WITH SAND (CL)</b> , dark gray, soft 38.5	35			1-1-1 N=2			
3		<b>CLAYEY SAND (SC)</b> , light gray, medium dense, abundant shell fragments 40.0				6-7-8 N=15			
		<b>Boring Terminated at 40 Feet</b>	40						
Notes		See <a href="#">Exploration and Testing Procedures</a> for a description of field and laboratory procedures used and additional data (If any). See <a href="#">Supporting Information</a> for explanation of symbols and abbreviations.		<b>Water Level Observations</b> Groundwater encountered at depth of 5 feet		<b>Drill Rig</b> BR2500 <b>Hammer Type</b> Automatic <b>Driller</b> Jose <b>Logged by</b>  <b>Boring Started</b> 11-27-2023 <b>Boring Completed</b> 11-27-2023			
		<b>Advancement Method</b> mud rotary  <b>Abandonment Method</b>							

## Boring Log No. B-3

Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6954° Longitude: -81.4100° Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
1		<b><u>SAND (SP)</u></b> , fine grained, brown, loose to medium dense  light brown  light grayish brown	5			4-7-6-6 N=13			
						6-7-6-6 N=13			
						3-2-3-3 N=5			
						4-3-3-3 N=6			
3		<b><u>CLAYEY SAND (SC)</u></b> , gray, medium dense, some orange mottling	10			5-6-5-5 N=11			
1		<b><u>SAND (SP)</u></b> , fine grained, light grayish brown, medium dense	15			8-10-8 N=18			
		<b>Boring Terminated at 15 Feet</b>							

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).  
See [Supporting Information](#) for explanation of symbols and abbreviations.

#### Water Level Observations

 Groundwater encountered at depth of 8 feet

**Drill Rig**  
BR2500

**Hammer Type**  
Automatic

**Driller**  
Jose

**Logged by**

**Boring Started**  
11-27-2023

**Boring Completed**  
11-27-2023

#### Notes

**Advancement Method**  
mud rotary

**Abandonment Method**

## Boring Log No. B-4

Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6946° Longitude: -81.4093° Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
2		<b><u>SAND WITH SILT (SP-SM)</u></b> , fine grained, grayish brown, loose 2.0				2-3-3-3 N=6			
1		<b><u>SAND (SP)</u></b> , fine grained, light gray, medium dense 4.0		▽		4-5-4-5 N=9			
3		<b><u>CLAYEY SAND (SC)</u></b> , grayish brown, loose, some orange mottling 6.0	5			5-4-3-3 N=7			
2		<b><u>SAND WITH SILT (SP-SM)</u></b> , fine grained, grayish brown, medium dense 8.0				5-6-7-9 N=13			
3		<b><u>CLAYEY SAND (SC)</u></b> , grayish brown, loose 13.5	10			2-2-4-5 N=6			
		<b><u>SILTY SAND (SM)</u></b> , gray, medium dense, with clay 15.0				4-8-7 N=15			
		<b>Boring Terminated at 15 Feet</b>	15						

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).  
See [Supporting Information](#) for explanation of symbols and abbreviations.

### Notes

### Water Level Observations

▽ Groundwater encountered at depth of 2 feet

**Drill Rig**  
BR2500

**Hammer Type**  
Automatic

**Driller**  
Jose

**Logged by**

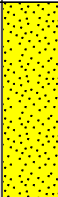



**Advancement Method**  
mud rotary

**Abandonment Method**

**Boring Started**  
11-27-2023

**Boring Completed**  
11-27-2023


## Boring Log No. B-5

Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6939° Longitude: -81.4087° Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
1		<b>SAND (SP)</b> , fine grained, brown and light brown, loose  gray				3-4-3-3 N=7			
		4.0				4-4-3-4 N=7			
3		<b>SILTY SAND (SM)</b> , light gray, loose	5			3-3-2-2 N=5			
		6.0				3-3-3-3 N=6			
		<b>CLAYEY SAND (SC)</b> , light gray, loose to medium dense  grayish brown	10			6-5-7-7 N=12			
		13.5							
1		<b>SAND (SP)</b> , fine grained, light gray, medium dense	15			6-7-6 N=13			
		<b>Boring Terminated at 15 Feet</b>							

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).  
See [Supporting Information](#) for explanation of symbols and abbreviations.

