

ON FILE

**Revised Charter of
BCID - redlined**

**REVISED CHARTER OF THE
BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT,
A DEPENDENT SPECIAL DISTRICT**

Sec. 1. Dependent Special District - There is hereby created a Dependent Special District which will serve the community based on the boundaries set forth herein and shall be named the Baymeadows Community Improvement District ("BCID"). The BCID shall be dependent on the ~~county~~governing body with jurisdiction over the BCID for purposes of establishing its budget but is otherwise amenable to separate special district government.

Sec. 2. Purpose, Powers, Functions and Duties As set forth in *Florida Statute*, section 189.02(4)(a):

- (A) *Purpose* - The purpose of the BCID shall be the implementation of the Baymeadows Community Plan ("Plan") and the planning and coordination of the long-term maintenance of neighborhood publicly used infrastructure, including private roads, stormwater (not including bulkheads on private property), drainage, and common properties (including landscaping).
- (B) *Powers* - The BCID is authorized and empowered:
- (i) To sue and be sued;
 - (ii) To contract;
 - (iii) To purchase, hold, lease, sell, or otherwise acquire and convey such real and personal property and interest therein as may be necessary or proper to carry out the purpose of this Charter;
 - (a) Where the purchase of any real property, including roadways, equals or ~~exceeds~~exceeds one hundred dollars (\$100.00) the BCID must either:
 - (1) obtain an eighty percent (80%) affirmative

vote of the membership ~~is required,~~ or (2) obtain approval by the City Council, prior to proceedproceeding with the transaction.

- (iv) To employ engineers, attorneys, accountants, financial or other consultants, and such other agents and employees as the Board of Supervisors may require or deem necessary to accomplish the purpose of this Charter, or to contract for any such services;
- (v) To acquire, construct, maintain, equip, improve, extend, and enlarge capital projects for the purposes of enabling the BCID to perform public functions or services as herein provided related to private roads, stormwater, drainage, and common properties;
- (vi) ~~To borrow money~~To borrow money (including through the issuance of bonds, notes, or other evidences of indebtedness)and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any District purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any District purposes in accordance with the terms of the gift, grant, loan or agreement relating thereto for the purposes of enabling the District to perform public functions or services as herein provided;
- (vii) To assess and collect for each year of its operation against each residential and commercial parcel in the BCID, a special assessment, should it be deemed necessary and appropriate by the Board of Supervisors,

based upon the category assigned to each parcel attached hereto as **On File**, attached hereto and incorporated herein by reference, and in accordance with the Equivalent Assessment Unit ("EAU") for each category as set forth in Exhibit 10, attached hereto and incorporated herein by reference, labeled as "Exhibit 10, Baymeadows Community Improvement District Proposed Special Assessment Allocation Report" completed by Rizzetta & Company and dated September 20, 2023 (the "Assessment Allocation Report").

- (a) ~~No special assessment shall exceed the maximum for the specified category as shown in Revised Exhibit 2, labeled as "Revised Exhibit 2, Rev Assmt List, January 18, 2022 - NCSPHS" attached hereto and incorporated herein by reference, when the parcel is subject to annual increase.~~ Assessments may be increased or decreased annually as deemed appropriate by the Board of Supervisors.
- (b) ~~Annually, each individual assessment may be adjusted by up to three (3) percent or the percent change in the Consumer Price Index (CPI) whichever is less.~~ The maximum assessments permitted for each Use Category are set forth in **Second Revised Exhibit 2, "Assessments & Definitions"** dated December 4, 2023 attached hereto and incorporated herein by reference. These assessments are subject to a three (3%) percent escalation beginning in the year 2025

and increasing three (3%) percent every year thereafter.

(c) ~~Rates, including any increase as set forth above, shall require a 2/3rd vote or 66.67 percent of the board.~~In no event shall the special assessment exceed the annual maximum assessment for that year without prior approval of the City Council.

(d) ~~Assessments approved under this charter are to be billed and collected pursuant to Chapter 197, Florida Statutes, or any other means authorized by law, and to be a lien on the assessed property, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles, and claims, until paid in full;~~Any increase in assessments above the prior year shall require a 2/3rd vote or 66.67 percent of the Board.

(e) Assessments approved under this charter are to be billed and collected pursuant to Chapter 197, Florida Statutes, or any other means authorized by law, and to be a lien on the assessed property, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims, until paid in full.

(viii) To assess any new parcels (by sale, lot-split or subdivision), if deemed necessary or appropriate by the Board of Supervisors, that come

into existence within the geographic boundaries, as defined in **Exhibit 1**, attached hereto and incorporated herein by reference. The assessment for the new parcel shall be assigned an assessment category by the Board based on the use and sub-category of use as described in ~~Revised Exhibit 2, labeled as "Revised Exhibit 2, Rev Assmt List, January 18, 2022 - NCSPHS" attached hereto and incorporated herein by reference;~~ Second Revised Exhibit 2;

- (ix) To fix and collect rates, fees, and other charges for the specialized public functions or services authorized by this Charter;
- (x) To restrain, enjoin, or otherwise prevent the violation of this Charter or any resolution or rule adopted pursuant to the powers granted by this Charter;
- (xi) To join with any other district, municipality, county or political subdivision, public agency or authority in the exercise of common powers;
- (xii) To enter into contracts with the government of the United States or any agency or instrumentality thereof, or with any state, county, municipality, district, authority, or political subdivision, private corporation, partnership, association, or individual to affect the purpose of this Charter, and to receive and accept, from any federal agency, grants or loans for or in aid of the specialized public functions or services authorized herein.
- (xiii) To hold, control, and acquire by donation,

purchase, or condemnation, or dispose of, any public easements, dedications to public use, platted reservations for public purposes, or any reservations for those purposes authorized by this act and to make use of such easements, dedications, or reservations for the purposes authorized by this act.

(C) *Duties* - The BCID shall have the responsibility of maintaining common infrastructure within the boundaries, including the following:

(i) Roadways

(a) BCID will maintain the following Roadways:

1. Baymeadows Circle East
2. Baymeadows Circle West
3. Meadow Walk Lane
4. Legacy Trail
5. Baylin ~~Ct.~~ [Court](#)
6. Star Drive
7. Echo Springs Rd
8. Mira Loma Drive
9. Cypress Green Drive
10. Baymeadows Park Drive (formerly Golfside Drive)

(b) The BCID may also accept by transfer as described herein, the responsibility of maintaining additional roadway segments along with those set forth above, at the Board's discretion as allowed in accordance with Florida Statutes Section 189.02 of the Dependent Special Taxing District's public asset requirements.

1. Upon any acceptance by the BCID of

additional roadways, the current property owner shall be required, either to bring the current roadway up to approved BCID standards or pay a pro-rata share of the then current dollar value of the ~~define~~defined improvement minus any remaining useful-life, (as defined by an BCID approved industry professional at the expense of the property owner of that roadway). This agreed upon contribution would be payable into the BCID reserves and upon that payment, the BCID shall accept the roadway for future maintenance and improvement responsibility.

2. Accepted roadways shall not include any along-side or off-street parking spaces, lots, or areas which will be the responsibility of the property owner, not the BCID.
3. The BCID may accept donated privately owned roadways.

(ii) Common properties:

- (a) Park property referred to as Parcel #4, located between Los Lagos and Los Prados, to be donated by D.R. Horton Company.
- (b) Park property referred to within Parcel #9, located South of Meadow Walk on Baymeadows Circle West, previously referred to as the Island Green, to be donated by D.R. Horton Company.

(c) Park Property in Meadow Walk, 8411 Meadow Walk Lane.

(d) Baymeadows Circle West Entrance greenspace (from Baymeadows Road to Baymeadows Park Drive (formerly Golfside ~~Drive~~ Drive)).

(iii) Stormwater System

(a) The drainage system utilized by BCID properties, including the water clarity, "Engineering Study", attached hereto and incorporated herein by reference.

(iv) Other infrastructure components as approved by the Board of Supervisors. Recognizing that there are common elements that are beneficial to all members of the BCID but may not be included in the items listed above, the Board of Supervisors may approve assumption of duties for maintenance or improvement of other common elements as deemed necessary or appropriate.

(D) *Functions* - Upon formation, the BCID will function as a dependent special district. The BCID will undertake all essential functions required of dependent special districts, including:

(i) create, submit and have approved by City Council, its initial annual budget, establishing and identifying priorities for completion in the first two years or as soon as practical and possible at the BCID expense. In establishing the priority list, the Board of Supervisors will be provided with a copy of the July 30, 2021 Engineering Study completed by Dewberry Engineers Inc. (Revised On File; "Engineering Study", attached hereto and incorporated herein

by reference), ~~and~~ the July 15, 2021 BCID Feasibility Study completed by Rizzetta & Company (Revised On File, "Feasibility Study", attached hereto and incorporated herein by reference). ~~The two~~, and Exhibit 10 the Assessment Allocation Report. The three studies can serve as guides to begin the process for implementation of the Plan. The initial priorities have been identified to be:

- (a) improvement of Cypress Green Drive (Segment J; Engineering Study),
- (b) the drainage connection described within Engineering Study as "Village Green I" of 300ft depicted on Figure 2.2c of Engineering Study from Lake 13 to Pottsburg Creek,
- (c) the inspection of the drainage piping, system wide, and
- (d) the resurfacing and improvements of Baymeadows Circle West from Linkside through Putters Cove (Segment D; Engineering Study).

(ii) Pursuant to section 189.016, Florida Statutes, within 30 days of its creation the BCID will notify the State of Florida Special District Accountability Program of its existence and will file all required documentation and information with the program including but not limited to:

- (a) the BCID creation document,
- (b) a written status statement,
- (c) a map of the boundaries of the BCID, and
- (d) the name, address, phone, fax, and e-mail address for the BCID's registered agent.

(iii) The BCID shall be responsible for payment of any fees and the completion of all financial reporting required by law.

(a) The BCID shall be initially funded by any remaining fund balance within the Baymeadows Community Council ("BCC") operating fund.

(b) The BCC will be dissolved and all assets will be transferred to the BCID, upon its approval and creation.

(iv) The BCID shall be required to keep and maintain an official website that meets all legal obligations for access and minimum content as set forth under Florida law.

Sec. 3 Geographic Boundary. Pursuant to section 189.02(4)(b), Florida Statutes, the BCID, is hereby created based on the following designations.

(A) The boundaries of the BCID are areas that include those parcels of property identified by address and graphically depicted in **Exhibit 1** attached hereto and incorporated herein by reference.

(B) The boundaries of the BCID are areas that include those parcels as described by the definitions herein:

(i) The Boundary of the District as described in **Exhibit 4** attached hereto and incorporated herein by reference.

(ii) The Boundary of the Group 1 as described in **Exhibit 5** attached hereto and incorporated herein by reference.

(iii) The Boundary of the Group 2 as described in **Exhibit 6** attached hereto and incorporated herein by reference.

- (iv) The Boundary of the Group 3 as described in **Exhibit 7** attached hereto and incorporated herein by reference.
- (v) The Boundary of the Group 4 as described in **Exhibit 8** attached hereto and incorporated herein by reference.

(C) The property addresses of each parcel included within the BCID are listed ~~en~~in the **On File** attached hereto and incorporated herein by reference. Parcels that are: (i) vacant; (ii) owned by an Home Owners, ~~or~~ Condominium Owners, or Property Owners Association ("HOA", ~~or~~ "COA"), or "POA"); or (iii) parcels with a structure with less than one (1) square foot of heated space may be in the District but will not be assessed until developed with heated square footage greater than one (1) square foot ~~and/or property is owned by a private entity, that is not an HOA/COA, or a person/persons.~~

(D) Property that is within the existing boundary that is further developed, subdivided, or platted shall be included in membership and assigned its respective assessment category by the Board of Supervisors within thirty (30) days of assignment of an individual Real Estate Parcel number by the City of Jacksonville.

- (i) Property owners must disclose to the purchaser of any parcel, including any parcel subdivided, separated or re-platted land, in writing that the property is a part of the BCID and may be subject to annual special assessments.
- (ii) The Board of Supervisors shall be responsible for obtaining new parcel information for the assessment process and shall obtain the most accurate information available in order to timely submit the assessments to the Tax Collector's office if utilizing the uniform method of collection with the

property tax bills.

(E) Properties shall be assigned within the group seats as follows:

- (i) Group 1 - Los Prados, Village Green I, Village Green II, Village Green III, Putters Cove, and Baypointe - North.
- (ii) Group 2 - Los Lagos, Linkside, Meadow Walk, D.R. Horton Parcel Hole #09 Undeveloped (Future Terrace Pines), D.R. Horton Parcel Hole #18 Undeveloped (Future Mallard Creek).
- (iii) Group 3 - Lakeside (8118 Baymeadows Circle East), Los Casas, Bay Point South, The Avenues Apartments (7915 Baymeadows Circle East), The Avenues Del Mar Owners Association (8000 Baymeadows Circle East), Baymeadows Place Office Park (9471 Baymeadows Rd).
- (iv) Group 4 - The Lofts Apartments (8050 Cypress Green Drive), Cypress Green Properties (9050, 9066, 9076, 9086, 9104, 9116, 9124, 9132, 9141, 9210, 9218, 9220, 9000, 9250 Cypress Green Drive), Cypress Point Executive Center (8130 Baymeadows Circle West), Bahri Building Owner Association (8131 Baymeadows Circle West), Bank of America (9225 Baymeadows Rd), Sagamore Baymeadows LLC (7981 Baymeadows Road), Baymeadows Park Owners Association (7981 Baymeadows Rd), D.R. Horton Future Parcel Hole #11 Undeveloped on Golfside, and Baymeadows Park Drive (formerly known as Golfside Drive) Properties (9080, 9088, 9220, 9000 Baymeadows Park Drive), Saffire Management LLC Owners Association (9140 Baymeadows Park Drive), Starkey Edward Undeveloped (Re:148521 0020).

(G) Each year, the Board will have the responsibility of assigning new parcels, created within the BCID, with a group seat affiliation based upon the Group Boundaries as defined in **Exhibit 3**, attached hereto and incorporated herein by reference.

Sec. 4 Authority - In accordance with section 189.02(4)(c), Florida Statutes, the City of Jacksonville, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, has the authority, pursuant to section 189.02, Florida Statutes to create special districts. Accordingly, the City uses this authority to create the BCID and through this charter authorizes the BCID to operate as a Dependent Special District.

Sec. 5 Best Alternative -- In accordance with section 189.02(4)(d), Florida Statutes, the creation of the BCID provides the best alternative for private/shared infrastructure improvements; the BCID will allow the locally impacted community receiving the benefit from the improvements to directly fund the costs involved.

Sec. 6 Governing Body: Organization, Leadership, Compensation, Elections. Pursuant to section 189.02(4)(e), the organization, operation, and duties of the BCID's governing body are set forth herein.

(A) *Organization* - The governing body of the BCID shall consist of seven (7) Supervisors.

(i) *Qualifications* - Candidates for Supervisor must be qualified electors in the State of Florida and either

(a) personally own property within the BCID, or

(b) in the event of a commercial property located in the BCID, be the property owner or their designated representative.

(ii) *Qualifying* - Candidates shall qualify for the Board of

Supervisors pursuant to the requirements of section 99.061, Florida Statutes or under any other law or rule for qualifying as a candidate.

(B) *Leadership* - The seven Supervisors shall be elected based on four "Area Group" seats for which residency in the Area is based as depicted within the enumerated areas in **Exhibit 3**, attached hereto and incorporated herein by reference, and three "At-Large" seats which shall represent the entire BCID and shall be elected by all residents. Each of the four "Area Group" Supervisors (Seats 1, 2, 3, and 4) shall serve for a term of two years. Each of the three "At-Large" Supervisors (Seats 5, 6 and 7) shall serve for terms of four years. Only members of the designated Area Group may vote for candidates for Area Group seats, however, all members are entitled to vote for At Large candidates.

(i) *Initial Leadership* - The initial Board of Supervisors shall be appointed by the City Council of the City of Jacksonville. The Initial Board of Supervisors are hereby appointed by the City Council as described in **Revised Exhibit 9** labeled as "Revised Exhibit 9, Rev Board, February 8, 2022 - Floor" attached hereto and incorporated herein by reference. The initial election for the Board of Supervisors shall be held ~~as soon as practicable, but no sooner than~~ during the next available regular or special election following the City Council's approval of the initial BCID budget ~~and no later than the second Tuesday of November 2025. The initial election shall be held within 90 days of,~~ as authorized by the ~~City Council's approval of the budget~~ Supervisor of Elections.

(a) Any Supervisor, appointed under paragraph (i) above that is not able to accept the appointment, shall

provide a formal notice thereof to ~~appoint~~the Board of Supervisors and the vacant seat shall be filled by a majority vote of the remaining active Board members consistent with subsection (iii) below.

- (ii) *Subsequent Leadership* - At the initial election, the qualified electors of the BCID shall elect both the four "Area Group" Supervisors (Seats 1, 2, 3, and 4) and the three "At-Large" Supervisors (Seats 5, 6 and 7).
- (iii) *Vacancies* - If, during a term of office, a vacancy occurs, the remaining members of the Board shall fill the vacancy, by an appointment through a 2/3rd or 66.67 percent vote, for the remainder of the unexpired term or until the next occurring election is held to fill the term.
- (iv) *Subsequent Elections* - Subsequent elections shall be held on the second Tuesday in November every 2 years to fill seats of expiring terms.
 - (a) *Non-Partisan* - All Supervisors shall be elected on a nonpartisan basis by the qualified electors of the BCID and shall hold office until their successors are elected and the election is certified.
- (v) ~~*Ex Officio Leadership* - In addition to the seven Supervisors, there shall be one Ex Officio member, the City Council Representative for the District where the BCID is located (currently known as District 11). The term of the Ex Officio member shall run concurrently with the Ex Officio member's Council District term of office and any vacancy by the Council District member shall be filled by the City Council President or their designee until the election or appointment of a new District Council member.~~
 - ~~(a) The Ex Officio member shall be a non-voting member.~~

~~(vi)~~ Any Supervisor may be removed from office by the City Council for misfeasance, malfeasance, or willful neglect of duty.

~~(viii)~~ (vi) No Supervisor shall receive compensation for his or her service.

(vii) Supervisors may only represent one seat at a time. Supervisors may not reside with any other Supervisor or represent the same commercial entity as another Supervisor. ~~(ix)~~

(viii) Any Supervisor who has three unexcused absences for regular, consecutive noticed meetings may be deemed as having vacated their seat with the affirmative vote of 2/3 vote or 66.67 percent of the remaining Supervisors.

~~(*)~~ ix) In the event that a Supervisor is elected as a designated group representative and said Supervisor sells their only property, whether residential or commercial, qualifying them as an elector of the BCID and representative of a particular group or an at large group, the Supervisor shall vacate the seat within thirty (30) days of the completion of the real estate transaction.

~~(*)~~ x) Annually, the Board of Supervisors shall elect a Board Chair, Vice-Chair, Secretary, and Treasurer.

(C) *Elector Membership* -

- (i) Electors shall be determined based on a per parcel basis.
- (ii) Each parcel with more than 1 square foot of heated area shall be entitled to one (1) vote.
 - i. Parcels owned by associations, parcels only dedicated to garages or carports, parcels that contain only roadways, undeveloped or under development parcels shall have no voting authority.

(iii) In the event that a parcel is owned by more than one person/entity, only the first vote cast by a listed property owner for the parcel will count.

(iv) Parcel numbers and owners of record shall be determined by the Duval County Property Appraiser's records.

(v) To be eligible to vote, a parcel owner must be a registered Duval County voter.

i. For commercial property owners, a registered Duval County voter may be selected as a delegate on behalf of the entity. The entity shall submit said notice of selection of a delegate, in writing signed by all officers/directors and notarized as to each and tendered to the BCID at least one (1) year in advance of the next election.

Sec. 7. Additional Requirements

(A) *Financial Disclosures: Fiscal Year and Budget.* The fiscal year for the BCID shall be from July 1 to June 30. The BCID shall annually submit a proposed district budget to the City Council of the City of Jacksonville by April 1 for approval or rejection. The failure of the City Council to take action on the budget within 70 days after submission shall constitute approval of the budget, unless extended by agreement of the City Council and the BCID. The BCID shall also submit any amendments to its budget to the City Council for approval or rejection, which amendments shall also be deemed approved if the City Council fails to take action on them within 70 days after submission. All submissions to the City Council shall be made to its Director/Council Secretary with a copy to the Council Auditor.

(B) *Audit.* The BCID shall be audited annually pursuant to the

provisions of Section 218.39, *Florida Statutes*, at its expense by such persons and in such manner as the City Council, and any relevant federal or state law, shall direct.

- (C) *Noticing and Reporting Requirements.* The BCID shall comply with the requirements of Florida's Government- in-the-Sunshine Law as set forth in Chapter 286 of the *Florida Statutes* with regard to the noticing of its meetings, the conduct of its officials, the reporting of its activities through the keeping of minutes, and any other requirements of public bodies, and shall comply with the requirements of Florida's Public Records Act as set forth in Chapter 119 of the *Florida Statutes*. The BCID shall notice its meetings consistent with the requirements of Section 189.015 of the *Florida Statutes*. The BCID shall forward a copy of its meeting minutes to the Council President and District Council Member on an annual basis.

Sec. 8. Methods of Financing

Pursuant to Florida Statute 189.02(4)(g), the BCID shall have the ability to finance itself through annual non-ad valorem special assessments upon each designated parcel as permitted by the powers vested in the BCID Board of Supervisors and authorized through this ordinance. BCID may collect these non-ad valorem special assessments in any manner permitted under Florida law including those set forth in *Florida Statutes* Chapters 170 and 197.

Pursuant to 197.3632, the BCID may enter into interlocal agreements or memoranda of understanding with the Property Appraiser and Tax Collector should the BCID choose to collect assessments with property taxes. The agreements will set forth any procedural and financial obligations that are required for use of the services of either the Tax Collector or the Property Appraiser.

Sec. 9. Comprehensive Plan. The formation of the BCID and its

purposes are consistent with the approved Comprehensive Plan of the City of Jacksonville as required under section 189.02(4)(h), *Florida Statutes*.

Sec. 10. Removal from Membership.

A property shall be removed from membership in the BCID, if the following conditions are satisfied:

- (a) The access to the property is permanently modified such that neither Baymeadows Circle East nor Baymeadows Circle West are used by the property or its clientele, and
- (b) The property does not utilize the stormwater or drainage system of the BCID.

Sec. 11. Removal Procedure

In order to be removed from membership in the BCID, a property owner shall submit a written notice to the BCID Board of Supervisors, by registered mail or trackable alternative, informing the Board of Supervisors of the property owner's intent to seek for removal. The notice shall provide the Board of Supervisors with:

- (a) The property address;
- (b) The property parcel number;
- (c) The name, address, and contact phone number for the property owner;
- (d) A detailed description regarding how the property will be permanently modified to remove access to Baymeadows Circle West or Baymeadows Circle East, including authorization from applicable City and other public safety authorities (i.e. Jacksonville Sheriff's Office and Jacksonville Fire and Rescue Department) which may be impacted by the access removal/closure;

- (e) The anticipated date of closure; and
- (f) Written proof from the City or a certified engineer, who has examined the private stormwater system, certifying that the property does not utilize the BCID stormwater system or any of its retention ponds.

Upon completion of the permanent modification to the roadway, the property owner shall submit a written notice of completion to the Board of Supervisors with documentation of the same. Upon receipt of adequate proof that the permanent modification has been completed, the property will be removed from membership in the BCID if, for at least 45 days prior to January 1 of the applicable year, the property modifications have been completed.

In the event access is re-opened, regardless of the cause or reason, the BCID may assess the property at a pro-rated calculation based on the time period during which access to the BCID assessed roadways was utilized, as long as such time period does not exceed 180 days. If the duration of access exceeds 180 days, the BCID will reevaluate the property, its use of the roadways and may assess the property at the full rate. In the event that the use of the BCID extends to 366 days or more, the property will be assessed the full annual assessment rate for both calendar years and will be included in the annual assessment as a member of the BCID and the property owner would need to reapply for removal in accordance with this section.

ON FILE

**Revised Charter of BCID
Full Copy with Exhibits**

**REVISED CHARTER OF THE BAYMEADOWS COMMUNITY IMPROVEMENT
DISTRICT,
A DEPENDENT SPECIAL DISTRICT**

Sec. 1. Dependent Special District - There is hereby created a Dependent Special District which will serve the community based on the boundaries set forth herein and shall be named the Baymeadows Community Improvement District ("BCID"). The BCID shall be dependent on the governing body with jurisdiction over the BCID for purposes of establishing its budget but is otherwise amenable to separate special district government.

Sec. 2. Purpose, Powers, Functions and Duties - As set forth in *Florida Statute*, section 189.02(4)(a):

- (A) *Purpose* - The purpose of the BCID shall be the implementation of the Baymeadows Community Plan ("Plan") and the planning and coordination of the long-term maintenance of neighborhood publicly used infrastructure, including private roads, stormwater (not including bulkheads on private property), drainage, and common properties (including landscaping).
- (B) *Powers* - The BCID is authorized and empowered:
 - (i) To sue and be sued;
 - (ii) To contract;
 - (iii) To purchase, hold, lease, sell, or otherwise acquire and convey such real and personal property and interest therein as may be necessary or proper to carry out the purpose of this Charter;
 - (a) Where the purchase of any real property, including roadways, equals or exceeds one hundred dollars (\$100.00) the BCID must

either: (1) obtain an eighty percent (80%) affirmative vote of the membership, or (2) obtain approval by the City Council, prior to proceeding with the transaction.

(iv) To employ engineers, attorneys, accountants, financial or other consultants, and such other agents and employees as the Board of Supervisors may require or deem necessary to accomplish the purpose of this Charter, or to contract for any such services;

(v) To acquire, construct, maintain, equip, improve, extend, and enlarge capital projects for the purposes of enabling the BCID to perform public functions or services as herein provided related to private roads, stormwater, drainage, and common properties;

(vi) To borrow money (including through the issuance of bonds, notes, or other evidences of indebtedness) and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any District purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any District purposes in accordance with the terms of the gift, grant, loan or agreement relating thereto for the purposes of enabling the District to perform public functions or services as herein provided;

(vii) To assess and collect for each year of its operation against each residential and commercial parcel in the BCID, a special assessment, should it be deemed necessary and appropriate by the Board of Supervisors, based upon the category assigned to each parcel attached hereto as **Revised On File**, attached hereto and incorporated herein by reference, and in accordance with the Equivalent Assessment Unit ("EAU") for each category as set forth in **Exhibit 10**, attached hereto and incorporated herein by reference, labeled as "Exhibit 10, Baymeadows Community Improvement District Proposed Special Assessment Allocation Report" completed by Rizzetta & Company and dated September 20, 2023 (the "Assessment Allocation Report").

(a) Assessments may be increased or decreased annually as deemed appropriate by the Board of Supervisors.

(b) The maximum assessments permitted for each Use Category are set forth in **Second Revised Exhibit 2**, "Assessments & Definitions" dated December 4, 2023 attached hereto and incorporated herein by reference. These assessments are subject to a three (3%) percent escalation beginning in the year 2025 and increasing three (3%) percent every year thereafter.

(c) In no event shall the special assessment

exceed the annual maximum assessment for that year without prior approval of the City Council.

(d) Any increase in assessments above the prior year shall require a 2/3rd vote or percent of the Board.

(e) Assessments approved under this charter are to be billed and collected pursuant to Chapter 197, Florida Statutes, or any other means authorized by law, and to be a lien on the assessed property, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims, until paid in full.

(viii) To assess any new parcels (by sale, lot-split or subdivision), if deemed necessary or appropriate by the Board of Supervisors, that come into existence within the geographic boundaries, as defined in **Exhibit 1**, attached hereto and incorporated herein by reference. The assessment for the new parcel shall be assigned an assessment category by the Board based on the use and sub-category of use as described in **Second Revised Exhibit 2**;

(ix) To fix and collect rates, fees, and other charges for the specialized public functions or services authorized by this Charter;

(x) To restrain, enjoin, or otherwise prevent the violation of this Charter or any resolution or rule

adopted pursuant to the powers granted by this Charter;

(xi) To join with any other district, municipality, county or political subdivision, public agency or authority in the exercise of common powers;

(xii) To enter into contracts with the government of the United States or any agency or instrumentality thereof, or with any state, county, municipality, district, authority, or political subdivision, private corporation, partnership, association, or individual to affect the purpose of this Charter, and to receive and accept, from any federal agency, grants or loans for or in aid of the specialized public functions or services authorized herein.

(xiii) To hold, control, and acquire by donation, purchase, or condemnation, or dispose of, any public easements, dedications to public use, platted reservations for public purposes, or any reservations for those purposes authorized by this act and to make use of such easements, dedications, or reservations for the purposes authorized by this act.

(C) *Duties* - The BCID shall have the responsibility of maintaining common infrastructure within the boundaries, including the following:

(i) Roadways

(a) BCID will maintain the following Roadways:

1. Baymeadows Circle East
2. Baymeadows Circle West

3. Meadow Walk Lane
4. Legacy Trail
5. Baylin Court
6. Star Drive
7. Echo Springs Rd
8. Mira Loma Drive
9. Cypress Green Drive
10. Baymeadows Park Drive (formerly Golfside Drive)

(b) The BCID may also accept by transfer as described herein, the responsibility of maintaining additional roadway segments along with those set forth above, at the Board's discretion as allowed in accordance with Florida Statutes Section 189.02 of the Dependent Special Taxing District's public asset requirements.

1. Upon any acceptance by the BCID of additional roadways, the current property owner shall be required, either to bring the current roadway up to approved BCID standards or pay a pro-rata share of the then current dollar value of the defined improvement minus any remaining useful-life, (as defined by an BCID approved industry professional at the expense of the property owner of that roadway). This agreed upon contribution would be payable into the BCID reserves and upon that

payment, the BCID shall accept the roadway for future maintenance and improvement responsibility.

2. Accepted roadways shall not include any along-side or off-street parking spaces, lots, or areas which will be the responsibility of the property owner, not the BCID.
3. The BCID may accept donated privately owned roadways.

(ii) Common properties:

- (a) Park property referred to as Parcel #4, located between Los Lagos and Los Prados, to be donated by D.R. Horton Company.
- (b) Park property referred to within Parcel #9, located South of Meadow Walk on Baymeadows Circle West, previously referred to as the Island Green, to be donated by D.R. Horton Company.
- (c) Park Property in Meadow Walk, 8411 Meadow Walk Lane.
- (d) Baymeadows Circle West Entrance greenspace (from Baymeadows Road to Baymeadows Park Drive (formerly Golfside Drive)).

(iii) Stormwater System

- (a) The drainage system utilized by BCID properties, including the water clarity, as depicted in the **On File**, within the "Engineering Study", attached hereto and

incorporated herein by reference.

- (iv) Other infrastructure components as approved by the Board of Supervisors. Recognizing that there are common elements that are beneficial to all members of the BCID but may not be included in the items listed above, the Board of Supervisors may approve assumption of duties for maintenance or improvement of other common elements as deemed necessary or appropriate.

(D) *Functions* - Upon formation, the BCID will function as a dependent special district. The BCID will undertake all essential functions required of dependent special districts, including:

- (i) create, submit and have approved by City Council, its initial annual budget, establishing and identifying priorities for completion in the first two years or as soon as practical and possible at the BCID expense.

In establishing the priority list, the Board of Supervisors will be provided with a copy of the July 30, 2021 Engineering Study completed by Dewberry Engineers Inc. (**Revised On File**; "Engineering Study", attached hereto and incorporated herein by reference), the July 15, 2021 BCID Feasibility Study completed by Rizzetta & Company (**Revised On File**, "Feasibility Study", attached hereto and incorporated herein by reference), and **Exhibit 10** the Assessment Allocation Report. The three studies can serve as guides to begin the process for implementation of the Plan.

The initial priorities have been identified to be:

- (a) improvement of Cypress Green Drive (Segment J; Engineering Study),
 - (b) the drainage connection described within Engineering Study as "Village Green I" of 300ft depicted on Figure 2.2c of Engineering Study from Lake 13 to Pottsburg Creek,
 - (c) the inspection of the drainage piping, system wide, and
 - (d) the resurfacing and improvements of Baymeadows Circle West from Linkside through Putters Cove (Segment D; Engineering Study).
- (ii) Pursuant to section 189.016, Florida Statutes, within 30 days of its creation the BCID will notify the State of Florida Special District Accountability Program of its existence and will file all required documentation and information with the program including but not limited to:
- (a) the BCID creation document,
 - (b) a written status statement,
 - (c) a map of the boundaries of the BCID, and
 - (d) the name, address, phone, fax, and e-mail address for the BCID's registered agent.
- (iii) The BCID shall be responsible for payment of any fees and the completion of all financial reporting required by law.
- (a) The BCID shall be initially funded by any remaining fund balance within the Baymeadows Community Council ("BCC") operating fund.

(b) The BCC will be dissolved and all assets will be transferred to the BCID, upon its approval and creation.

(iv) The BCID shall be required to keep and maintain an official website that meets all legal obligations for access and minimum content as set forth under Florida law.

Sec. 3 Geographic Boundary. Pursuant to section 189.02(4)(b), Florida Statutes, the BCID, is hereby created based on the following designations.

(A) The boundaries of the BCID are areas that include those parcels of property identified by address and graphically depicted in **Exhibit 1** attached hereto and incorporated herein by reference.

(B) The boundaries of the BCID are areas that include those parcels as described by the definitions herein:

(i) The Boundary of the District as described in **Exhibit 4** attached hereto and incorporated herein by reference.

(ii) The Boundary of the Group 1 as described in **Exhibit 5** attached hereto and incorporated herein by reference.

(iii) The Boundary of the Group 2 as described in **Exhibit 6** attached hereto and incorporated herein by reference.

(iv) The Boundary of the Group 3 as described in **Exhibit 7** attached hereto and incorporated herein by reference.

(v) The Boundary of the Group 4 as described in **Exhibit**

8 attached hereto and incorporated herein by reference.

(C) The property addresses of each parcel included within the BCID are listed in the **Revised On File** attached hereto and incorporated herein by reference. Parcels that are: vacant; owned by an Home Owners or Condominium Owners Association ("HOA" or "COA"); property owned by a private entity, that is not an HOA/COA, or property owned by a person or persons with a structure with less than one (1) square foot of heated space may be in the District but will not be assessed until developed with heated square footage greater than one (1) square foot.

(D) Property that is within the existing boundary that is further developed, subdivided, or platted shall be included in membership and assigned its respective assessment category by the Board of Supervisors within thirty (30) days of assignment of an individual Real Estate Parcel number by the City of Jacksonville.

(i) Property owners must disclose to the purchaser of any parcel, including any parcel subdivided, separated or re-platted land, in writing that the property is a part of the BCID and may be subject to annual special assessments.

(ii) The Board of Supervisors shall be responsible for obtaining new parcel information for the assessment process and shall obtain the most accurate information available in order to timely submit the assessments to the Tax Collector's office if utilizing the uniform method of collection with the property tax bills.

(E) Properties shall be assigned within the group seats

as follows:

- (i) Group 1 - Los Prados, Village Green I, Village Green II, Village Green III, Putters Cove, and Baypointe - North.
- (ii) Group 2 - Los Lagos, Linkside, Meadow Walk, D.R. Horton Parcel Hole #09 Undeveloped (Future Terrace Pines), D.R. Horton Parcel Hole #18 Undeveloped (Future Mallard Creek).
- (iii) Group 3 - Lakeside (8118 Baymeadows Circle East), Los Casas, Bay Point South, The Avenues Apartments (7915 Baymeadows Circle East), The Avenues Del Mar Owners Association (8000 Baymeadows Circle East), Baymeadows Place Office Park (9471 Baymeadows Rd).
- (iv) Group 4 - The Lofts Apartments (8050 Cypress Green Drive), Cypress Green Properties (9050, 9066, 9076, 9086, 9104, 9116, 9124, 9132, 9141, 9210, 9218, 9220, 9000, 9250 Cypress Green Drive), Cypress Point Executive Center (8130 Baymeadows Circle West), Bahri Building Owner Association (8131 Baymeadows Circle West), Bank of America (9225 Baymeadows Rd), Sagamore Baymeadows LLC (7981 Baymeadows Road), Baymeadows Park Owners Association (7981 Baymeadows Rd), D.R. Horton Future Parcel Hole #11 Undeveloped on Golfside, and Baymeadows Park Drive (formerly known as Golfside Drive) Properties (9080, 9088, 9220, 9000 Baymeadows Park Drive), Saffire Management LLC Owners Association (9140 Baymeadows Park Drive), Starkey Edward Undeveloped (Re:148521 0020).

(G) Each year, the Board will have the responsibility of assigning new parcels, created within the BCID, with a group seat affiliation based upon the Group Boundaries as defined in **Exhibit 3**, attached hereto and incorporated herein by reference.

Sec. 4 Authority - In accordance with section 189.02(4)(c), Florida Statutes, the City of Jacksonville, a consolidated municipal corporation and political subdivision existing under the laws of the State of Florida, has the authority, pursuant to section 189.02, Florida Statutes to create special districts. Accordingly, the City uses this authority to create the BCID and through this charter authorizes the BCID to operate as a Dependent Special District.

Sec. 5 Best Alternative -- In accordance with section 189.02(4)(d), Florida Statutes, the creation of the BCID provides the best alternative for private/shared infrastructure improvements; the BCID will allow the locally impacted community receiving the benefit from the improvements to directly fund the costs involved.

Sec. 6 Governing Body: Organization, Leadership, Compensation, Elections. Pursuant to section 189.02(4)(e), the organization, operation, and duties of the BCID's governing body are set forth herein.

(A) *Organization* - The governing body of the BCID shall consist of seven (7) Supervisors.

- (i) *Qualifications* - Candidates for Supervisor must be qualified electors in the State of Florida and either
- (a) personally own property within the BCID, or
 - (b) in the event of a commercial property located in the BCID, be the property owner or their designated representative.

(ii) Qualifying - Candidates shall qualify for the Board of Supervisors pursuant to the requirements of section 99.061, Florida Statutes or under any other law or rule for qualifying as a candidate.

(B) *Leadership* - The seven Supervisors shall be elected based on four "Area Group" seats for which residency in the Area is based as depicted within the enumerated areas in **Exhibit 3**, attached hereto and incorporated herein by reference, and three "At-Large" seats which shall represent the entire BCID and shall be elected by all residents. Each of the four "Area Group" Supervisors (Seats 1, 2, 3, and 4) shall serve for a term of two years. Each of the three "At-Large" Supervisors (Seats 5, 6 and 7) shall serve for terms of four years. Only members of the designated Area Group may vote for candidates for Area Group seats, however, all members are entitled to vote for At Large candidates.

(i) *Initial Leadership* - The initial Board of Supervisors shall be appointed by the City Council of the City of Jacksonville. The Initial Board of Supervisors are hereby appointed by the City Council as described in **Revised Exhibit 9** labeled

as "Revised Exhibit 9, Rev Board, February 8, 2022

- Floor" attached hereto and incorporated herein by reference. The initial election for the Board of Supervisors shall be held during the next available regular or special election following the City Council's approval of the initial BCID budget, as authorized by the Supervisor of Elections.

(a) Any Supervisor, appointed under paragraph (i) above that is not able to accept the appointment, shall

provide a formal notice thereof to the Board of Supervisors and the vacant seat shall be filled by a majority vote of the remaining active Board members consistent with subsection (iii) below.