### Notes

### Water Level Observations

 Groundwater encountered at depth of 4.5 feet

**Drill Rig**  
BR2500

**Hammer Type**  
Automatic

**Driller**  
Jose

**Logged by**

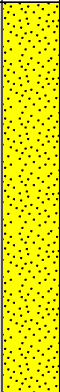


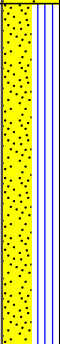



**Boring Started**  
11-28-2023

**Boring Completed**  
11-28-2023

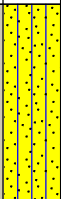



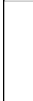
**Advancement Method**  
mud rotary

**Abandonment Method**

Boring Log No. B-6


Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6932° Longitude: -81.4067°  Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
1		<b>SAND (SP)</b> , fine grained, brown, loose  light brown  brown, some orange mottling  8.0	5			2-2-3-2 N=5			
						3-3-2-3 N=5			
						2-3-2-2 N=5			
						2-2-3-3 N=5			
						2-2-3-3 N=5			
2		<b>SAND WITH SILT (SP-SM)</b> , fine grained, orangish brown, loose  brown, medium dense  15.0	10			2-2-3-3 N=5			
						5-4-6 N=10			
		<b>Boring Terminated at 15 Feet</b>	15						
<div>See <a href="#">Exploration and Testing Procedures</a> for a description of field and laboratory procedures used and additional data (If any). See <a href="#">Supporting Information</a> for explanation of symbols and abbreviations.</div> <div>Notes</div>				<b>Water Level Observations</b>   Borehole caved in at depth of 8 feet			<b>Drill Rig</b> BR2500  <b>Hammer Type</b> Automatic  <b>Driller</b> Jose  <b>Logged by</b>		
				<b>Advancement Method</b> mud rotary  <b>Abandonment Method</b>			<b>Boring Started</b> 11-28-2023  <b>Boring Completed</b> 11-28-2023		

## Boring Log No. B-7

Model Layer	Graphic Log	Location: See <a href="#">Exploration Plan</a> Latitude: 28.6923° Longitude: -81.4075°  Depth (Ft.)	Depth (Ft.)	Water Level Observations	Sample Type	Field Test Results	Water Content (%)	Atterberg Limits	Percent Fines
								LL-PL-PI	
3		<b><u>SILTY SAND (SM)</u></b> , dark brown, loose  orangish brown 4.0	5			2-3-3-2 N=6	15.8	NP	22
		2-2-5-5 N=7							
		4-5-5-5 N=10							
		4-4-5-5 N=9							
		5-6-6-7 N=12							
1		<b><u>SAND (SP)</u></b> , fine grained, light gray, medium dense 13.5	10			6-7-6 N=13			
		<b><u>SAND (SP)</u></b> , fine grained, light gray, medium dense 15.0							
		<b>Boring Terminated at 15 Feet</b>	15						

See [Exploration and Testing Procedures](#) for a description of field and laboratory procedures used and additional data (If any).  
See [Supporting Information](#) for explanation of symbols and abbreviations.

#### Water Level Observations

 Groundwater encountered at depth of 5 feet

**Drill Rig**  
BR2500

**Hammer Type**  
Automatic

**Driller**  
Jose

**Logged by**

**Boring Started**  
11-27-2023

**Boring Completed**  
11-27-2023

#### Notes

**Advancement Method**  
mud rotary

**Abandonment Method**



## Groundwater Levels

Boring number	Approximate depth to encountered water table (feet)	Approximate depth to estimated seasonal high water table (feet)
B-1	4	3
B-2	5	3
B-3	8	3
B-4	2	2
B-5	4½	3
B-6	8 (cave-in) <sup>1</sup>	3
B-7	5	3

1. Free groundwater was not identified in this borehole. The borehole collapsed, which may be near/associated with groundwater.

## ASTM D4318



## Supporting Information

### **Contents:**

Soil Survey Descriptions

General Notes

Unified Soil Classification System






Note: All attachments are one page unless noted above.

## Soil Survey Descriptions

6 – Astatula-Apopka fine sands, 0 to 5 percent slopes. This soil type is nearly level to gently sloping and excessively drained (Astatula soil) and well drained (Apopka soil). It is typically found on hillsides and ridges on the uplands. This soil type has a seasonal high water table at a depth of greater than 80 inches (6.7 feet). Astatula soils are predominantly sandy throughout the defined profile, 80 inches (6.7 feet). Apopka soils are predominantly sandy to a typical depth of 64 inches (5.3 feet) and thereafter exist as silty clayey sand to clayey sand (USCS Classification symbol SC-SM to SC).