- (ii) *Subsequent Leadership* - At the initial election, the qualified electors of the BCID shall elect both the four "Area Group" Supervisors (Seats 1, 2, 3, and 4) and the three "At-Large" Supervisors (Seats 5, 6 and 7).
- (iii) *Vacancies* - If, during a term of office, a vacancy occurs, the remaining members of the Board shall fill the vacancy, by an appointment through a 2/3rd or 66.67 percent vote, for the remainder of the unexpired term or until the next occurring election is held to fill the term.
- (iv) *Subsequent Elections* - Subsequent elections shall be held on the second Tuesday in November every 2 years to fill seats of expiring terms.
 - (a) *Non-Partisan* - All Supervisors shall be elected on a nonpartisan basis by the qualified electors of the BCID and shall hold office until their successors are elected and the election is certified.
- (v) Any Supervisor may be removed from office by the City Council for misfeasance, malfeasance, or willful neglect of duty.
- (vi) No Supervisor shall receive compensation for his or her service.
- (vii) Supervisors may only represent one seat at a time. Supervisors may not reside with any other Supervisor or

represent the same commercial entity as another Supervisor.

(viii) Any Supervisor who has three unexcused absences for regular, consecutive noticed meetings may be deemed as having vacated their seat with the affirmative vote of 2/3 vote or 66.67 percent of the remaining Supervisors.

(ix) In the event that a Supervisor is elected as a designated group representative and said Supervisor sells their only property, whether residential or commercial, qualifying them as an elector of the BCID and representative of a particular group or an at large group, the Supervisor shall vacate the seat within thirty (30) days of the completion of the real estate transaction.

(x) Annually, the Board of Supervisors shall elect a Board Chair, Vice-Chair, Secretary, and Treasurer.

C) Elector Membership -

(i) Electors shall be determined based on a per parcel basis.

(ii) Each parcel with more than 1 square foot of heated area shall be entitled to one (1) vote.

i. Parcels owned by associations, parcels only dedicated to garages or carports, parcels that contain only roadways, undeveloped or under development parcels shall have no voting authority.

(iii) In the event that a parcel is owned by more than one person/entity, only the first vote cast by a listed property owner for the parcel will count.

(iv) Parcel numbers and owners of record shall be determined by the Duval County Property Appraiser's records.

(v) To be eligible to vote, a parcel owner must be a registered Duval County voter.

i. For commercial property owners, a registered Duval County voter may be selected as a delegate on behalf of the entity. The entity shall submit said notice of selection of a delegate, in writing signed by all officers/directors and notarized as to each and tendered to the BCID at least one (1) year in advance of the next election.

Sec. 7. Additional Requirements

- (A) *Financial Disclosures: Fiscal Year and Budget.* The fiscal year for the BCID shall be from July 1 to June 30. The BCID shall annually submit a proposed district budget to the City Council of the City of Jacksonville by April 1 for approval or rejection. The failure of the City Council to take action on the budget within 70 days after submission shall constitute approval of the budget, unless extended by agreement of the City Council and the BCID. The BCID shall also submit any amendments to its budget to the City Council for approval or rejection, which amendments shall also be deemed approved if the City Council fails to take action on them within 70 days after submission. All submissions to the City Council shall be made to its Director/Council Secretary with a copy to the Council Auditor.
- (B) *Audit.* The BCID shall be audited annually pursuant to the provisions of Section 218.39, *Florida Statutes*, at its expense by such persons and in such manner as the City Council, and any relevant federal or state law, shall direct.
- (C) *Noticing and Reporting Requirements.* The BCID shall comply

with the requirements of Florida's Government- in-the-Sunshine Law as set forth in Chapter 286 of the *Florida Statutes* with regard to the noticing of its meetings, the conduct of its officials, the reporting of its activities through the keeping of minutes, and any other requirements of public bodies, and shall comply with the requirements of Florida's Public Records Act as set forth in Chapter 119 of the *Florida Statutes*. The BCID shall notice its meetings consistent with the requirements of Section 189.015 of the *Florida Statutes*. The BCID shall forward a copy of its meeting minutes to the Council President and District Council Member on an annual basis.

Sec. 8. Methods of Financing

Pursuant to Florida Statute 189.02(4)(g), the BCID shall have the ability to finance itself through annual non-ad valorem special assessments upon each designated parcel as permitted by the powers vested in the BCID Board of Supervisors and authorized through this ordinance. BCID may collect these non-ad valorem special assessments in any manner permitted under Florida law including those set forth in *Florida Statutes* Chapters 170 and 197.

Pursuant to 197.3632, the BCID may enter into interlocal agreements or memoranda of understanding with the Property Appraiser and Tax Collector should the BCID choose to collect assessments with property taxes. The agreements will set forth any procedural and financial obligations that are required for use of the services of either the Tax Collector or the Property Appraiser.

Sec. 9. Comprehensive Plan. The formation of the BCID and its purposes are consistent with the approved Comprehensive Plan of the City of Jacksonville as required under section 189.02(4)(h), *Florida*

Statutes.

Sec. 10. Removal from Membership.

A property shall be removed from membership in the BCID, if the following conditions are satisfied:

- (a) The access to the property is permanently modified such that neither Baymeadows Circle East nor Baymeadows Circle West are used by the property or its clientele, and
- (b) The property does not utilize the stormwater or drainage system of the BCID.

Sec. 11. Removal Procedure

In order to be removed from membership in the BCID, a property owner shall submit a written notice to the BCID Board of Supervisors, by registered mail or trackable alternative, informing the Board of Supervisors of the property owner's intent to seek for removal. The notice shall provide the Board of Supervisors with:

- (a) The property address;
- (b) The property parcel number;
- (c) The name, address, and contact phone number for the property owner;
- (d) A detailed description regarding how the property will be permanently modified to remove access to Baymeadows Circle West or Baymeadows Circle East, including authorization from applicable City and other public safety authorities (i.e. Jacksonville Sheriff's Office and Jacksonville Fire and Rescue Department) which may be impacted by the access removal/closure;
- (e) The anticipated date of closure; and

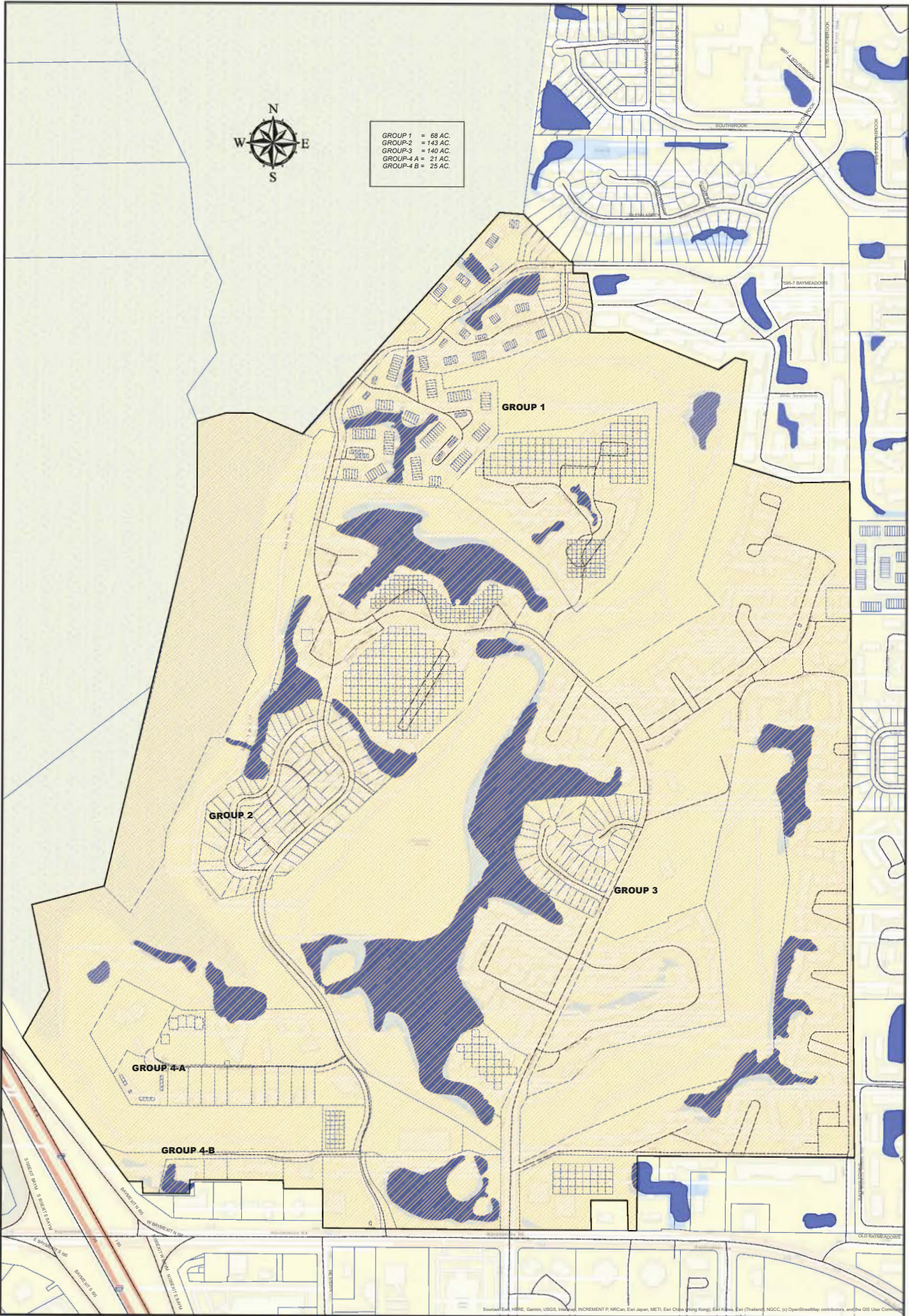
- (f) Written proof from the City or a certified engineer, who has examined the private stormwater system, certifying that the property does not utilize the BCID stormwater system or any of its retention ponds.

Upon completion of the permanent modification to the roadway, the property owner shall submit a written notice of completion to the Board of Supervisors with documentation of the same. Upon receipt of adequate proof that the permanent modification has been completed, the property will be removed from membership in the BCID if, for at least 45 days prior to January 1 of the applicable year, the property modifications have been completed.

In the event access is re-opened, regardless of the cause or reason, the BCID may assess the property at a pro-rated calculation based on the time period during which access to the BCID assessed roadways was utilized, as long as such time period does not exceed 180 days. If the duration of access exceeds 180 days, the BCID will reevaluate the property, its use of the roadways and may assess the property at the full rate. In the event that the use of the BCID extends to 366 days or more, the property will be assessed the full annual assessment rate for both calendar years and will be included in the annual assessment as a member of the BCID and the property owner would need to reapply for removal in accordance with this section.

ON FILE

**Exhibit 1
District Map**



ON FILE

**Second
Revised
Exhibit 2**

**Assessment
Definitions**

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT (BCID)

December 4, 2023

Second Revised Exhibit 2

Assessments & Definitions

Category	Max Cap
Residential	
Townhomes / Condos	\$445 per unit
<ul style="list-style-type: none">- A single family dwelling unit constructed in a group of three or more units connected by shared walls. A condominium is an individually owned residential unit in a building or complex comprised of other residential units. Condominium owners share a common space and often pay association fees to maintain the common space, amenities, and other shared resources. Housing units are separate taxing units.	
Single Family/Duplexes	\$500 per house/unit
<ul style="list-style-type: none">- A single family dwelling is a building containing only one residential dwelling unit. A duplex consists of two attached houses. Housing units are separate taxing units..	
Commercial/Office	
Multi-Family	\$365 per door
<ul style="list-style-type: none">- Housing where at least nine (9) multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex, are intended to be rented, and are maintained under central ownership and management. The housing units are not separate taxing units.	
Business Suites	\$305 per suite
<ul style="list-style-type: none">- Rented or leased business units where multiple, unrelated units for commercial/office inhabitants are contained within one building or several buildings within one complex. Common areas such as elevators, stairs, hallways, and landscaping are generally owned and maintained by the owner of the building(s). Business units are separate taxing units.	
Townhomes / Condos	\$1,320 per unit
<ul style="list-style-type: none">- Commercial Townhomes are privately owned individual commercial/office units constructed in a group of two or more units connected by shared walls. Commercial Townhomes generally own and maintain common areas through a property owners' association. Commercial Condominiums are a form of individual ownership of space or a unit with a jointly owned undivided interest in the common areas of a commercial/office building or buildings. Business units are separate taxing units.	
Small Business Single Stand-Alone	\$3,140 per business
<ul style="list-style-type: none">- A small stand-alone business unit is a free-standing building which has "less than" 25,000 Sq. Ft. of heated space. Business unit is a single taxing unit.	

Large Business Single Stand-Alone

\$ 16,665 per business

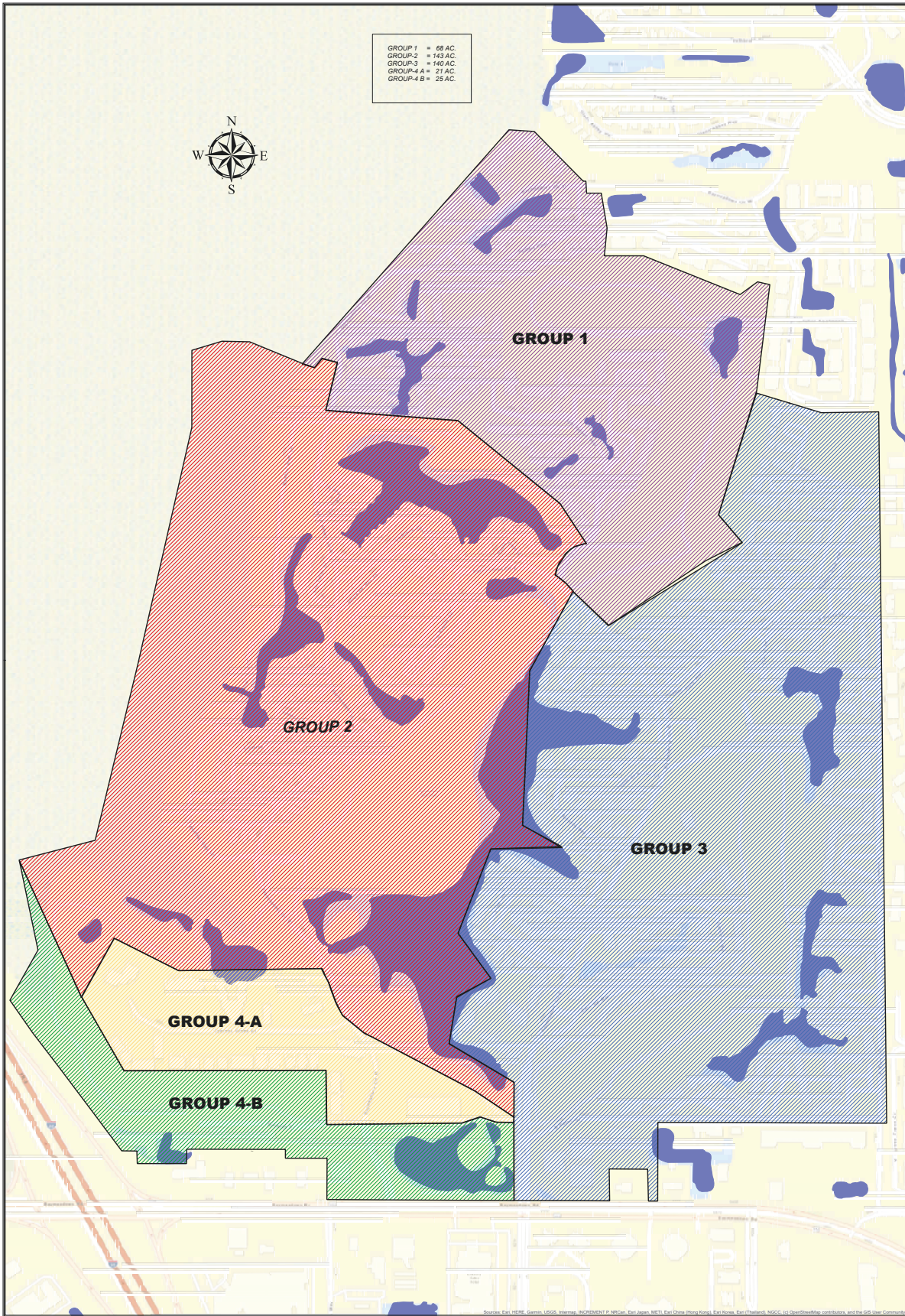
- A large stand-alone business unit is a free-standing building which has "more than" 25,000 Sq. Ft. of heated space. Business unit is a single taxing unit.

Notes:

- Each Property will be assigned to only one Use Category for the calculation of any assessment.
- The Assessments set forth above are subject to a yearly escalation of three (3%) percent beginning in the year 2025 and increasing three (3%) percent every year thereafter.

ON FILE

Exhibit 3
Group Map



BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT
 DISTRICT GROUPS



ON FILE

Exhibit 4

**District
Legal
Description**

**BCID - DEPENDENT SPECIAL TAX DISTRICT
EXHIBIT 4: LEGAL DESCRIPTION
(DISTRICT OVER ALL)**

A PORTION OF SECTIONS 23, AND 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, SAID POINT COMMON TO THE NORTHWEST CORNER OF SECTION 24, THE SOUTHWEST CORNER OF SECTION 13, AND THE SOUTHEAST CORNER OF SECTION 14, ALL OF TOWNSHIP 3 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP PREPARED FOR FLETCHER PROPERTIES BY CHARLES BASSETT & ASSOCIATES INC. DATED JULY 9, 1979; FILE NUMBER S-2593-T, ON FILE IN THE ENGINEERING OFFICE, TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, FLORIDA, SAID MAP FROM HEREON REFEREED TO AS FLETCHER PROPERTIES MAP; THENCE NORTH 89°47'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 23 AS DISTANCE OF 1772.35 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 56, THE FRANCIS RICHARD GRANT, THENCE CONTINUE NORTH 89°47'34" WEST, ALONG A WESTERLY PROLONGATION OF SAID NORTHERLY LINE OF SECTION 23, 324.50 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF PARCEL 4B (2), AS SHOWN ON SAID FLETCHER PROPERTIES MAP; THENCE SOUTH 41°34'00" WEST, ALONG LAST SAID NORTHWESTERLY BOUNDARY AND THE NORTHWESTERLY BOUNDARY OF PARCEL 4A, 1231.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY THEREOF AND THE NORTHERLY BOUNDARY OF PARCEL 6; THENCE IN A WESTERLY DIRECTION ALONG LAST SAID NORTHERLY BOUNDARY AND THE WESTERLY BOUNDARY THEREOF RUN THE FOLLOSING 7 COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°47'34" WEST, 350.00 FEET; COURSE NO. 2: SOUTH 89°58'50" WEST, 144.00 FEET; COURSE NO. 3: SOUTH 77°28'50" WEST, 157.00 FEET; COURSE NO. 4: SOUTH 00°01'10" EAST, 383.50 FEET; COURSE NO. 5: SOUTH 12°40'20" WEST, 1050.00 FEET; COURSE NO. 6: SOUTH 01°46'00" WEST, 215.00 FEET; COURSE NO. 7: SOUTH 13°31'50" WEST, 904.48 FEET TO AN INTERSECTION WITH A WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12292, PAGE 1727 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTON ALONG LAST SAID WESTERLY BOUNDARY 1220 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE IN A SOUTHEASTERLY DIRECTION ALONG LAST SAID NORTHEASTERLY LINE 930 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11561, PAGE 2413 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A EASTERLY AND SOUTHERLY DIRECTION FOLLOWING SAID NORTHERLY BOUNDARY 880 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 15699, PAGE 1123 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID BOUNDARY 40 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY THEREOF; THENCE IN AN EASTERLY DIRECTION ALONG LAST SAID SOUTHERLY BOUNDARY 210 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7234, PAGE 1390; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID BOUNDARY 210 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD; THENCE IN AN EASTERLY DIRECTION ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE 1440 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LANDS

DESCRIBED AND RECORDED IN OFFICIAL RECORDS 4367, PAGE 535 OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY OF THE COMMERCIAL AREA AS SHOWN ON SAID FLETCHER PROPERTIES MAP; THENCE NORTH 00°29'00" EAST, 175.00 FEET ALONG LAST SAID SOUTHERLY AND WESTERLY BOUNDARIES; THENCE SOUTH 89°31'00" EAST, CONTINUING ALONG LAST SAID SOUTHERLY BOUNDARY 175 FEET; THENCE SOUTH 00°29'00" WEST, 175.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS ROAD; THENCE 89°31'00" EAST, ALONG LAST SAID RIGHT OF WAY LINE 40 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10677, PAGE 298 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°29'00" EAST, ALONG LAST SAID WESTERLY BOUNDARY 400 FEET TO AN INTERSECTION WITH AFORESAID NORTHERLY BOUNDARY OF THE COMMERCIAL AREA; THENCE SOUTH 89°31'00" EAST, ALONG LAST SAID NORTHERLY BOUNDARY 1160 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AFORESAID SECTION 23; THENCE NORTH 00°37'00" WEST, ALONG LAST SAID LINE 4786 FEET THE POINT OF BEGINNING.

ON FILE

Exhibit 5

**District
Group 1
Legal
Description**

BCID - DEPENDENT SPECIAL TAX DISTRICT
EXHIBIT 5: LEGAL DESCRIPTION
(DISTRICT GROUP 1)

A PORTION OF SECTIONS 23, AND 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, SAID POINT COMMON TO THE NORTHWEST CORNER OF SECTION 24, THE SOUTHWEST CORNER OF SECTION 13, AND THE SOUTHEAST CORNER OF SECTION 14, ALL OF TOWNSHIP 3 SOUTH, RANGE 27 EAST, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID SECTION 23, 1582 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 19421, PAGE 607 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE IN A WESTERLY AND NORTHERLY DIRECTION ALONG LAST SAID BOUNDARY 2630 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF LAUREL OAKS AT BAYMEADOWS, AS RECORDED IN PLAT BOOK 43, PAGE 77 OF SAID PUBLIC RECORDS; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID SOUTHERLY BOUNDARY 370 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 18915, PAGE 930 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHWESTERLY DIRECTION ALONG LAST SAID BOUNDARY 1700 FEET TO AN INTERSECTION WITH OF SAID CURRENT PUBLIC RECORDS 2430 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY THEREOF; THENCE IN A WESTERLY AND SOUTHWESTERLY DIRECTION ALONG THE SOUTHERLY BOUNDARY 1704 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF PARCEL 4A AS SHOWN ON THE MAP PREPARED FOR FLETCHER PROPERTIES BY CHARLES BASSETT & ASSOCIATES INC. DATED JULY 9, 1979; FILE NUMBER S-2593-T ON FILE IN THE ENGINEERING OFFICE, TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, FLORIDA, SAID MAP FROM HEREON REFEREED TO AS FLETCHER PROPERTIES MAP; THENCE ALONG LAST SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARIES OF PARCELS OF PARCEL 4B(2), AS SHOWN ON SAID FLETCHER PROPERTIES MAP THE FOLLOWING 5 COURSES AND DISTANCES: COURSE NO. 1: SOUTH 48°01'45" EAST, 65.03 FEET; COURSE NO. 2: NORTH 41°34'00" EAST, 60.00 FEET; COURSE NO. 3: SOUTH 72°46'40" EAST, 79.13 FEET; COURSE NO. 4: SOUTH 13°43'10" WEST, 244.86 FEET; COURSE NO. 5: SOUTH 85°59'50" EAST, 662.73 FEET; TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE LOS PRADOS CONDOMINIUMS TRACT AS SHOW ON AFORESAID MAP; THENCE IN A SOUTHEASTERLY DIRECTION ALONG LAST SAID BOUNDARY SOUTH 51°08'40"EAST, 660.68 FEET; THENCE CONTINUING ALONG LAST SAID BOUNDARY SOUTH 35°07'30" EAST, 230 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF AN ACCESS EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3327, PAGE 162 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID WESTERLY BOUNDARY 187 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF BAYMEADOWS CIRCLE EAST; THENCE EASTERLY ALONG LAST SAID NORTHERLY BOUNDARY 360 FEET TO AN INTERSECTION WITH NORTH WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIALLY RECORDS 18183, PAGE 321 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A NORTHERLY DIRECTION ALONG LAST SAID WESTERLY BOUNDARY, 1633.21 FEET TO THE POINT OF BEGINNING.

ON FILE

Exhibit 6

District
Group 2 Legal
Description

BCID - DEPENDENT SPECIAL TAX DISTRICT
EXHIBIT 6: LEGAL DESCRIPTION
(DISTRICT GROUP 2)

A PORTION OF SECTIONS 23, AND 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, SAID POINT COMMON TO THE NORTHWEST CORNER OF SECTION 24, THE SOUTHWEST CORNER OF SECTION 13, AND THE SOUTHEAST CORNER OF SECTION 14, ALL OF TOWNSHIP 3 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP PREPARED FOR FLETCHER PROPERTIES BY CHARLES BASSETT & ASSOCIATES INC. DATED JULY 9, 1979; FILE NUMBER S-2593-T ON FILE IN THE ENGINEERING OFFICE, TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, FLORIDA, SAID MAP FROM HEREON REFEREED TO AS FLETCHER PROPERTIES MAP; THENCE NORTH 89°47'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 23 AS DISTANCE OF 1772.35 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 56, THE FRANCIS RICHARD GRANT, THENCE CONTINUE NORTH 89°47'34" WEST, ALONG A WESTERLY PROLONGATION OF SAID NORTHERLY LINE OF SECTION 23, 324.50 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF PARCEL 4B (2), AS SHOWN ON SAID FLETCHER PROPERTIES MAP; THENCE SOUTH 41°34'00" WEST, ALONG LAST SAID NORTHWESTERLY BOUNDARY AND THE NORTHWESTERLY BOUNDARY OF PARCEL 4A, 1231.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY THEREOF AND THE NORTHERLY BOUNDARY OF PARCEL 6, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG LAST SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARIES OF PARCELS OF PARCEL 4B(2), AS SHOWN ON SAID FLETCHER PROPERTIES MAP THE FOLLOWING 5 COURSES AND DISTANCES: COURSE NO. 1: SOUTH 48°01'45" EAST, 65.03 FEET; COURSE NO. 2: NORTH 41°34'00" EAST, 60.00 FEET; COURSE NO. 3: SOUTH 72°46'40" EAST, 79.13 FEET; COURSE NO. 4: SOUTH 13°43'10" WEST, 244.86 FEET; COURSE NO. 5: SOUTH 85°59'50" EAST, 662.73 FEET; TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE LOS PRADOS CONDOMINIUMS TRACT AS SHOW ON AFORESAID MAP; THENCE IN A SOUTHEASTERLY DIRECTION ALONG LAST SAID BOUNDARY SOUTH 51°08'40"EAST, 660.68 FEET; THENCE CONTINUING ALONG LAST SAID BOUNDARY SOUTH 35°07'30" EAST, 230 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF AN ACCESS EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3327, PAGE 162 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID WESTERLY BOUNDARY 187 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF BAYMEADOWS CIRCLE EAST; THENCE EASTERLY ALONG LAST SAID NORTHERLY BOUNDARY 100 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF PINE TERRACE AT THE MEADOWS PHASE 2, AS RECORDED IN PLAT BOOK 73, PAGE 33 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG SAID BOUNDARY AND NORTHERLY PROLONGATION 634 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE IN A SOUTHERLY DIRECTION 186 FEET TO AN ANGLE POINT IN LAST SAID EASTERLY BOUNDARY, SAID POINT ALSO BEING THE WESTERLY BOUNDARY OF THE PLAT OF LAS CASAS AT BAYMEADOWS AS RECORDED IN PLAT BOOK 42, PAGE 15 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID EASTERLY AND WESTERLY BOUNDARY 1490' TO AN INTERSECTION WITH THE MOST SOUTHERLY POINT ON SAID EASTERLY BOUNDARY AND A POINT ON THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12297, PAGE 1727 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG

LAST SAID EASTERLY BOUNDARY 1284 FEET TO AN INTERSECTION WITH A SOUTHERLY BOUNDARY THEREOF; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID SOUTHERLY BOUNDARY 905 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYMEADOWS CIRCLE WEST; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID CENTERLINE 334 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF PARCEL 7 OF SAID FLETCHER PROPERTIES MAP; THENCE IN A WESTERLY DIRECTION ALONG LAST SAID NORTHERLY BOUNDARY 1464 FEET; THENCE IN A NORTHWESTERLY DIRECTION 790 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 17977, PAGE 2305 THENCE ALONG LAST SAID EASTERLY BOUNDARY 403 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT 6 OF FLETCHER PROPERTIES MAP; THENCE IN A NORTHERLY DIRECTION ALONG LAST SAID WESTERLY BOUNDARY 2788 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY THEREOF; THENCE IN AN EASTERLY DIRECTION ALONG LAST SAID NORTHERLY BOUNDARY 651 FEET TO THE POINT OF BEGINNING.

ON FILE

Exhibit 7

District

Group 3

Legal

Description

**BCID - DEPENDENT SPECIAL TAX DISTRICT
EXHIBIT 7: LEGAL DESCRIPTION
(DISTRICT GROUP 3)**

A PORTION OF SECTIONS 23, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, SAID POINT COMMON TO THE NORTHWEST CORNER OF SECTION 24, THE SOUTHWEST CORNER OF SECTION 13, AND THE SOUTHEAST CORNER OF SECTION 14, ALL OF TOWNSHIP 3 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP PREPARED FOR FLETCHER PROPERTIES BY CHARLES BASSETT & ASSOCIATES INC. DATED JULY 9, 1979; FILE NUMBER S-2593-T ON FILE IN THE ENGINEERING OFFICE, TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, FLORIDA, SAID MAP FROM HEREON REFERRED TO AS FLETCHER PROPERTIES MAP; THENCE SOUTH 00°37'00" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 23, 1163.33 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF RESIDUE PARCEL 3 AS SHOWN ON SAID FLETCHER PROPERTIES MAP; THENCE IN AN WESTERLY AND SOUTHERLY DIRECTION ALONG LAST SAID SOUTHERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF TRACT III, PHASE 2 APARTMENTS AS SHOWN ON SAID FLETCHER PROPERTIES MAP THE FOLLOWING 6 COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°23'00" WEST, 291.46 FEET; COURSE NO. 2: NORTH 72°52'20" WEST, 374.00 FEET; COURSE NO. 3: SOUTH 17°07'40" WEST, 650.00 FEET; COURSE NO. 4: SOUTH 41°13'00" EAST, 189.39 FEET; COURSE NO. 5: SOUTH 62°49'10" WEST, 201.25 FEET; COURSE NO. 6: SOUTH 56°38'15" WEST, 597.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE BAYMEADOWS CIRCLE EAST; THENCE IN A NORTHWESTERLY DIRECTION ALONG LAST SAID LINE 240.00 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF PINE TERRACE AT THE MEADOWS PHASE 2, AS RECORDED IN PLAT BOOK 73, PAGE 33 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG SAID BOUNDARY AND NORTHERLY PROLONGATION 634 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE IN A SOUTHERLY DIRECTION 186 FEET TO AN ANGLE POINT IN LAST SAID EASTERLY BOUNDARY, SAID POINT ALSO BEING THE WESTERLY BOUNDARY OF THE PLAT OF LAS CASAS AT BAYMEADOWS AS RECORDED IN PLAT BOOK 42, PAGE 15 OF SAID CURRENT PUBLIC RECORDS; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID EASTERLY AND WESTERLY BOUNDARY 1490' TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF GOLF COURSE PARCEL TRACT VII OF SAID FLETCHER PROPERTIES MAP; THENCE SOUTH 29°28'45" WEST, ALONG LAST SAID EASTERLY BOUNDARY AND PROLONGATION 465 FEET; THENCE SOUTH 2°45'00" WEST, CONTINUING ALONG LAST SAID EASTERLY BOUNDARY 170.29 FEET; THENCE IN A SOUTHERLY DIRECTION 185 FEET TO AN ANGLE POINT ON LAST SAID EASTERLY BOUNDARY, SAID POINT BEING THE NORTHWESTERLY CORNER OF APARTMENT PARCEL 3; THENCE IN A SOUTHERLY DIRECTION ALONG LAST SAID EASTERLY BOUNDARY RUN THE FOLLOWING 9 COURSES AND DISTANCES: COURSE NO. 1: SOUTH 4°05'30" WEST, 426.44 FEET; COURSE NO. 2: SOUTH 61°27'00" EAST, 246.22 FEET; COURSE NO. 3: SOUTH 89°23'00" WEST, 365.00 FEET; COURSE NO. 4: SOUTH 21°25'10" WEST, 453.10 FEET; COURSE NO. 5: SOUTH 53°31'10" EAST, 300.00 FEET; COURSE NO. 6: SOUTH 63°19'10" WEST, 191.09 FEET; COURSE NO. 7: SOUTH 9°15'00" WEST, 233.45 FEET; COURSE NO. 8: SOUTH 58°17'50" EAST, 380.87 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF BAYMEADOWS CIRCLE EAST; COURSE

NO. 9: SOUTH 00°29'00" WEST, 178.72 FEET; THENCE CONTINUE SOUTH 00°29'00" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE 421.28 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD; THENCE SOUTH 89°31'00" EAST, ALONG LAST SAID RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY OF THE COMMERCIAL AREA AS SHOWN ON AFORESAID FLETCHER PROPERTIES MAP, 470.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 4367, PAGE 535 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°29'00" EAST, 175.00 FEET ALONG LAST SAID SOUTHERLY AND WESTERLY BOUNDARIES; THENCE SOUTH 89°31'00" EAST, 175 FEET; THENCE SOUTH 00°29'00" WEST, 175.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS ROAD; THENCE 89°31'00" EAST, ALONG LAST SAID RIGHT OF WAY LINE 40 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10677, PAGE 298 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°29'00" EAST, ALONG LAST SAID WESTERLY BOUNDARY 400 FEET TO AN INTERSECTION WITH AFORESAID NORTHERLY BOUNDARY OF THE COMMERCIAL AREA; THENCE SOUTH 89°31'00" EAST, ALONG LAST SAID NORTHERLY BOUNDARY 1160 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF AFORESAID SECTION 23; THENCE NORTH 00°37'00" WEST, ALONG LAST SAID LINE 4786 FEET THE POINT OF BEGINNING.

ON FILE

Exhibit 8

District

Group 4

Legal Description

BCID - DEPENDENT SPECIAL TAX DISTRICT
EXHIBIT 8: LEGAL DESCRIPTION
(DISTRICT GROUP 4)

A PORTION OF SECTIONS 23, AND 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, SAID POINT COMMON TO THE NORTHWEST CORNER OF SECTION 24, THE SOUTHWEST CORNER OF SECTION 13, AND THE SOUTHEAST CORNER OF SECTION 14, ALL OF TOWNSHIP 3 SOUTH, RANGE 27 EAST, AS SHOWN ON THE MAP PREPARED FOR FLETCHER PROPERTIES BY CHARLES BASSETT & ASSOCIATES INC. DATED JULY 9, 1979; FILE NUMBER S-2593-T ON FILE IN THE ENGINEERING OFFICE, TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, FLORIDA, SAID MAP FROM HEREON REFEREED TO AS FLETCHER PROPERTIES MAP; THENCE SOUTH 00°37'00" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 23, A DISTANCE OF 5186 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD; THENCE NORTH 89°31'00" WEST, ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE 1800 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF BAYMEADOWS CIRCLE EAST AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°31'00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE 940 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 6013, PAGE 1459; THENCE IN A NORTHERLY DIRECTION ALONG LAST SAID EASTERLY BOUNDARY 210 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY THEREOF; THENCE WESTERLY ALONG LAST SAID NORTHERLY BOUNDARY 210 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11561, PAGE 2413 OF SAID PUBLIC RECORDS; THENCE IN A NORTHERLY, WESTERLY, AND SOUTHERLY DIRECTION ALONG AND AROUND THE EASTERLY AND NORTHERLY BOUNDARY OF LAST SAID LANDS 1000 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF INTERSTATE 95 RIGHT OF WAY; THENCE IN A NORTHERLY DIRECTION ALONG AND AROUND LAST SAID EASTERLY RIGHT OF WAY LINE 887 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 17977, PAGE 2305; THENCE IN A NORTHERLY DIRECTION ALONG LAST SAID BOUNDARY 870 FEET TO AN ANGLE POINT; THENCE IN A SOUTHEASTERLY DIRECTION 790 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF PARCEL 7 AS SHOWN ON THE FLETCHER PROPERTIES MAP; THENCE IN A NORTHEASTER AND SOUTHEASTERLY DIRECTION ALONG LAST SAID NORTHERLY BOUNDARY 1464 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYMEADOWS CIRCLE WEST; THENCE IN A SOUTHEASTERLY DIRECTION ALONG LAST SAID CENTERLINE, 334 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF PARCEL 1, AS SHOWN ON THE FLETCHER PROPERTIES MAP; THEN IN A SOUTHEASTERLY DIRECTION ALONG LAST SAID NORTHERLY BOUNDARY, 905 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID BAYMEADOWS CIRCLE EAST; THENCE SOUTH 00°29'00" WEST, 421.25 FEET AFORESAID NORTHERLY RIGHT OF WAY LINE OF BAYMEADOWS ROAD AND TO THE POINT OF BEGINNING.

ON FILE

**Revised
Exhibit 9**

**Appointed
Board of
Supervisors**

SPECIAL TAX DISTRICT

Board of Supervisors

EXHIBIT 9

- 1) (Group 1 Seat): Carol S. Eichling, 7623 Baymeadows Circle West, Apt 2076, (Village Green II).
- 2) (Group 2 Seat): Randy Fridkis, 8298 Meadows Walk Lane, (Meadow Walk).
- 3) (Group 3 Seat): 7915 Baymeadows Circle Owner LLC, "Representative to be Named", 7915 Baymeadows Circle E, 32256, (The Avenues & Park Avenues).
- 4) (Group 4 Seat): DMCC 9000 Golfside Drive LLC, "Representative to be Named", 9000 Baymeadows Park Drive.
- 5) (At-large 5 Seat): DR Horton Company, Representative Robert Porter, 4220 Racetrack Road, Saint Johns, FL 32259, (Bay Pointe – North, Terrance Pines, Mallard Creek, Alden Landing).
- 6) (At-large 6 Seat): Patrick J Hale, 7815 La Sierra Ct. 32256 (Los Lagos).
- 7) (At-large 7 Seat): Sean De'Clouet, 7701 Baymeadows Circle West Unit 1076, 32256, (Village Green I).
- 8) (Ex Officio): Jacksonville City Council, District Council Member, who is the Representative of the Area.

ON FILE

Exhibit 10

**Special
Assessment
Allocation
Report**



Rizzetta & Company

Baymeadows Community Improvement District

Proposed Special Assessment Allocation Report

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
www.rizzetta.com

September 20, 2023

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Professionals in Community Management

Exhibit 10

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ALLOCATION REPORT

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I. INTRODUCTION

This Proposed Special Assessment Allocation Report ("Report") is being presented to establish an EAU based methodology for the Baymeadows Community Improvement District ("District"), a dependent special district, established pursuant to Chapter 189.02, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating special assessments, which may be levied by the District in the future, for the purpose of maintaining and/or improving District infrastructure.