20 – Myakka and EauGallie fine sands. This soil type is nearly level and poorly drained. It is typically found in broad plains on the flatwoods areas. During years of normal precipitation, this soil type has a seasonal high groundwater table within 12 inches (1.0 foot) of the surface for 1 to 4 months. Myakka soils are generally predominantly sandy throughout the defined profile of 80 inches (6.7 feet). EauGallie soils are generally predominantly sandy except for between depths of 41 to 60 inches (3.4 to 5.0 feet), where they exist as silty sand to clayey sand (USCS Classification symbol SM to SC).

General Notes

Sampling	Water Level	Field Tests
 Standard Penetration Test	 Water Initially Encountered  Water Level After a Specified Period of Time  Water Level After a Specified Period of Time  Cave In Encountered  Water levels indicated on the soil boring logs are the levels measured in the borehole at the times indicated. Groundwater level variations will occur over time. In low permeability soils, accurate determination of groundwater levels is not possible with short term water level observations.	N Standard Penetration Test Resistance (Blows/Ft.) (HP) Hand Penetrometer (T) Torvane (DCP) Dynamic Cone Penetrometer  UC Unconfined Compressive Strength (PID) Photo-Ionization Detector (OVA) Organic Vapor Analyzer

Descriptive Soil Classification
Soil classification as noted on the soil boring logs is based Unified Soil Classification System. Where sufficient laboratory data exist to classify the soils consistent with ASTM D2487 "Classification of Soils for Engineering Purposes" this procedure is used. ASTM D2488 "Description and Identification of Soils (Visual-Manual Procedure)" is also used to classify the soils, particularly where insufficient laboratory data exist to classify the soils in accordance with ASTM D2487. In addition to USCS classification, coarse grained soils are classified on the basis of their in-place relative density, and fine-grained soils are classified on the basis of their consistency. See "Strength Terms" table below for details. The ASTM standards noted above are for reference to methodology in general. In some cases, variations to methods are applied as a result of local practice or professional judgment.

Location And Elevation Notes
Exploration point locations as shown on the Exploration Plan and as noted on the soil boring logs in the form of Latitude and Longitude are approximate. See Exploration and Testing Procedures in the report for the methods used to locate the exploration points for this project. Surface elevation data annotated with +/- indicates that no actual topographical survey was conducted to confirm the surface elevation. Instead, the surface elevation was approximately determined from topographic maps of the area.

Strength Terms				
Relative Density of Coarse-Grained Soils (More than 50% retained on No. 200 sieve.) Density determined by Standard Penetration Resistance		Consistency of Fine-Grained Soils (50% or more passing the No. 200 sieve.) Consistency determined by laboratory shear strength testing, field visual-manual procedures or standard penetration resistance		
Relative Density	Standard Penetration or N-Value (Blows/Ft.)	Consistency	Unconfined Compressive Strength Qu (tsf)	Standard Penetration or N-Value (Blows/Ft.)
Very Loose	< 3	Very Soft	less than 0.25	< 1
Loose	3 - 8	Soft	0.25 to 0.50	1 - 3
Medium Dense	8 - 24	Medium Stiff	0.50 to 1.00	3 - 6
Dense	24 - 40	Stiff	1.00 to 2.00	6 - 12
Very Dense	> 40	Very Stiff	2.00 to 4.00	12 - 24
		Hard	> 4.00	> 24

Relevance of Exploration and Laboratory Test Results
Exploration/field results and/or laboratory test data contained within this document are intended for application to the project as described in this document. Use of such exploration/field results and/or laboratory test data should not be used independently of this document.