II. DEFINED TERMS

"Capital Improvement Program" – (or **"CIP"**) – Construction and/or acquisition of public infrastructure planned for the District and further described in the Engineer's Report.

"District" – Baymeadows Community Improvement District

"Engineer's Report" – The report as provided by INTERA Incorporated and with an updated revision by Dewberry Engineer's, Inc.

"Equivalent Assessment Unit" – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

"Special District" – A unit of local government created for a special purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or rule by the Governor and Cabinet.

III. DISTRICT INFORMATION

The District was established as a dependent special district by the counsel of the city of Jacksonville via Ordinance 2021-838-E, enacted on February 8, 2022. As defined in Florida Statutes Ch. 189.012, a dependent special district must meet at least one of the following criteria:

1. The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
2. All members of its governing body are appointed by the governing body of a single county.
3. During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing bod of a single county or single municipality.
4. The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.



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BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ALLOCATION REPORT

The District is dependent on the county for purposes of establishing its budget but is otherwise amenable to separate special district government outlined in the District's establishment ordinance and charter. The District charter was established via ordinance 2021-838-01 and describes the purpose, powers, functions, and duties of the District.

The overall purpose of the District is to plan and coordinate the long-term maintenance of its publicly used infrastructure including private roads, stormwater (not including bulkheads on private property), drainage, and common properties (including landscaping). In order to provide funding for the improvement and maintenance of the previously mentioned infrastructure, the District may levy special assessments in accordance with Florida Statutes and the District charter.

IV. CAPITAL IMPROVEMENT PROGRAM

Pursuant to the charter, the District may acquire, construct, maintain, equip, improve, extend, and enlarge capital projects for the purposes of enabling the District to perform public functions or services related to private roads, stormwater, drainage, common properties and other infrastructure components as approved by the District's board of supervisors. The Engineer's Report provides comprehensive findings on the suggested infrastructure improvements to be undertaken by the District. Based on these findings, the charter established the following improvements as priority for the District:

1. Improvement of Cypress Green Drive (Segment J; Engineer's Report).
2. The drainage connection described within the Engineer's Report as "Village Green I" of 300ft depicted on figure 2.2c of the Engineer's Report from Lake 13 to Pottsburg Creek
3. The inspection of the drainage piping, system wide
4. The resurfacing and improvements of Baymeadows Circle West from Linkside through Putters Cove (Segment D; Engineer's Report)

Please refer to the Engineer's Report for additional detail pertaining to the District's CIP.

V. PROPOSED ASSESSMENT ALLOCATION

Unlike property taxes, which are ad valorem in nature, a dependent special district may levy non-ad valorem special assessments under Florida Statutes Chapters 170 and 197, and in accordance with the charter, only if the parcels to be assessed receive special benefit from the infrastructure improvements funded by the special assessment. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed or maintained. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square



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footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

It is anticipated that the CIP will provide special benefit to lands within the District. Improvements undertaken by the District, as more clearly described in the Engineer's Report and District charter, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the boundaries of the District, or more precisely defined as the land uses which specifically receive benefit from the CIP as described herein.

It is anticipated that the projects included in the CIP will provide special benefit to the development areas within the District. These infrastructure projects are a District-wide system of improvements and were designed specifically to facilitate the development of District properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Section 170.201, *Florida Statutes*, states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

Exhibit A demonstrates the proposed method of allocating special assessments, which may be levied by the District in the future. The City Council of Jacksonville's Neighborhoods, Community Services, Public Health, and Safety Committee ("NCSPHS Committee") previously assigned assessment categories to define the various land uses within the District. The assessment categories are split into two main categories, residential and commercial, which are further split into sub-categories. The residential categories include townhomes/condos, single family, and multi-family units. The commercial categories include business suites, business condos, small business single stand-alone, and large business single stand-alone. The assessment categories are more clearly defined in Exhibit 2 of the District charter and establishment ordinance.



In order to identify the relationship between the assessment categories, and effectively demonstrative the measure of the special benefit conferred on a particular assessment category in relative to another, we have assigned each category an Equivalent Assessment Unit or ("EAU"). The EAU offers a quantitative measurement for allocating special assessments among the various assessment categories. These EAU factors, which utilize the single family category as the standard assessment category, are provided on Exhibit A.

As previously mentioned above, Florida Statutes states assessments may be allocated based on the front footage of a parcel, the square footage, or an alternative methodology, as long as the special assessment does not exceed the benefit derived. Because the District includes multi-family and commercial land uses, an allocation methodology based on front footage would not suitably demonstrate the benefit level derived from the District's CIP. Further, the District charter only allows special assessments to be levied on parcels with a structure containing at least one square foot of heated space. Based on this, as well as discussions with District staff and evaluation of the Engineer's Report and District charter, it has been determined that the manner to allocate District special assessments should be based on the average heated square footage of each assessment category. This method of EAU allocation based on heated square footage meets statutory requirements and aligns with the language provided in the District charter.

Exhibit A of the Report includes the average heated square footage of each assessment category.

B. Anticipated Special Assessments

Pursuant to Florida Statute 189.02 (4) (g), the District shall have the ability to finance itself through annual non-ad valorem special assessments upon each designated parcel as permitted by the powers vested in the District's board of supervisors and authorized through the establishment ordinance and charter. The non-ad valorem special assessments may be collected in a manner permitted under Florida law, including those set forth in Florida Statutes Chapters 170 and 197. Pursuant to 197.3632, the District may enter into interlocal agreements with the Property Appraiser and Tax Collector should the District choose to collect assessment via the uniform method of collection. This Report offers a proposed method of allocating special assessments which the District may levy in the future.

VI. ADDITIONAL STIPULATIONS

Certain financing, development and engineering data was provided by others. The analysis and allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.



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BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ALLOCATION REPORT

Rizzetta & Company, Inc., does not represent the District as Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



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EXHIBIT A
BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
PROPOSED SPECIAL ASSESSMENT ALLOCATION

ASSESSMENT CATEGORIES		UNITS / DOORS	AVG. HEATED SQFT / PRODUCT	PRODUCT EAU
Single Family	Putters Cove	17		
	Linkside	81		
	Las Casas	48		
	Meadow Walk	143		
		289	1606	1.00
Townhomes / Condos	Las Prados	125		
	Village Green I	109		
	Village Green II	54		
	Village Green III	12		
	Los Lagos	166		
	BayPointe South	200		
	BayPointe North	204		
	Lakeside	26		
	Terrace Pines ⁽¹⁾	46		
	Mallard Creek ⁽¹⁾	16		
	Golfside ⁽¹⁾	52		
	1010	1429	0.89	
Multi-Family	The Avenues	904		
	The Village Del Mar	144		
	The Lofts	103		
	1151	1165	0.73	
Business Suites	81	978	0.61	
Business Condos	10	4239	2.64	
Business - Small	10	10079	6.28	
Business - Large	1	53334	33.22	
TOTAL UNITS/DOORS:		2,552		

(1) The undeveloped products are estimates only and are subject to change.



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BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

On File Document

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				SITE STREET#	SITE STREET NAME						
Baymeadows BCC											
148521 0266	Yes - Res:TH	Las Prados	SALIH AMIR	7601	LAS PALMAS	WAY	266	32256	1380	1	Residential Townhome
148521 0181	Yes - Res:TH	Las Prados	SNUIRE LAURA A	7602	LAS PALMAS	WAY	181	32256	1276	1	Residential Townhome
148521 0264	Yes - Res:TH	Las Prados	DUMITRIU ROXANA ET AL	7603	LAS PALMAS	WAY	264	32256	1569	1	Residential Townhome
148521 0183	Yes - Res:TH	Las Prados	SULLIVAN MICHAEL R	7604	LAS PALMAS	WAY	183	32256	1276	1	Residential Townhome
148521 0262	Yes - Res:TH	Las Prados	FELDER KARLA ESTATE	7605	LAS PALMAS	WAY	262	32256	1389	1	Residential Townhome
148521 0177	Yes - Res:TH	Las Prados	KNAPP JOYCE A	7606	LAS PALMAS	WAY	177	32256	1276	1	Residential Townhome
148521 0260	Yes - Res:TH	Las Prados	SUMA VALENTIN	7607	LAS PALMAS	WAY	260	32256	1569	1	Residential Townhome
148521 0179	Yes - Res:TH	Las Prados	JOHNSON JAVARIS J	7608	LAS PALMAS	WAY	179	32256	1276	1	Residential Townhome
148521 0258	Yes - Res:TH	Las Prados	MARTIN RODOLFO M	7609	LAS PALMAS	WAY	258	32256	1569	1	Residential Townhome
148521 0173	Yes - Res:TH	Las Prados	EMBRYOGENIX LLC	7610	LAS PALMAS	WAY	173	32256	1499	1	Residential Townhome
148521 0256	Yes - Res:TH	Las Prados	HUNZIKER VICKI J	7611	LAS PALMAS	WAY	256	32256	1389	1	Residential Townhome
148521 0175	Yes - Res:TH	Las Prados	EMBRYOGENIX LLC	7612	LAS PALMAS	WAY	175	32256	1499	1	Residential Townhome
148521 0169	Yes - Res:TH	Las Prados	MORENO JOSE VICENTE ET AL	7614	LAS PALMAS	WAY	169	32256	1499	1	Residential Townhome
148521 0252	Yes - Res:TH	Las Prados	DEMPESEY LAUREN	7615	LAS PALMAS	WAY	252	32256	1276	1	Residential Townhome
148521 0171	Yes - Res:TH	Las Prados	CACERES MAURICIO	7616	LAS PALMAS	WAY	171	32256	1499	1	Residential Townhome
148521 0254	Yes - Res:TH	Las Prados	DELANEY KAREN L	7617	LAS PALMAS	WAY	254	32256	1276	1	Residential Townhome
148521 0248	Yes - Res:TH	Las Prados	OBARSKI PATRICIA RUDNICKI	7619	LAS PALMAS	WAY	248	32256	1276	1	Residential Townhome
148521 0167	Yes - Res:TH	Las Prados	MILLS ALVIN	7620	LAS PALMAS	WAY	167	32256	2022	1	Residential Townhome
148521 0250	Yes - Res:TH	Las Prados	CLAAGETT ELIZABETH A	7621	LAS PALMAS	WAY	250	32256	1276	1	Residential Townhome
148521 0165	Yes - Res:TH	Las Prados	FLORIDA LAND TRUST NO 7622 LAS PALMAS WAY 165	7622	LAS PALMAS	WAY	165	32256	2022	1	Residential Townhome
148521 0244	Yes - Res:TH	Las Prados	THOMPSON JENNIFER	7623	LAS PALMAS	WAY	244	32256	1499	1	Residential Townhome
148521 0163	Yes - Res:TH	Las Prados	FREEMAN BETTY MAE	7624	LAS PALMAS	WAY	163	32256	1569	1	Residential Townhome
148521 0246	Yes - Res:TH	Las Prados	PRISACARIU IOAN	7625	LAS PALMAS	WAY	246	32256	1499	1	Residential Townhome
148521 0161	Yes - Res:TH	Las Prados	FRUIT MELVYN H	7626	LAS PALMAS	WAY	161	32256	2022	1	Residential Townhome
148521 0240	Yes - Res:TH	Las Prados	MURPHY RONALD FINBAR	7627	LAS PALMAS	WAY	240	32256	1499	1	Residential Townhome
148521 0159	Yes - Res:TH	Las Prados	ROGERS FAMILY REVOCABLE LIVING TRUST	7628	LAS PALMAS	WAY	159	32256	1569	1	Residential Townhome
148521 0242	Yes - Res:TH	Las Prados	BASCO JON FREDRIC R	7629	LAS PALMAS	WAY	242	32256	1499	1	Residential Townhome
148521 0157	Yes - Res:TH	Las Prados	QUINONES JANET POKLEMBIA	7630	LAS PALMAS	WAY	157	32256	1569	1	Residential Townhome
148521 0155	Yes - Res:TH	Las Prados	COFFE ROBERT	7632	LAS PALMAS	WAY	155	32256	2022	1	Residential Townhome
148521 0238	Yes - Res:TH	Las Prados	COLON MEGHANN MARIE	7633	LAS PALMAS	WAY	238	32256	1389	1	Residential Townhome
148521 0236	Yes - Res:TH	Las Prados	ELSNER LAURA A	7635	LAS PALMAS	WAY	236	32256	1569	1	Residential Townhome
148521 0153	Yes - Res:TH	Las Prados	ADAMS DOUGLAS P	7636	LAS PALMAS	WAY	153	32256	1569	1	Residential Townhome
148521 0234	Yes - Res:TH	Las Prados	BYAS JORDON ET AL	7637	LAS PALMAS	WAY	234	32256	1569	1	Residential Townhome
148521 0151	Yes - Res:TH	Las Prados	NEWMAN DAVID G ET AL	7638	LAS PALMAS	WAY	151	32256	2022	1	Residential Townhome
148521 0232	Yes - Res:TH	Las Prados	PERA LUASH	7639	LAS PALMAS	WAY	232	32256	1389	1	Residential Townhome
148521 0149	Yes - Res:TH	Las Prados	SUMA VALENTIN	7640	LAS PALMAS	WAY	149	32256	1569	1	Residential Townhome
148521 0230	Yes - Res:TH	Las Prados	BROWN DELLA R	7641	LAS PALMAS	WAY	230	32256	1569	1	Residential Townhome
148521 0147	Yes - Res:TH	Las Prados	GAMBINO JOSEPH	7642	LAS PALMAS	WAY	147	32256	1569	1	Residential Townhome
148521 0228	Yes - Res:TH	Las Prados	BRIEVEYERLON C	7643	LAS PALMAS	WAY	228	32256	2022	1	Residential Townhome
148521 0145	Yes - Res:TH	Las Prados	HORVATH JOHN	7644	LAS PALMAS	WAY	145	32256	1389	1	Residential Townhome
148521 0143	Yes - Res:TH	Las Prados	SOLOMON VICTOR E JR	7646	LAS PALMAS	WAY	143	32256	1569	1	Residential Townhome
148521 0224	Yes - Res:TH	Las Prados	DARDEN ELIZABETH	7647	LAS PALMAS	WAY	224	32256	1499	1	Residential Townhome
148521 0226	Yes - Res:TH	Las Prados	FISHER DELROY A	7649	LAS PALMAS	WAY	226	32256	1499	1	Residential Townhome
148521 0220	Yes - Res:TH	Las Prados	GRINAM VILMA	7651	LAS PALMAS	WAY	220	32256	1499	1	Residential Townhome
148521 0218	Yes - Res:TH	Las Prados	WOODWARD CHARLES	7653	LAS PALMAS	WAY	222	32256	1499	1	Residential Townhome
148521 0216	Yes - Res:TH	Las Prados	HAMPTON DAVID	7657	LAS PALMAS	WAY	218	32256	1389	1	Residential Townhome
148521 0214	Yes - Res:TH	Las Prados	WHITAKER TAMARA	7659	LAS PALMAS	WAY	216	32256	1569	1	Residential Townhome
148521 0212	Yes - Res:TH	Las Prados	SALAS AGUSTIN W	7661	LAS PALMAS	WAY	214	32256	1569	1	Residential Townhome
148521 0210	Yes - Res:TH	Las Prados	DEMPESEY SHANI	7663	LAS PALMAS	WAY	212	32256	1389	1	Residential Townhome
148521 0208	Yes - Res:TH	Las Prados	DAVID GERALD J	7665	LAS PALMAS	WAY	210	32256	1569	1	Residential Townhome
148521 0206	Yes - Res:TH	Las Prados	SRIVASTAVA ABHIGYAN	7667	LAS PALMAS	WAY	208	32256	2022	1	Residential Townhome
148521 0204	Yes - Res:TH	Las Prados	ROSSI ELIVRA	7671	LAS PALMAS	WAY	206	32256	1380	1	Residential Townhome
148521 0202	Yes - Res:TH	Las Prados	LARKIN LORRAINE ET AL	7673	LAS PALMAS	WAY	204	32256	2022	1	Residential Townhome
148521 0198	Yes - Res:TH	Las Prados	JACKSON JAMES	7675	LAS PALMAS	WAY	202	32256	1389	1	Residential Townhome
148521 0196	Yes - Res:TH	Las Prados	BROMBERG BECKY K LIFE ESTATE	7677	LAS PALMAS	WAY	200	32256	1389	1	Residential Townhome
148521 0194	Yes - Res:TH	Las Prados	RIEDL TRUST	7679	LAS PALMAS	WAY	198	32256	2022	1	Residential Townhome
148521 0192	Yes - Res:TH	Las Prados	ELLIS JOHN R	7681	LAS PALMAS	WAY	196	32256	1389	1	Residential Townhome
148521 0190	Yes - Res:TH	Las Prados	BALCOLM JACK	7683	LAS PALMAS	WAY	194	32256	2022	1	Residential Townhome
148521 0188	Yes - Res:TH	Las Prados	ERDMAN DONALD	7685	LAS PALMAS	WAY	192	32256	2022	1	Residential Townhome
			SAPATIA VARAHARAJU	7689	LAS PALMAS	WAY	190	32256	2022	1	Residential Townhome
			FERGUSON VICTORIA C	7691	LAS PALMAS	WAY	188	32256	1389	1	Residential Townhome