Unified Soil Classification System

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests <sup>A</sup>				Soil Classification	
				Group Symbol	Group Name <sup>B</sup>
Coarse-Grained Soils: More than 50% retained on No. 200 sieve	Gravels: More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels: Less than 5% fines <sup>C</sup>	Cu≥4 and 1≤Cc≤3 <sup>E</sup>	GW	Well-graded gravel <sup>F</sup>
			Cu<4 and/or [Cc<1 or Cc>3.0] <sup>E</sup>	GP	Poorly graded gravel <sup>F</sup>
		Gravels with Fines: More than 12% fines <sup>C</sup>	Fines classify as ML or MH	GM	Silty gravel <sup>F, G, H</sup>
			Fines classify as CL or CH	GC	Clayey gravel <sup>F, G, H</sup>
	Sands: 50% or more of coarse fraction passes No. 4 sieve	Clean Sands: Less than 5% fines <sup>D</sup>	Cu≥6 and 1≤Cc≤3 <sup>E</sup>	SW	Well-graded sand <sup>I</sup>
			Cu<6 and/or [Cc<1 or Cc>3.0] <sup>E</sup>	SP	Poorly graded sand <sup>I</sup>
		Sands with Fines: More than 12% fines <sup>D</sup>	Fines classify as ML or MH	SM	Silty sand <sup>G, H, I</sup>
			Fines classify as CL or CH	SC	Clayey sand <sup>G, H, I</sup>
Fine-Grained Soils: 50% or more passes the No. 200 sieve	Silts and Clays: Liquid limit less than 50	Inorganic:	PI > 7 and plots above “A” line <sup>J</sup>	CL	Lean clay <sup>K, L, M</sup>
			PI < 4 or plots below “A” line <sup>J</sup>	ML	Silt <sup>K, L, M</sup>
		Organic:	$\frac{LL \text{ oven dried}}{LL \text{ not dried}} < 0.75$	OL	Organic clay <sup>K, L, M, N</sup>
					Organic silt <sup>K, L, M, O</sup>
	Silts and Clays: Liquid limit 50 or more	Inorganic:	PI plots on or above “A” line	CH	Fat clay <sup>K, L, M</sup>
			PI plots below “A” line	MH	Elastic silt <sup>K, L, M</sup>
		Organic:	$\frac{LL \text{ oven dried}}{LL \text{ not dried}} < 0.75$	OH	Organic clay <sup>K, L, M, P</sup>
					Organic silt <sup>K, L, M, Q</sup>
Highly organic soils:	Primarily organic matter, dark in color, and organic odor			PT	Peat

- <sup>A</sup> Based on the material passing the 3-inch (75-mm) sieve.

<sup>B</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

<sup>C</sup> Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

<sup>D</sup> Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay.

<sup>E</sup>  $Cu = D_{60}/D_{10}$      $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

<sup>F</sup> If soil contains  $\geq 15\%$  sand, add "with sand" to group name.

<sup>G</sup> If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.
- <sup>H</sup> If fines are organic, add "with organic fines" to group name.

<sup>I</sup> If soil contains  $\geq 15\%$  gravel, add "with gravel" to group name.

<sup>J</sup> If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

<sup>K</sup> If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

<sup>L</sup> If soil contains  $\geq 30\%$  plus No. 200 predominantly sand, add "sandy" to group name.

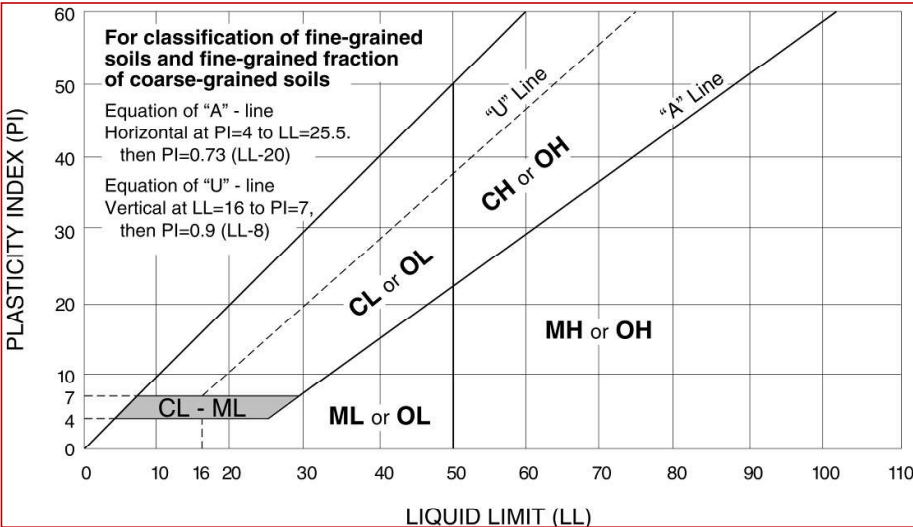
<sup>M</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>N</sup>  $PI \geq 4$  and plots on or above "A" line.

<sup>O</sup>  $PI < 4$  or plots below "A" line.

<sup>P</sup>  $PI$  plots on or above "A" line.

<sup>Q</sup>  $PI$  plots below "A" line.