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME		SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
					SITE STREET#	SITE STREET NAME						
148521 0186	Yes - Res:TH	Las Prados		WASHBURN JAMES MICHAEL ET AL	7693	LAS PALMAS WAY		186	32256	2022	1	Residential Townhome
148521 0184	Yes - Res:TH	Las Prados		HARLOW NICHOLAS C	7693	LAS PALMAS WAY		184	32256	1569	1	Residential Townhome
148521 0182	Yes - Res:TH	Las Prados		NYKERK ROSE HILL	7697	LAS PALMAS WAY		182	32256	2022	1	Residential Townhome
148521 0180	Yes - Res:TH	Las Prados		DALEO ANTHONY	7699	LAS PALMAS WAY		180	32256	1380	1	Residential Townhome
148521 0178	Yes - Res:TH	Las Prados		PEACOCK JUDITH E	7701	LAS PALMAS WAY		178	32256	2022	1	Residential Townhome
148521 0176	Yes - Res:TH	Las Prados		FAKHA MASOOD ET AL	7703	LAS PALMAS WAY		176	32256	1389	1	Residential Townhome
148521 0174	Yes - Res:TH	Las Prados		GUPTA ADITYA	7705	LAS PALMAS WAY		174	32256	2022	1	Residential Townhome
148521 0172	Yes - Res:TH	Las Prados		BRANGHAM SHANNON LIFE ESTATE	7709	LAS PALMAS WAY		172	32256	1380	1	Residential Townhome
148521 0168	Yes - Res:TH	Las Prados		LEONARD LISA	7711	LAS PALMAS WAY		168	32256	1276	1	Residential Townhome
148521 0170	Yes - Res:TH	Las Prados		HARVEY WINNIFRED JANE	7713	LAS PALMAS WAY		170	32256	1276	1	Residential Townhome
148521 0164	Yes - Res:TH	Las Prados		SWEARINGTON DWAYNE K II	7715	LAS PALMAS WAY		164	32256	1276	1	Residential Townhome
148521 0166	Yes - Res:TH	Las Prados		FOSTER MAURA WOLFSON	7717	LAS PALMAS WAY		166	32256	1476	1	Residential Townhome
148521 0160	Yes - Res:TH	Las Prados		ISACCO RONALD L LIFE ESTATE ET AL	7721	LAS PALMAS WAY		160	32256	1499	1	Residential Townhome
148521 0162	Yes - Res:TH	Las Prados		CLARKE THOMAS	7723	LAS PALMAS WAY		162	32256	1499	1	Residential Townhome
148521 0156	Yes - Res:TH	Las Prados		HULGAN HELEN	7725	LAS PALMAS WAY		156	32256	1499	1	Residential Townhome
148521 0158	Yes - Res:TH	Las Prados		CLRETTE REVOCABLE TRUST	7727	LAS PALMAS WAY		158	32256	1499	1	Residential Townhome
148521 0154	Yes - Res:TH	Las Prados		FALLIN MICHAEL M	7733	LAS PALMAS WAY		154	32256	2022	1	Residential Townhome
148521 0152	Yes - Res:TH	Las Prados		ROSE MARY ANNE R/S	7735	LAS PALMAS WAY		152	32256	1389	1	Residential Townhome
148521 0150	Yes - Res:TH	Las Prados		OVERTON BETTY J	7737	LAS PALMAS WAY		150	32256	1389	1	Residential Townhome
148521 0148	Yes - Res:TH	Las Prados		WOLFE SHEREE	7739	LAS PALMAS WAY		148	32256	1389	1	Residential Townhome
148521 0146	Yes - Res:TH	Las Prados		ALDEN DIANA D	7741	LAS PALMAS WAY		146	32256	2022	1	Residential Townhome
148521 0144	Yes - Res:TH	Las Prados		BECTON JULIE P	7743	LAS PALMAS WAY		144	32256	2022	1	Residential Townhome
148521 0142	Yes - Res:TH	Las Prados		GREENEWAL EDNA P ET AL	7747	LAS PALMAS WAY		142	32256	1380	1	Residential Townhome
148521 0141	Yes - Res:TH	Las Prados		SALJI AMIR	7748	LAS PALMAS WAY		141	32256	2022	1	Residential Townhome
148521 0138	Yes - Res:TH	Las Prados		CHEUNG SUSAN D	7749	LAS PALMAS WAY		138	32256	1276	1	Residential Townhome
148521 0139	Yes - Res:TH	Las Prados		SUMMERLAND MANAGEMENT LLC	7750	LAS PALMAS WAY		139	32256	1569	1	Residential Townhome
148521 0140	Yes - Res:TH	Las Prados		KMB REVOCABLE TRUST	7751	LAS PALMAS WAY		140	32256	1276	1	Residential Townhome
148521 0137	Yes - Res:TH	Las Prados		SUNU MEHMET	7752	LAS PALMAS WAY		137	32256	1569	1	Residential Townhome
148521 0134	Yes - Res:TH	Las Prados		DURANGO NICOLAS CACERES ET AL	7753	LAS PALMAS WAY		134	32256	1276	1	Residential Townhome
148521 0135	Yes - Res:TH	Las Prados		MENSCH MARCEL	7754	LAS PALMAS WAY		135	32256	1389	1	Residential Townhome
148521 0136	Yes - Res:TH	Las Prados		KMB REVOCABLE TRUST	7755	LAS PALMAS WAY		136	32256	1276	1	Residential Townhome
148521 0133	Yes - Res:TH	Las Prados		LINTON DOMINIC C	7756	LAS PALMAS WAY		133	32256	1569	1	Residential Townhome
148521 0130	Yes - Res:TH	Las Prados		PALMER ROBERT N	7757	LAS PALMAS WAY		130	32256	1276	1	Residential Townhome
148521 0132	Yes - Res:TH	Las Prados		ELNICKI JOHN W	7759	LAS PALMAS WAY		132	32256	1276	1	Residential Townhome
148521 0129	Yes - Res:TH	Las Prados		AKHLAGHI JOHNATHAN MEHDI HERITAGE TRUST	7760	LAS PALMAS WAY		129	32256	1499	1	Residential Townhome
148521 0126	Yes - Res:TH	Las Prados		HETTICHER DONALD	7761	LAS PALMAS WAY		126	32256	1276	1	Residential Townhome
148521 0131	Yes - Res:TH	Las Prados		CHAU PHUNG	7762	LAS PALMAS WAY		131	32256	1499	1	Residential Townhome
148521 0128	Yes - Res:TH	Las Prados		POPOVIC SLADJANA	7763	LAS PALMAS WAY		128	32256	1276	1	Residential Townhome
148521 0125	Yes - Res:TH	Las Prados		LOYD MERRIDY A	7764	LAS PALMAS WAY		125	32256	1499	1	Residential Townhome
148521 0127	Yes - Res:TH	Las Prados		KATRAJI RIMA ET AL	7766	LAS PALMAS WAY		127	32256	1499	1	Residential Townhome
148521 0122	Yes - Res:TH	Las Prados		YAHOO PROPERTIES LLC	7767	LAS PALMAS WAY		122	32256	1499	1	Residential Townhome
148521 0123	Yes - Res:TH	Las Prados		WRIGHT SHARON	7768	LAS PALMAS WAY		123	32256	1569	1	Residential Townhome
148521 0124	Yes - Res:TH	Las Prados		BLUE SAPPHIRE PROPERTY LLC	7769	LAS PALMAS WAY		124	32256	1499	1	Residential Townhome
148521 0121	Yes - Res:TH	Las Prados		SIEVERS JUDITH	7770	LAS PALMAS WAY		121	32256	1389	1	Residential Townhome
148521 0118	Yes - Res:TH	Las Prados		BYRNE MICHAEL HOWARD	7771	LAS PALMAS WAY		118	32256	1499	1	Residential Townhome
148521 0119	Yes - Res:TH	Las Prados		SLACK ROSHON JR	7772	LAS PALMAS WAY		119	32256	1569	1	Residential Townhome
148521 0120	Yes - Res:TH	Las Prados		KOPPENBERGER CAROLYN W ESTATE	7773	LAS PALMAS WAY		120	32256	1499	1	Residential Townhome
148521 0117	Yes - Res:TH	Las Prados		LUDWIG TANVA L	7774	LAS PALMAS WAY		117	32256	2022	1	Residential Townhome
148521 0116	Yes - Res:TH	Las Prados		REICHELT IDA ELIZABETH ESTATE	7777	LAS PALMAS WAY		116	32256	1380	1	Residential Townhome
148521 0115	Yes - Res:TH	Las Prados		HITZG ALBERT G	7778	LAS PALMAS WAY		115	32256	2022	1	Residential Townhome
148521 0114	Yes - Res:TH	Las Prados		COHAN HARRIETTE D	7779	LAS PALMAS WAY		114	32256	2022	1	Residential Townhome
148521 0113	Yes - Res:TH	Las Prados		IPPOLITO RRYAN	7780	LAS PALMAS WAY		113	32256	1569	1	Residential Townhome
148521 0112	Yes - Res:TH	Las Prados		CANNON DANIELLE DENISE	7781	LAS PALMAS WAY		112	32256	1389	1	Residential Townhome
148521 0111	Yes - Res:TH	Las Prados		HUTH THOMAS M	7782	LAS PALMAS WAY		111	32256	1389	1	Residential Townhome
148521 0110	Yes - Res:TH	Las Prados		BAILEY ANNA L	7783	LAS PALMAS WAY		110	32256	1569	1	Residential Townhome
148521 0109	Yes - Res:TH	Las Prados		VALARO SHERRY L	7784	LAS PALMAS WAY		109	32256	1569	1	Residential Townhome
148521 0108	Yes - Res:TH	Las Prados		WARTHEN PAMELA J	7785	LAS PALMAS WAY		108	32256	1569	1	Residential Townhome
148521 0107	Yes - Res:TH	Las Prados		HARRELL SHAWN CHRISTINE	7786	LAS PALMAS WAY		107	32256	1569	1	Residential Townhome
148521 0106	Yes - Res:TH	Las Prados		KASZULA ELIZABETH	7787	LAS PALMAS WAY		106	32256	1389	1	Residential Townhome
148521 0105	Yes - Res:TH	Las Prados		TAFT DELORES J	7788	LAS PALMAS WAY		105	32256	1389	1	Residential Townhome
148521 0104	Yes - Res:TH	Las Prados		TOUBEX INC	7789	LAS PALMAS WAY		104	32256	1569	1	Residential Townhome
148521 0103	Yes - Res:TH	Las Prados		DERN KENNETH E JR	7790	LAS PALMAS WAY		103	32256	2022	1	Residential Townhome
148521 0102	Yes - Res:TH	Las Prados		LANDIN SUSY	7791	LAS PALMAS WAY		102	32256	2022	1	Residential Townhome

RE	Yes/No	Associations		OWNER NAME	SITE STREET#	SITE STREET NAME	SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	EA PARCEL QTY	Assessment Category
148521 0101	Yes - Res:TH	Las Prados		BURROWS HILDA B	7792 LAS PALMAS	WAY		101	32256	3275		1	Residential Townhome
152701 5002	Yes - Res:TH	Village Green I		BRUNKE RICHARD ALLEN	7701 BAYMEADOWS	CIR	W	1011	32256	1220		1	Residential Townhome
152701 5004	Yes - Res:TH	Village Green I		PETERSON TERESA M	7701 BAYMEADOWS	CIR	W	1012	32256	1220		1	Residential Townhome
152701 5006	Yes - Res:TH	Village Green I		NIGEL PROPERTIES LLC	7701 BAYMEADOWS	CIR	W	1013	32256	1050		1	Residential Townhome
152701 5008	Yes - Res:TH	Village Green I		WHITE MATTHEW ET AL	7701 BAYMEADOWS	CIR	W	1014	32256	1050		1	Residential Townhome
152701 5010	Yes - Res:TH	Village Green I		STRIEGL ROBERT J	7701 BAYMEADOWS	CIR	W	1015	32256	1250		1	Residential Townhome
152701 5012	Yes - Res:TH	Village Green I		HICKS MAURICE	7701 BAYMEADOWS	CIR	W	1021	32256	1220		1	Residential Townhome
152701 5014	Yes - Res:TH	Village Green I		GRAHAM ELLEN GUILFOYLE	7701 BAYMEADOWS	CIR	W	1022	32256	1220		1	Residential Townhome
152701 5016	Yes - Res:TH	Village Green I		BROOKS DONALD J	7701 BAYMEADOWS	CIR	W	1023	32256	1480		1	Residential Townhome
152701 5018	Yes - Res:TH	Village Green I		TOMAIUOLO KRISTIN E	7701 BAYMEADOWS	CIR	W	1024	32256	1220		1	Residential Townhome
152701 5020	Yes - Res:TH	Village Green I		GLEASON SUSAN S	7701 BAYMEADOWS	CIR	W	1025	32256	1220		1	Residential Townhome
152701 5022	Yes - Res:TH	Village Green I		MAURO JAMES	7701 BAYMEADOWS	CIR	W	1026	32256	1430		1	Residential Townhome
152701 5024	Yes - Res:TH	Village Green I		KOTULA ANGELA M	7701 BAYMEADOWS	CIR	W	1027	32256	1220		1	Residential Townhome
152701 5026	Yes - Res:TH	Village Green I		BURNEY HENRY V	7701 BAYMEADOWS	CIR	W	1031	32256	1250		1	Residential Townhome
152701 5028	Yes - Res:TH	Village Green I		ALLEN MATTHEW D	7701 BAYMEADOWS	CIR	W	1032	32256	1430		1	Residential Townhome
152701 5030	Yes - Res:TH	Village Green I		GREAT LAKES SUN LLC	7701 BAYMEADOWS	CIR	W	1033	32256	1220		1	Residential Townhome
152701 5032	Yes - Res:TH	Village Green I		GRANGER SCOTT R	7701 BAYMEADOWS	CIR	W	1034	32256	1220		1	Residential Townhome
152701 5034	Yes - Res:TH	Village Green I		YANES DIEGO IGNACIO PUENTE	7701 BAYMEADOWS	CIR	W	1035	32256	1480		1	Residential Townhome
152701 5036	Yes - Res:TH	Village Green I		CRAFT REAL ESTATE SOLUTIONS LLC	7701 BAYMEADOWS	CIR	W	1036	32256	1050		1	Residential Townhome
152701 5038	Yes - Res:TH	Village Green I		FOLEY RYAN P	7701 BAYMEADOWS	CIR	W	1037	32256	1050		1	Residential Townhome
152701 5040	Yes - Res:TH	Village Green I		FOREHAND JULIUS F	7701 BAYMEADOWS	CIR	W	1038	32256	1032		1	Residential Townhome
152701 5042	Yes - Res:TH	Village Green I		MALONE ROSE M	7701 BAYMEADOWS	CIR	W	1041	32256	1082		1	Residential Townhome
152701 5044	Yes - Res:TH	Village Green I		JLDP HOMES LLC	7701 BAYMEADOWS	CIR	W	1042	32256	1050		1	Residential Townhome
152701 5046	Yes - Res:TH	Village Green I		GOUDCHTEIN CHEN	7701 BAYMEADOWS	CIR	W	1043	32256	1050		1	Residential Townhome
152701 5048	Yes - Res:TH	Village Green I		PERIASWAMY SATHIYABAMA	7701 BAYMEADOWS	CIR	W	1044	32256	1050		1	Residential Townhome
152701 5050	Yes - Res:TH	Village Green I		OTTO LOREN P	7701 BAYMEADOWS	CIR	W	1045	32256	1050		1	Residential Townhome
152701 5052	Yes - Res:TH	Village Green I		SABOL LAUREN S	7701 BAYMEADOWS	CIR	W	1046	32256	1050		1	Residential Townhome
152701 5054	Yes - Res:TH	Village Green I		PETRUCCI THOMAS J ET AL	7701 BAYMEADOWS	CIR	W	1047	32256	1050		1	Residential Townhome
152701 5056	Yes - Res:TH	Village Green I		BAMBA RENT LLC	7701 BAYMEADOWS	CIR	W	1048	32256	1032		1	Residential Townhome
152701 5062	Yes - Res:TH	Village Green I		DASSA LLC	7701 BAYMEADOWS	CIR	W	1051	32256	1100		1	Residential Townhome
152701 5064	Yes - Res:TH	Village Green I		HERBERT GEORGE K	7701 BAYMEADOWS	CIR	W	1052	32256	1220		1	Residential Townhome
152701 5066	Yes - Res:TH	Village Green I		GOODRICH BETTY J	7701 BAYMEADOWS	CIR	W	1053	32256	1220		1	Residential Townhome
152701 5068	Yes - Res:TH	Village Green I		HARRIS MICHAEL M	7701 BAYMEADOWS	CIR	W	1054	32256	1032		1	Residential Townhome
152701 5070	Yes - Res:TH	Village Green I		JOHNSON LAVONNE ANDERSON	7701 BAYMEADOWS	CIR	W	1055	32256	1032		1	Residential Townhome
152701 5072	Yes - Res:TH	Village Green I		BERGSMAN RUSSELL D	7701 BAYMEADOWS	CIR	W	1061	32256	1100		1	Residential Townhome
152701 5074	Yes - Res:TH	Village Green I		WYATT LORNE	7701 BAYMEADOWS	CIR	W	1062	32256	1100		1	Residential Townhome
152701 5076	Yes - Res:TH	Village Green I		WEST MARK LEE	7701 BAYMEADOWS	CIR	W	1063	32256	1220		1	Residential Townhome
152701 5078	Yes - Res:TH	Village Green I		MEAD SUSAN L	7701 BAYMEADOWS	CIR	W	1064	32256	1220		1	Residential Townhome
152701 5080	Yes - Res:TH	Village Green I		MEHTA HIMANSHU	7701 BAYMEADOWS	CIR	W	1065	32256	1100		1	Residential Townhome
152701 5082	Yes - Res:TH	Village Green I		PENWELL MARK	7701 BAYMEADOWS	CIR	W	1066	32256	1100		1	Residential Townhome
152701 5084	Yes - Res:TH	Village Green I		MOORE HAZEL L	7701 BAYMEADOWS	CIR	W	1071	32256	1050		1	Residential Townhome
152701 5086	Yes - Res:TH	Village Green I		LEMEN DONALD B	7701 BAYMEADOWS	CIR	W	1072	32256	1050		1	Residential Townhome
152701 5088	Yes - Res:TH	Village Green I		FRAZIER KATRINA	7701 BAYMEADOWS	CIR	W	1073	32256	1220		1	Residential Townhome
152701 5090	Yes - Res:TH	Village Green I		ROGERS JOSHUA	7701 BAYMEADOWS	CIR	W	1074	32256	1220		1	Residential Townhome
152701 5092	Yes - Res:TH	Village Green I		ROBERTS EDWARD F	7701 BAYMEADOWS	CIR	W	1075	32256	1050		1	Residential Townhome
152701 5094	Yes - Res:TH	Village Green I		DECLUQUET KATRINA	7701 BAYMEADOWS	CIR	W	1076	32256	1050		1	Residential Townhome
152701 5096	Yes - Res:TH	Village Green I		MATHON JULIE	7701 BAYMEADOWS	CIR	W	1077	32256	1050		1	Residential Townhome
152701 5098	Yes - Res:TH	Village Green I		STEIN DANA LAUREN	7701 BAYMEADOWS	CIR	W	1078	32256	1050		1	Residential Townhome
152701 5100	Yes - Res:TH	Village Green I		SCIFRES GARY D	7701 BAYMEADOWS	CIR	W	1079	32256	1250		1	Residential Townhome
152701 5104	Yes - Res:TH	Village Green I		ROY HOWARD C LIFE ESTATE	7701 BAYMEADOWS	CIR	W	1081	32256	1430		1	Residential Townhome
152701 5106	Yes - Res:TH	Village Green I		MCKINNEY LINDA RL	7701 BAYMEADOWS	CIR	W	1082	32256	1430		1	Residential Townhome
152701 5108	Yes - Res:TH	Village Green I		SAENZ YADIRA	7701 BAYMEADOWS	CIR	W	1083	32256	1220		1	Residential Townhome
152701 5110	Yes - Res:TH	Village Green I		DESROCHERS STEFFNIE F	7701 BAYMEADOWS	CIR	W	1084	32256	1220		1	Residential Townhome
152701 5112	Yes - Res:TH	Village Green I		WALKER BETTY J	7701 BAYMEADOWS	CIR	W	1085	32256	1430		1	Residential Townhome
152701 5124	Yes - Res:TH	Village Green I		JIRIGUARE LLC	7701 BAYMEADOWS	CIR	W	1091	32256	1250		1	Residential Townhome
152701 5126	Yes - Res:TH	Village Green I		HOOGSTRAAT ABIGAIL S	7701 BAYMEADOWS	CIR	W	1092	32256	1220		1	Residential Townhome
152701 5128	Yes - Res:TH	Village Green I		ESTERVIG HOWARD	7701 BAYMEADOWS	CIR	W	1093	32256	1220		1	Residential Townhome
152701 5130	Yes - Res:TH	Village Green I		BIRD AMY E	7701 BAYMEADOWS	CIR	W	1094	32256	1220		1	Residential Townhome
152701 5132	Yes - Res:TH	Village Green I		MONTGOMERY ANTHONY	7701 BAYMEADOWS	CIR	W	1095	32256	1220		1	Residential Townhome
152701 5134	Yes - Res:TH	Village Green I		OMARS TAVASOLI 2016 REVOCABLE TRUST	7701 BAYMEADOWS	CIR	W	1096	32256	1250		1	Residential Townhome
152701 5144	Yes - Res:TH	Village Green I		MAJET PROPERTIES LLC	7701 BAYMEADOWS	CIR	W	1101	32256	1250		1	Residential Townhome
152701 5146	Yes - Res:TH	Village Green I		MAJET PROPERTIES LLC	7701 BAYMEADOWS	CIR	W	1102	32256	1250		1	Residential Townhome
152701 5148	Yes - Res:TH	Village Green I		FREEMAN THOMAS A	7701 BAYMEADOWS	CIR	W	1103	32256	1220		1	Residential Townhome

RE	Yes/No	Associations		OWNER NAME	SITE STREET#	SITE STREET NAME	SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	EA PARCEL QTY	Assessment Category
		Village Green I	Village Green II										
152701 5150	Yes - Res-TH	Village Green I		SEWELL MAXINE A	7701 BAYMEADOWS	CIR	W	1104	32256	1220	1	Residential Townhome	
152701 5151	Yes - Res-TH	Village Green I		FILPKOWSKI JONATHAN M	7701 BAYMEADOWS	CIR	W	1105	32256	1220	1	Residential Townhome	
152701 5154	Yes - Res-TH	Village Green I		MCMICHAEL TRUST	7701 BAYMEADOWS	CIR	W	1106	32256	1220	1	Residential Townhome	
152701 5156	Yes - Res-TH	Village Green I		CASTRO ESPERANZA	7701 BAYMEADOWS	CIR	W	1107	32256	1250	1	Residential Townhome	
152701 5158	Yes - Res-TH	Village Green I		BRANT LEWIS W	7701 BAYMEADOWS	CIR	W	1108	32256	1250	1	Residential Townhome	
152701 5164	Yes - Res-TH	Village Green I		WILSON JOSEPH	7701 BAYMEADOWS	CIR	W	1111	32256	1430	1	Residential Townhome	
152701 5166	Yes - Res-TH	Village Green I		CRUZ LVDIA M GARCIA	7701 BAYMEADOWS	CIR	W	1112	32256	1220	1	Residential Townhome	
152701 5168	Yes - Res-TH	Village Green I		GUSTAFSSON DIANE MARIE	7701 BAYMEADOWS	CIR	W	1113	32256	1250	1	Residential Townhome	
152701 5170	Yes - Res-TH	Village Green I		STOOK KRISTIN L	7701 BAYMEADOWS	CIR	W	1114	32256	1250	1	Residential Townhome	
152701 5172	Yes - Res-TH	Village Green I		BYNUM EUGENE	7701 BAYMEADOWS	CIR	W	1115	32256	1220	1	Residential Townhome	
152701 5174	Yes - Res-TH	Village Green I		CASTILLO WILSON ET AL	7701 BAYMEADOWS	CIR	W	1116	32256	1430	1	Residential Townhome	
152701 5184	Yes - Res-TH	Village Green I		CASTILLO WILSON	7701 BAYMEADOWS	CIR	W	1121	32256	1430	1	Residential Townhome	
152701 5186	Yes - Res-TH	Village Green I		BARTON CHRISTIAN A	7701 BAYMEADOWS	CIR	W	1122	32256	1480	1	Residential Townhome	
152701 5188	Yes - Res-TH	Village Green I		GIRALDO CARLOS	7701 BAYMEADOWS	CIR	W	1123	32256	1220	1	Residential Townhome	
152701 5190	Yes - Res-TH	Village Green I		CONCILLA ELIZABETH MARIE ET AL	7701 BAYMEADOWS	CIR	W	1124	32256	1220	1	Residential Townhome	
152701 5192	Yes - Res-TH	Village Green I		HUGHES ALEXIS	7701 BAYMEADOWS	CIR	W	1125	32256	1430	1	Residential Townhome	
152701 5194	Yes - Res-TH	Village Green I		TAYLOR PAMELA A	7701 BAYMEADOWS	CIR	W	1126	32256	1430	1	Residential Townhome	
152701 5204	Yes - Res-TH	Village Green I		CARTER KATHERINE LIFE ESTATE	7701 BAYMEADOWS	CIR	W	1131	32256	1100	1	Residential Townhome	
152701 5206	Yes - Res-TH	Village Green I		SANCTUARY GROUP LLC	7701 BAYMEADOWS	CIR	W	1132	32256	1100	1	Residential Townhome	
152701 5208	Yes - Res-TH	Village Green I		JAX REGAL LLP	7701 BAYMEADOWS	CIR	W	1133	32256	1032	1	Residential Townhome	
152701 5210	Yes - Res-TH	Village Green I		RUBINSTEIN ERAN	7701 BAYMEADOWS	CIR	W	1134	32256	1032	1	Residential Townhome	
152701 5212	Yes - Res-TH	Village Green I		JENKINS MEREDITH	7701 BAYMEADOWS	CIR	W	1135	32256	1220	1	Residential Townhome	
152701 5214	Yes - Res-TH	Village Green I		WEIGEL JACQUELYN ANN	7701 BAYMEADOWS	CIR	W	1136	32256	1220	1	Residential Townhome	
152701 5216	Yes - Res-TH	Village Green I		HARTY MILA M	7701 BAYMEADOWS	CIR	W	1137	32256	1100	1	Residential Townhome	
152701 5218	Yes - Res-TH	Village Green I		BROWN JOANNA C	7701 BAYMEADOWS	CIR	W	1138	32256	1100	1	Residential Townhome	
152701 5224	Yes - Res-TH	Village Green I		STOWE CARMINA L	7701 BAYMEADOWS	CIR	W	1141	32256	1480	1	Residential Townhome	
152701 5226	Yes - Res-TH	Village Green I		COLON ZINNIA E	7701 BAYMEADOWS	CIR	W	1142	32256	1220	1	Residential Townhome	
152701 5228	Yes - Res-TH	Village Green I		WEYENETH MICHAEL W	7701 BAYMEADOWS	CIR	W	1143	32256	1220	1	Residential Townhome	
152701 5230	Yes - Res-TH	Village Green I		WEYENETH MIKE	7701 BAYMEADOWS	CIR	W	1144	32256	1430	1	Residential Townhome	
152701 5244	Yes - Res-TH	Village Green I		MISIAK RICHARD T	7701 BAYMEADOWS	CIR	W	1151	32256	1480	1	Residential Townhome	
152701 5246	Yes - Res-TH	Village Green I		VIASSOV ALEXEI E	7701 BAYMEADOWS	CIR	W	1152	32256	1220	1	Residential Townhome	
152701 5248	Yes - Res-TH	Village Green I		OMATTU STUDIOS LLC	7701 BAYMEADOWS	CIR	W	1153	32256	1220	1	Residential Townhome	
152701 5250	Yes - Res-TH	Village Green I		BERRY PAMELA J	7701 BAYMEADOWS	CIR	W	1154	32256	1430	1	Residential Townhome	
152701 5252	Yes - Res-TH	Village Green I		NORDMAN LUCAS	7701 BAYMEADOWS	CIR	W	1155	32256	1430	1	Residential Townhome	
152701 5254	Yes - Res-TH	Village Green I		CIOFFI FRANCES	7701 BAYMEADOWS	CIR	W	1156	32256	1220	1	Residential Townhome	
152701 5256	Yes - Res-TH	Village Green I		SOOD RAJESH	7701 BAYMEADOWS	CIR	W	1157	32256	1220	1	Residential Townhome	
152701 5258	Yes - Res-TH	Village Green I		SPEARS MICHAEL L	7701 BAYMEADOWS	CIR	W	1158	32256	1430	1	Residential Townhome	
152701 5262	Yes - Res-TH	Village Green I		MCCAMMON ANNE M	7701 BAYMEADOWS	CIR	W	1160	32256	1430	1	Residential Townhome	
152701 5264	Yes - Res-TH	Village Green I		TRAMISUO PROPERTIES LLC	7701 BAYMEADOWS	CIR	W	1161	32256	1220	1	Residential Townhome	
152701 5266	Yes - Res-TH	Village Green I		LEYTON FLOR DE MARIA ET AL	7701 BAYMEADOWS	CIR	W	1162	32256	1220	1	Residential Townhome	
152701 5268	Yes - Res-TH	Village Green I		LAND HUGHES MARY E ET AL	7701 BAYMEADOWS	CIR	W	1163	32256	1430	1	Residential Townhome	
152701 5270	Yes - Res-TH	Village Green I		SIMONELLI BARBARA F ET AL	7701 BAYMEADOWS	CIR	W	1164	32256	1430	1	Residential Townhome	
152701 5272	Yes - Res-TH	Village Green I		VANDEN NOORT GUINEVERE A	7701 BAYMEADOWS	CIR	W	1165	32256	1220	1	Residential Townhome	
152701 5274	Yes - Res-TH	Village Green I		HUGHES MARY E LAND ET AL	7701 BAYMEADOWS	CIR	W	1166	32256	1220	1	Residential Townhome	
152701 5276	Yes - Res-TH	Village Green I		PIERRE LOUIS EDWINE	7701 BAYMEADOWS	CIR	W	1167	32256	1430	1	Residential Townhome	
152701 5278	Yes - Res-TH	Village Green I		MASON MARTIN W III	7701 BAYMEADOWS	CIR	W	1168	32256	1250	1	Residential Townhome	
152701 5280	Yes - Res-TH	Village Green I		BELL JUDITH E	7701 BAYMEADOWS	CIR	W	1169	32256	1250	1	Residential Townhome	
152701 8360	Yes - Res-TH	Village Green II		BUFFALO JOSEPH	7620 BAYMEADOWS	CIR	W	2231	32256	1100	1	Residential Townhome	
152701 8362	Yes - Res-TH	Village Green II		TRESCOTT ALYSON ELIZABETH ET AL	7620 BAYMEADOWS	CIR	W	2232	32256	1032	1	Residential Townhome	
152701 8364	Yes - Res-TH	Village Green II		BARTLETT WILLARD KIRSTEN	7620 BAYMEADOWS	CIR	W	2233	32256	1050	1	Residential Townhome	
152701 8366	Yes - Res-TH	Village Green II		GIDDENS ROGER C JR TRUST	7620 BAYMEADOWS	CIR	W	2234	32256	1050	1	Residential Townhome	
152701 8368	Yes - Res-TH	Village Green II		ROSS DAVID G	7620 BAYMEADOWS	CIR	W	2235	32256	1032	1	Residential Townhome	
152701 8370	Yes - Res-TH	Village Green II		FAGAN SARAH K	7620 BAYMEADOWS	CIR	W	2236	32256	1100	1	Residential Townhome	
152701 8380	Yes - Res-TH	Village Green II		FABIANOVA INGRID	7620 BAYMEADOWS	CIR	W	2241	32256	1100	1	Residential Townhome	
152701 8382	Yes - Res-TH	Village Green II		CECH ROMAN	7620 BAYMEADOWS	CIR	W	2242	32256	1100	1	Residential Townhome	
152701 8384	Yes - Res-TH	Village Green II		COLLINS TAMELA LIFE ESTATE	7620 BAYMEADOWS	CIR	W	2243	32256	1220	1	Residential Townhome	
152701 8386	Yes - Res-TH	Village Green II		PEARSON ELIZABETH ANNE	7620 BAYMEADOWS	CIR	W	2244	32256	1220	1	Residential Townhome	
152701 8388	Yes - Res-TH	Village Green II		ITANI SAMIR	7620 BAYMEADOWS	CIR	W	2245	32256	1100	1	Residential Townhome	
152701 8390	Yes - Res-TH	Village Green II		7620 BMCW LLC	7620 BAYMEADOWS	CIR	W	2246	32256	1100	1	Residential Townhome	
152701 8002	Yes - Res-TH	Village Green II		TEGMEYER WILLIAM C	7623 BAYMEADOWS	CIR	W	2011	32256	1430	1	Residential Townhome	
152701 8004	Yes - Res-TH	Village Green II		HUNTER RICHARD D	7623 BAYMEADOWS	CIR	W	2012	32256	1050	1	Residential Townhome	
152701 8006	Yes - Res-TH	Village Green II		PAYNE SHERRI P	7623 BAYMEADOWS	CIR	W	2013	32256	1220	1	Residential Townhome	
152701 8008	Yes - Res-TH	Village Green II		METTE CANDACE L	7623 BAYMEADOWS	CIR	W	2014	32256	1220	1	Residential Townhome	

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME		SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	EA PARCEL QTY	Assessment Category
					SITE TYPE	SITE TYPE						
152701 8010	Yes - Res-TH	Village Green II		GOODWIN LIBBY S	7623 BAYMEADOWS	CIR	W	2015	32256	1050	1	Residential Townhome
152701 8012	Yes - Res-TH	Village Green II		TAYLOR LOIS ANNE	7623 BAYMEADOWS	CIR	W	2016	32256	1430	1	Residential Townhome
152701 8024	Yes - Res-TH	Village Green II		GEHLE PAMELA M	7623 BAYMEADOWS	CIR	W	2021	32256	1430	1	Residential Townhome
152701 8026	Yes - Res-TH	Village Green II		JUSTICE SABRINA M	7623 BAYMEADOWS	CIR	W	2022	32256	1220	1	Residential Townhome
152701 8028	Yes - Res-TH	Village Green II		PECHMANN DINA M	7623 BAYMEADOWS	CIR	W	2023	32256	1220	1	Residential Townhome
152701 8030	Yes - Res-TH	Village Green II		ALLEN JEANNETTE M	7623 BAYMEADOWS	CIR	W	2024	32256	1250	1	Residential Townhome
152701 8032	Yes - Res-TH	Village Green II		WILLISS ASHLEE	7623 BAYMEADOWS	CIR	W	2025	32256	1250	1	Residential Townhome
152701 8034	Yes - Res-TH	Village Green II		KARWOWSKI ROBERT J	7623 BAYMEADOWS	CIR	W	2026	32256	1430	1	Residential Townhome
152701 8046	Yes - Res-TH	Village Green II		WILLIAMS ROGER STEVENS	7623 BAYMEADOWS	CIR	W	2031	32256	1100	1	Residential Townhome
152701 8048	Yes - Res-TH	Village Green II		KUHN STEPHEN DONALD	7623 BAYMEADOWS	CIR	W	2032	32256	1220	1	Residential Townhome
152701 8050	Yes - Res-TH	Village Green II		MIZCHKO ANNA	7623 BAYMEADOWS	CIR	W	2033	32256	1220	1	Residential Townhome
152701 8052	Yes - Res-TH	Village Green II		WAYNE SANDRA	7623 BAYMEADOWS	CIR	W	2034	32256	1100	1	Residential Townhome
152701 8068	Yes - Res-TH	Village Green II		HEMBD CHRISTINE M	7623 BAYMEADOWS	CIR	W	2041	32256	1480	1	Residential Townhome
152701 8070	Yes - Res-TH	Village Green II		** CONFIDENTIAL **	7620 BAYMEADOWS	CIR	W	2042	32256	1220	1	Residential Townhome
152701 8072	Yes - Res-TH	Village Green II		FITZ JENNIFER	7623 BAYMEADOWS	CIR	W	2043	32256	1220	1	Residential Townhome
152701 8074	Yes - Res-TH	Village Green II		SOOD RAJESH	7623 BAYMEADOWS	CIR	W	2044	32256	1220	1	Residential Townhome
152701 8076	Yes - Res-TH	Village Green II		KING FORREST J III	7623 BAYMEADOWS	CIR	W	2045	32256	1220	1	Residential Townhome
152701 8078	Yes - Res-TH	Village Green II		PETERS JOHN P ET AL	7623 BAYMEADOWS	CIR	W	2046	32256	1430	1	Residential Townhome
152701 8088	Yes - Res-TH	Village Green II		HUGHES WALTER DANIEL	7623 BAYMEADOWS	CIR	W	2051	32256	1087	1	Residential Townhome
152701 8090	Yes - Res-TH	Village Green II		LANHAM SHELDON H	7623 BAYMEADOWS	CIR	W	2052	32256	1231	1	Residential Townhome
152701 8092	Yes - Res-TH	Village Green II		HILL WESLEY BRIAN	7623 BAYMEADOWS	CIR	W	2053	32256	1253	1	Residential Townhome
152701 8094	Yes - Res-TH	Village Green II		VEGA CARLOS	7623 BAYMEADOWS	CIR	W	2054	32256	1500	1	Residential Townhome
152701 8096	Yes - Res-TH	Village Green II		MAYRDIS THEOFANIS	7623 BAYMEADOWS	CIR	W	2061	32256	1500	1	Residential Townhome
152701 8098	Yes - Res-TH	Village Green II		MILONAS STELANE P LIFE ESTATE	7623 BAYMEADOWS	CIR	W	2062	32256	1231	1	Residential Townhome
152701 8100	Yes - Res-TH	Village Green II		KUSHWAH SUMEET SINGH	7623 BAYMEADOWS	CIR	W	2063	32256	1253	1	Residential Townhome
152701 8102	Yes - Res-TH	Village Green II		EVANS LAURA A	7623 BAYMEADOWS	CIR	W	2064	32256	1253	1	Residential Townhome
152701 8104	Yes - Res-TH	Village Green II		MIRANDA JILL BERRY	7623 BAYMEADOWS	CIR	W	2065	32256	1231	1	Residential Townhome
152701 8106	Yes - Res-TH	Village Green II		GIVENS KISTINA Y	7623 BAYMEADOWS	CIR	W	2066	32256	1087	1	Residential Townhome
152701 8108	Yes - Res-TH	Village Green II		BUBE THOMAS EDWARD	7623 BAYMEADOWS	CIR	W	2071	32256	1500	1	Residential Townhome
152701 8110	Yes - Res-TH	Village Green II		GILBERT JANET M LIFE ESTATE	7623 BAYMEADOWS	CIR	W	2072	32256	1231	1	Residential Townhome
152701 8112	Yes - Res-TH	Village Green II		NG HENRY	7623 BAYMEADOWS	CIR	W	2073	32256	1253	1	Residential Townhome
152701 8114	Yes - Res-TH	Village Green II		LILLY CHRISTINE L	7623 BAYMEADOWS	CIR	W	2074	32256	1231	1	Residential Townhome
152701 8116	Yes - Res-TH	Village Green II		RIDDER CHRISTINA C	7623 BAYMEADOWS	CIR	W	2075	32256	1231	1	Residential Townhome
152701 8118	Yes - Res-TH	Village Green II		EICHLING CAROL SUE	7623 BAYMEADOWS	CIR	W	2076	32256	1087	1	Residential Townhome
152701 8120	Yes - Res-TH	Village Green II		HULL TERRENCE J	7623 BAYMEADOWS	CIR	W	2081	32256	1500	1	Residential Townhome
152701 8122	Yes - Res-TH	Village Green II		LISZEWSKI JOANN	7623 BAYMEADOWS	CIR	W	2082	32256	1253	1	Residential Townhome
152701 8124	Yes - Res-TH	Village Green II		WHITTEN JUJUE GARRITY	7623 BAYMEADOWS	CIR	W	2083	32256	1231	1	Residential Townhome
152701 8126	Yes - Res-TH	Village Green II		BENITEZ LUIS	7623 BAYMEADOWS	CIR	W	2084	32256	1087	1	Residential Townhome
152701 8128	Yes - Res-Sgl	Village Green III		MEHL JAY NORMAN	7610 BAYMEADOWS	CIR	W	101	32256	1087	1	Residential Single
152701 8129	Yes - Res-Sgl	Village Green III		PARKER VICTORIA ET AL	7610 BAYMEADOWS	CIR	W	102	32256	1231	1	Residential Single
152701 8130	Yes - Res-Sgl	Village Green III		BAER ROY E JR ET AL	7610 BAYMEADOWS	CIR	W	201	32256	1231	1	Residential Single
152701 8131	Yes - Res-Sgl	Village Green III		MOSSER FREDRICK D LIFE ESTATE	7610 BAYMEADOWS	CIR	W	202	32256	1087	1	Residential Single
152701 8132	Yes - Res-Sgl	Village Green III		MARTINEZ AMANDA	7610 BAYMEADOWS	CIR	W	203	32256	1087	1	Residential Single
152701 8133	Yes - Res-Sgl	Village Green III		DEVLIN MAUREEN ELISE	7610 BAYMEADOWS	CIR	W	204	32256	1231	1	Residential Single
152701 8134	Yes - Res-Sgl	Village Green III		BUTTERLY ANNE RUTH	7610 BAYMEADOWS	CIR	W	205	32256	1087	1	Residential Single
152701 8135	Yes - Res-Sgl	Village Green III		HOLLOWAY JANET	7610 BAYMEADOWS	CIR	W	206	32256	1231	1	Residential Single
152701 8136	Yes - Res-Sgl	Village Green III		STANSELL KATHLEEN M LIFE ESTATE	7610 BAYMEADOWS	CIR	W	301	32256	1231	1	Residential Single
152701 8137	Yes - Res-Sgl	Village Green III		ARORA INDER	7610 BAYMEADOWS	CIR	W	302	32256	1087	1	Residential Single
152701 8138	Yes - Res-Sgl	Village Green III		WSG PROPERTIES LLC	7610 BAYMEADOWS	CIR	W	303	32256	1087	1	Residential Single
152701 8139	Yes - Res-Sgl	Village Green III		CARBONNEAU CYNTHIA	7610 BAYMEADOWS	CIR	W	304	32256	1231	1	Residential Single
147983 0425	Yes - Res-Sgl	Putters Cove		OSWALD STEVEN P	7594 BAYMEADOWS	CIR	W		32256	1520	1	Residential Single
147983 0490	Yes - Res-Sgl	Putters Cove		FLINTOFF MICHAEL LIFE ESTATE	7597 PUTTERS COVE	DR			32256	1588	1	Residential Single
147983 0420	Yes - Res-Sgl	Putters Cove		L'YONS JENNIFER D	7598 BAYMEADOWS	CIR	W		32256	1512	1	Residential Single
147983 0430	Yes - Res-Sgl	Putters Cove		JAMES SHERI A	7598 PUTTERS COVE	DR			32256	1538	1	Residential Single
147983 0485	Yes - Res-Sgl	Putters Cove		FISHER JAMES L	7601 PUTTERS COVE	DR			32256	1553	1	Residential Single
147983 0415	Yes - Res-Sgl	Putters Cove		TRESE GRACE H	7602 BAYMEADOWS	CIR	W		32256	1531	1	Residential Single
147983 0435	Yes - Res-Sgl	Putters Cove		AHAR I FL LLC	7602 PUTTERS COVE	DR			32256	1531	1	Residential Single
147983 0480	Yes - Res-Sgl	Putters Cove		MORRISON JOHN P	7605 PUTTERS COVE	DR			32256	1628	1	Residential Single
147983 0410	Yes - Res-Sgl	Putters Cove		VAN FLEET BARBARA	7606 BAYMEADOWS	CIR	W		32256	1598	1	Residential Single
147983 0440	Yes - Res-Sgl	Putters Cove		MORDECAI LARRY KENT SR LIFE ESTATE	7606 PUTTERS COVE	DR			32256	1598	1	Residential Single
147983 0475	Yes - Res-Sgl	Putters Cove		DAWS JAMES M	7609 PUTTERS COVE	DR			32256	1536	1	Residential Single
147983 0445	Yes - Res-Sgl	Putters Cove		JOHNSON CLIFFORD MORGAN JR LIFE ESTATE	7610 PUTTERS COVE	DR			32256	1531	1	Residential Single
147983 0470	Yes - Res-Sgl	Putters Cove		DERU WALTER J	7613 PUTTERS COVE	DR			32256	1540	1	Residential Single