**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

(k) Alberto S. Bustamante, III, Esq.  
Baker & Hostetler LLP  
200 South Orange Avenue, Suite 2300  
Orlando, FL 32801  
(407) 649-4000

Consideration: \$1,100,000.00  
Tax ID: 03-21-29-300-0090-0000

MARYANNE MORSE, SEMINOLE COUNTY  
CLERK OF CIRCUIT COURT & COMPTROLLER  
BK 08371 Pgs 0790 - 793; (4pgs)  
CLERK'S # 2014128023  
RECORDED 11/24/2014 10:27:09 AM  
DEED DOC TAX 7,700.00  
RECORDING FEES 35.50  
RECORDED BY H DeVore

For Recording Purposes Only

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into as of the 21<sup>st</sup> day of November, 2014, by **GOLF BROOKE, LLC**, a Florida limited liability company, whose mailing address is 9240 SW 72<sup>nd</sup> Street, Suite 108, Miami, Florida 33173 (hereinafter referred to as "Grantor"), to **LIFE SPACE COMMUNITIES, INC.**, an Iowa not for profit corporation, whose mailing address is 100 East Grand Avenue, Suite 200, Des Moines, Iowa 50309 (hereinafter referred to as "Grantee").

**WITNESSETH:**

**THAT**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property in Seminole County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all of Grantor's riparian rights and development rights, and all of Grantor's interest in and to all improvements, fixtures, easements, rights-of-way, permits, approvals, licenses, privileges and entitlements belonging or appertaining to said real property, including, without limitation of the foregoing, all right, title and interest of Grantor in and to any land lying in the bed of any canal, stream, lake, street, alley, road or avenue (before or after vacation thereof, and whether previously abandoned or vacated or hereafter abandoned or vacated) or any proposed street, alley, road or avenue, in front of or adjoining said real property to the center line thereof (hereinafter collectively referred to as the "Real Property").

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple forever.

**AND** Grantor hereby covenants with Grantee that Real Property is free and clear of all liens and encumbrances except taxes for subsequent years and covenants, easements and restrictions of record as set forth in Exhibit "B" attached hereto and made a part hereof, without hereby re-imposing same; that Grantor is lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor but against none other.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

046898.000002 605393160.1

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

GOLF BROOKE, LLC, a Florida limited liability  
company

Print Name: MARLON BLANCO

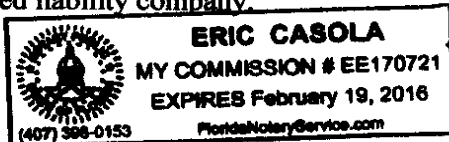
By: [Signature]

Luis Alonso, Manager and Member

Print Name: CHARLES E. RUGER

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20 day of November, 2014, by Luis Alonso as Manager of Golf Brooke, LLC, a Florida limited liability company, on behalf of said limited liability company.



AFFIX NOTARY STAMP

Signature of Notary Public

(Print Notary Name) ERIC CASOLA

My Commission Expires: 2/19/16

Commission No.: EE 170 721

☒ Personally known, or

☐ Produced Identification

Type of Identification Produced: Driver's License



**EXHIBIT "A"**

A part of Section 3, Township 21 South, Range 29 East, Seminole County, Florida, more particularly described as follows:

Begin at the Northeast corner of Sabal Fairway Villas, at Sabal Point, according to the plat thereof, as recorded in Plat Book 31, pages 72 and 73, Public Records of Seminole County, Florida; thence South 23 degrees 45 minutes 54 seconds East, along the East line of said plat for 606.14 feet; thence South 43 degrees 57 minutes 18 seconds East, along said East line for 234.87 feet; thence South 42 degrees, 39 minutes 24 seconds East, along the East line for 617.66 feet; thence South 22 degrees 47 minutes 20 seconds East, along said East line for 173.76 feet to the Southeast corner of said Sabal Fairway Villas, at Sabal Point; thence continue South 22 degrees 47 minutes 20 seconds East for 65.00 feet; thence South 47 degrees 07 minutes 16 seconds East for 412.78 feet; thence North 84 degrees 38 minutes 02 seconds East for 647.40 feet; thence South 66 degrees 03 minutes 01 seconds East for 98.64 feet; thence South 17 degrees 42 minutes 00 seconds East for 143.50 feet; thence South 58 degrees 54 minutes 00 seconds East for 214.00 feet; thence South 17 degrees 18 minutes 05 seconds East for 108.92 feet; thence North 78 degrees 06 minutes 15 seconds East for 411.64 feet to the East line of the Southwest 1/4 of Section 3, Township 21 South, Range 29 East; thence North 00 degrees 10 minutes 45 seconds East along said East line for 80.28 feet to the center of Section 3; thence North 00 degrees 08 minutes 30 seconds East along the East line of the Northwest 1/4 of Section 3 for 1611.78 feet; thence North 89 degrees 51 minutes 30 seconds West for 286.80 feet; thence South 00 degrees 16 minutes 39 seconds East for 1444.94 feet; thence North 82 degrees 39 minutes 36 seconds West for 297.44 feet; thence North 06 degrees 12 minutes 12 seconds West for 138.81 feet; thence North 79 degrees 54 minutes 05 seconds West for 795.78 feet; thence North 44 degrees 01 minutes 21 seconds West for 616.11 feet; thence North 30 degrees 25 minutes 50 seconds West for 579.23 feet; thence North 24 degrees 49 minutes 11 seconds West for 556.89 feet to a point on a curve concave Northwesterly and lying along the South right of way line of Sabal Palm Drive, at Sabal Point, as recorded in Plat Book 27, Pages 12 and 13, Public Records of Seminole County, Florida, a radial line to said point bearing South 19 degrees 29 minutes 20 seconds East; thence Southwesterly along the arc of said curve, having a radius of 640.00 feet through a central angle of 04 degrees 28 minutes 34 seconds, for 50.00 feet to the point of tangency; thence South 74 degrees 59 minutes 14 seconds West along said South right of way line for 173.25 feet; thence South 71 degrees 10 minutes 23 seconds West along said right of way line for 82.55 feet to the Point of Beginning.

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## **EXHIBIT "B"**

### **Permitted Exceptions**

1. AS TO LANDS, there is reserved unto the State of Florida, the title to an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals, which may be found on or under the said land, together with the privilege outside any municipality, this date April 10, 1948, to explore for and to mine and develop the same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner", as contained in Deed Book 148, Page 382, of the Public Records of Seminole County, Florida. Note: The right of entry and exploration was additionally released by instrument recorded in O.R. Book 2438, Page 1726, Public Records of Seminole County, Florida.
2. Easement for Drainage Pipe in favor of Seminole County, Florida recorded in O.R. Book 836, Page 236, as corrected in O.R. Book 840, Page 670, Public Records of Seminole County, Florida.
3. Easement for Water and Sewer Pipeline recorded in O.R. Book 848, Page 421, Public Records of Seminole County, Florida.
4. Easement for Water and Sewer Pipeline recorded in O.R. Book 962, Page 1060, as assigned to Sanlando Utilities Corp. by Assignment of Easement recorded in O.R. Book 965, Page 1282, Public Records of Seminole County, Florida.
5. Drainage Easement recorded in O.R. Book 1780, Page 965, Public Records of Seminole County, Florida.
6. Drainage Easement recorded in O.R. Book 1511, Page 1895, Public Records of Seminole County, Florida.
7. Sanitary Sewer and Drainage Easement Agreement recorded in O.R. Book 1349, Page 1260, as assigned by Assignment of Sanitary Sewer Easement recorded in O.R. Book 1356, Page 1589, Public Records of Seminole County, Florida.
8. Non-Exclusive Utilites Easement in favor of Sanlando Utilities Corporation recorded in O.R. Book 2138, Page 29, Public Records of Seminole County, Florida.
9. Sabal Point Country Club Drainage Easements recorded in O.R. Book 2285, Page 1879, Public Records of Seminole County, Florida.
10. Terms, covenants, conditions, restrictions, easements, assessments and possible liens arising after the date of Closing created by and set forth in the Declaration of Covenants, Conditions and Restrictions (Sabal Point Commercial Property Association, Inc.) recorded in O.R. Book 2028, page 631, as amended by First Amendment recorded in O.R. Book 2187, Page 396, Second Amendment recorded in O.R. Book 2208, Page 694, and Third Amendment recorded in O.R. Book 2283, Page 855, of the Public Records of Seminole County, Florida, as amended, including, but not limited to one or more of the following: provisions for private charges or assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.



**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 2/29/2024 11:17:40 AM  
**Project:** 24-06000014  
**Credit Card Number:** 42\*\*\*\*\*6772  
**Authorization Number:** 043573  
**Transaction Number:** 290224O3A-F6ED6005-AC84-474A-ABBF-737D9A60B73B  
**Total Fees Paid:** 2954.55

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	42.05
SITE PLAN	2912.50
Total Amount	2954.55