RE	Yes/No	Associations	OWNER NAME	SITE STREET#	SITE STREET NAME	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
147983 0465	Yes - Res-Sgl	Putters Cove	WATERS REGINALD	7617	PUTTERS COVE	DR		32256	1633	1	Residential Single
147983 0460	Yes - Res-Sgl	Putters Cove	JOHNSON CLIFFORD M III	7621	PUTTERS COVE	DR		32256	1486	1	Residential Single
147983 0455	Yes - Res-Sgl	Putters Cove	PINA SHIRLEY EVON	7623	PUTTERS COVE	DR		32256	1553	1	Residential Single
147983 0450	Yes - Res-Sgl	Putters Cove	BOLANDS GLORIA INES	7629	PUTTERS COVE	DR		32256	1539	1	Residential Single
148521 6240	Yes - Res-TH	Baypointe - North	SANYAL ARNAB	7780	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6245	Yes - Res-TH	Baypointe - North	WALIA POOJA	7778	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6250	Yes - Res-TH	Baypointe - North	SUTARIA HITESHKUMAR DAHYALAL	7776	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6255	Yes - Res-TH	Baypointe - North	MEHTA ANKIT	7774	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6260	Yes - Res-TH	Baypointe - North	CHANDLER JAZMINE	7772	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6265	Yes - Res-TH	Baypointe - North	HEMINGWAY ALEXIS MARIE ET AL	7770	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6270	Yes - Res-TH	Baypointe - North	AIYAPPA NAVEEN KUMAR PARISA LAKSHMI VENKATA	7768	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6275	Yes - Res-TH	Baypointe - North	SRIWASA KAMESWARA SARAT CHANDRA	7766	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6280	Yes - Res-TH	Baypointe - North	DONDAPATI SWATI CHOWDARI	7752	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6285	Yes - Res-TH	Baypointe - North	SUBRAMANIAN THINNAPPAN	7750	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6290	Yes - Res-TH	Baypointe - North	ABEJUELA KORINNA CLAIRE	7748	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6295	Yes - Res-TH	Baypointe - North	KEMBURU SHANTI	7746	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6300	Yes - Res-TH	Baypointe - North	SCHULTZ LIVING TRUST	7744	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6305	Yes - Res-TH	Baypointe - North	ABRAHAM SUJITH	7742	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6310	Yes - Res-TH	Baypointe - North	ADORNO JUAN PABLO ET AL	7736	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6315	Yes - Res-TH	Baypointe - North	BADHWAR SAVITUR	7734	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6320	Yes - Res-TH	Baypointe - North	PERAKATE AJIT T	7732	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6325	Yes - Res-TH	Baypointe - North	VILLANUEVA JACQUELYN BARBARA DOMINGUEZ	7730	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6330	Yes - Res-TH	Baypointe - North	KONDURU VIKRAM	7728	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6335	Yes - Res-TH	Baypointe - North	CRAWFORD SHANDON DEANDRE	7726	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6340	Yes - Res-TH	Baypointe - North	GUGLIELMO PATRICK JOHN	7724	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6345	Yes - Res-TH	Baypointe - North	DIECK ANNETTE KAY	7722	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6350	Yes - Res-TH	Baypointe - North	GIPSON UTERRIES D	7704	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6355	Yes - Res-TH	Baypointe - North	LACEY CHARLES	7702	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6360	Yes - Res-TH	Baypointe - North	KODALI VINAY PRASANGI BABU	7700	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6365	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7698	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6370	Yes - Res-TH	Baypointe - North	DOURLA KIRTHISHAL	7696	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6375	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7694	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6380	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7692	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6385	Yes - Res-TH	Baypointe - North	WILLIAMS NIEKO ALLAN	7690	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6390	Yes - Res-TH	Baypointe - North	ROY SUBHRA TANU	7684	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6395	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7682	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6400	Yes - Res-TH	Baypointe - North	DEFILIPPO PRISCILLA KALIYAN	7680	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6405	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7678	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6410	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7676	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6415	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7674	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6420	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7672	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6425	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7670	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6430	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7664	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6435	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7662	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6440	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7660	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6445	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7658	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6450	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7656	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6455	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7654	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6460	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7652	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6465	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7650	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6470	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7632	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6475	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7630	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6480	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7628	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6485	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7626	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6490	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7624	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6495	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7622	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6500	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7616	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6505	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7614	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6510	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7612	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6515	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7610	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6520	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7608	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6525	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7606	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6530	Yes - Res-TH	Baypointe - North	D R HORTON INC JACKSONVILLE	9590	STAR	DR		32256	1492	1	Residential Townhome

RE	Yes/No	Associations	OWNER NAME	SITE STREET#	SITE STREET NAME	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
148521 6850	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7599 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6855	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7601 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6860	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7607 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6865	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7609 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6870	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7611 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6875	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7613 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6880	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7615 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6885	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7617 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6890	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7623 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6895	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7625 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6900	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7627 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6905	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7629 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6910	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7631 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6915	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7633 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6920	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7635 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6925	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7637 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6930	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7643 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6935	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7645 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6940	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7647 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6945	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7649 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6950	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7651 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6955	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7653 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6960	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7655 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6965	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7657 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6970	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7663 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6975	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7665 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 6980	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7667 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6985	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7669 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6990	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7671 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 6995	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7673 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7000	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7675 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7005	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7677 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7010	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7683 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7015	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7685 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7020	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7687 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7025	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7689 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7030	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7691 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7035	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7693 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7040	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7695 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7045	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7697 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7050	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7703 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7055	Yes - Res:TH	Baypointe - North	POTLURU RALESH	7705 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7060	Yes - Res:TH	Baypointe - North	ROMAN EMANUEL SANTANA	7707 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7065	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7709 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7070	Yes - Res:TH	Baypointe - North	HARDY JENNIFER JOY	7711 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7075	Yes - Res:TH	Baypointe - North	SINGH BHARAT KUMAR	7713 LEGACY	LEGACY	TRL		32256	1202	1	Residential Townhome
148521 7080	Yes - Res:TH	Baypointe - North	SINGH PUNIT	7715 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7085	Yes - Res:TH	Baypointe - North	NARAYANAN SAMPATH	7717 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome
148521 7090	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	9610 BAYLIN	BAYLIN	CT		32256	1492	1	Residential Townhome
148521 7095	Yes - Res:TH	Baypointe - North	CARLE PARKER DAVID	9612 BAYLIN	BAYLIN	CT		32256	1202	1	Residential Townhome
148521 7100	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	9614 BAYLIN	BAYLIN	CT		32256	1202	1	Residential Townhome
148521 7105	Yes - Res:TH	Baypointe - North	MATTIA MARLISA	9616 BAYLIN	BAYLIN	CT		32256	1202	1	Residential Townhome
148521 7110	Yes - Res:TH	Baypointe - North	HUEI CHRISTOPHER	9618 BAYLIN	BAYLIN	CT		32256	1202	1	Residential Townhome
148521 7115	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	9620 BAYLIN	BAYLIN	CT		32256	1202	1	Residential Townhome
148521 7120	Yes - Res:TH	Baypointe - North	URBARO JUSTEN MICHAEL	9622 BAYLIN	BAYLIN	CT		32256	1492	1	Residential Townhome
148521 7125	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	9624 BAYLIN	BAYLIN	CT		32256	1492	1	Residential Townhome
148521 7130	Yes - Res:TH	Baypointe - North	GADALOV ANTON	9623 BAYLIN	BAYLIN	CT		32256	1492	1	Residential Townhome
148521 7135	Yes - Res:TH	Baypointe - North	POTLURI SRUJAN ET AL	9621 BAYLIN	BAYLIN	CT		32256	1202	1	Residential Townhome
148521 7140	Yes - Res:TH	Baypointe - North	MATTHEWS TAVY ALISA	9619 BAYLIN	BAYLIN	CT		32256	1492	1	Residential Townhome
148521 7145	Yes - Res:TH	Baypointe - North	KOYA RAGHU RAM CHOWDARY	9617 BAYLIN	BAYLIN	CT		32256	1202	1	Residential Townhome
148521 7150	Yes - Res:TH	Baypointe - North	NARULA VISHAL	9615 BAYLIN	BAYLIN	CT		32256	1492	1	Residential Townhome
148521 7155	Yes - Res:TH	Baypointe - North	PRODDUTUR RAMANA REDDY	9613 BAYLIN	BAYLIN	CT		32256	1492	1	Residential Townhome
148521 7160	Yes - Res:TH	Baypointe - North	RODRIGUEZ DIANE ANTONIETA ET AL	7725 LEGACY	LEGACY	TRL		32256	1492	1	Residential Townhome

RE	Yes/No	Associations	OWNER NAME	SITE STREET#	SITE STREET NAME	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
148521 7165	Yes - Res:TH	Baypointe - North	PICHAJ KARTHIK	7727 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7170	Yes - Res:TH	Baypointe - North	FULCADO JORGE PAUL MENDOZA	7729 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7175	Yes - Res:TH	Baypointe - North	SILVA JOAO PAULO DE OLIVEIRA E	7731 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7180	Yes - Res:TH	Baypointe - North	FRANCESCINI JULIO	7733 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7185	Yes - Res:TH	Baypointe - North	ARUN MURUGESAN	7735 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7190	Yes - Res:TH	Baypointe - North	D R HORTON INC JACKSONVILLE	7737 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7195	Yes - Res:TH	Baypointe - North	MATIAS EMMANUEL D	7739 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7200	Yes - Res:TH	Baypointe - North	CHAMARTI SURYANARAYANA SARMA	7745 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7205	Yes - Res:TH	Baypointe - North	BADUGU SUNITHA	7747 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7210	Yes - Res:TH	Baypointe - North	KANAPARTHI SAI KRISHNA	7749 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7215	Yes - Res:TH	Baypointe - North	DADISETTY SREKA	7751 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7220	Yes - Res:TH	Baypointe - North	ATTULURI VENKATA SURESH	7753 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7225	Yes - Res:TH	Baypointe - North	GOGINENI SRIRAMI	7755 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7230	Yes - Res:TH	Baypointe - North	LU ZHENGYANG	7757 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7235	Yes - Res:TH	Baypointe - North	DENG LIN	7759 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7240	Yes - Res:TH	Baypointe - North	WANG JIAHUI	7765 LEGACY	TRL			32256	1492	1	Residential Townhome
148521 7245	Yes - Res:TH	Baypointe - North	ARKAY LLC	7767 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7250	Yes - Res:TH	Baypointe - North	PELLINO MARTHA	7769 LEGACY	TRL			32256	1202	1	Residential Townhome
148521 7255	Yes - Res:TH	Baypointe - North	KONDEPUDI SATYA PHANI PRASAD	7771 LEGACY	CT			32256	1492	1	Residential Townhome
148521 0602	Yes - Res:TH	Los Lagos	JONES JUDY M ET AL	7763 POINT VICENTE	CT		7763	32256	1373	1	Residential Townhome
148521 0604	Yes - Res:TH	Los Lagos	FRISON ALBERT ET AL	7765 POINT VICENTE	CT		7765	32256	1373	1	Residential Townhome
148521 0606	Yes - Res:TH	Los Lagos	GIBSON ROBERT	7767 POINT VICENTE	CT		7767	32256	1501	1	Residential Townhome
148521 0608	Yes - Res:TH	Los Lagos	BRINKMANN BRIANNE	7769 POINT VICENTE	CT		7769	32256	1501	1	Residential Townhome
148521 0610	Yes - Res:TH	Los Lagos	RAYMOS RACHEL C	7771 POINT VICENTE	CT		7771	32256	1737	1	Residential Townhome
148521 0612	Yes - Res:TH	Los Lagos	WEITZEL JAMES T SR	7773 POINT VICENTE	CT		7773	32256	1737	1	Residential Townhome
148521 0614	Yes - Res:TH	Los Lagos	MAGENNIS LAWRENCE C LIFE ESTATE	7775 POINT VICENTE	CT		7775	32256	2198	1	Residential Townhome
148521 0616	Yes - Res:TH	Los Lagos	DOBBS DAVID D ET AL	7777 POINT VICENTE	CT		7777	32256	2198	1	Residential Townhome
148521 0618	Yes - Res:TH	Los Lagos	MILFORD TAYLOR MARK	7779 POINT VICENTE	CT		7779	32256	1979	1	Residential Townhome
148521 0620	Yes - Res:TH	Los Lagos	BANDARU SRI RAVI K	7781 POINT VICENTE	CT		7781	32256-4433	2198	1	Residential Townhome
148521 0622	Yes - Res:TH	Los Lagos	WILLIAMS ELENT	7783 POINT VICENTE	CT		7783	32256	2198	1	Residential Townhome
148521 0624	Yes - Res:TH	Los Lagos	ZEUS ZEUS TRUST 0517	7785 POINT VICENTE	CT		7785	32256	1737	1	Residential Townhome
148521 0626	Yes - Res:TH	Los Lagos	SMITH LARRY J	7787 POINT VICENTE	CT		7787	32256	1737	1	Residential Townhome
148521 0628	Yes - Res:TH	Los Lagos	SIBLEY LITHO	7789 POINT VICENTE	CT		7789	32256	1737	1	Residential Townhome
148521 0630	Yes - Res:TH	Los Lagos	TAHIL TRACY	7791 POINT VICENTE	CT		7791	32256	1737	1	Residential Townhome
148521 0632	Yes - Res:TH	Los Lagos	BRYANT THOMAS D SR	7793 POINT VICENTE	CT		7793	32256	2198	1	Residential Townhome
148521 0634	Yes - Res:TH	Los Lagos	REID EDDIE	7795 POINT VICENTE	CT		7795	32256	2198	1	Residential Townhome
148521 0636	Yes - Res:TH	Los Lagos	MCMASTERS STEPHEN E ET AL	7797 POINT VICENTE	CT		7797	32256	1501	1	Residential Townhome
148521 0638	Yes - Res:TH	Los Lagos	RAWAHEH KHADER	7799 POINT VICENTE	CT		7799	32256	1501	1	Residential Townhome
148521 0640	Yes - Res:TH	Los Lagos	FREIDLIN LORI I LIFE ESTATE	7800 LAS CANAS	CT		7800	32256	1373	1	Residential Townhome
148521 0642	Yes - Res:TH	Los Lagos	GONZALEZ WANDA	7802 LAS CANAS	CT		7802	32256	1373	1	Residential Townhome
148521 0644	Yes - Res:TH	Los Lagos	BENNETTS SHERRY LYNN	7803 LA SIERRA	CT		7803	32256	1534	1	Residential Townhome
148521 0646	Yes - Res:TH	Los Lagos	ERWIN LISA A	7804 LAS CANAS	CT		7804	32256	1501	1	Residential Townhome
148521 0648	Yes - Res:TH	Los Lagos	PLATTEN ANNESSA CHANDLER	7805 LA SIERRA	CT		7805	32256	1534	1	Residential Townhome
148521 0650	Yes - Res:TH	Los Lagos	WEBB SCENA BLANCH	7806 LAS CANAS	CT		7806	32256	1501	1	Residential Townhome
148521 0652	Yes - Res:TH	Los Lagos	MCDOWELL LINDA	7807 LA SIERRA	CT		7807	32256	1534	1	Residential Townhome
148521 0654	Yes - Res:TH	Los Lagos	MARIC ALEXANDER	7808 LAS CANAS	CT		7808	32256	1501	1	Residential Townhome
148521 0656	Yes - Res:TH	Los Lagos	WHITE EILEEN M	7809 LA SIERRA	CT		7809	32256	1534	1	Residential Townhome
148521 0658	Yes - Res:TH	Los Lagos	WATSON REALTY CORP	7810 LAS CANAS	CT		7810	32256	1313	1	Residential Townhome
148521 0660	Yes - Res:TH	Los Lagos	WEISSERT TIMOTHY S	7811 LA SIERRA	CT		7811	32256	1979	1	Residential Townhome
148521 0662	Yes - Res:TH	Los Lagos	CARRILLO ALEJANDRA M SANTIAGO	7812 LAS CANAS	CT		7812	32256	1313	1	Residential Townhome
148521 0664	Yes - Res:TH	Los Lagos	CLARK DAVID A ET AL	7813 LA SIERRA	CT		7813	32256	1737	1	Residential Townhome
148521 0666	Yes - Res:TH	Los Lagos	NIPAP LLC	7814 LAS CANAS	CT		7814	32256	1313	1	Residential Townhome
148521 0668	Yes - Res:TH	Los Lagos	HALE PATRICK ET AL	7815 LA SIERRA	CT		7815	32256	1737	1	Residential Townhome
148521 0670	Yes - Res:TH	Los Lagos	ROUX PAUL A	7816 LAS CANAS	CT		7816	32256	1313	1	Residential Townhome
148521 0672	Yes - Res:TH	Los Lagos	CACRES ERIC	7817 LA SIERRA	CT		7817	32256	2198	1	Residential Townhome
148521 0674	Yes - Res:TH	Los Lagos	REGISTER CHRISTINA R	7818 LAS CANAS	CT		7818	32256	2198	1	Residential Townhome
148521 0676	Yes - Res:TH	Los Lagos	CLARK HARRY H & SANDRA C LIFE ESTATE	7819 LA SIERRA	CT		7819	32256	2198	1	Residential Townhome
148521 0678	Yes - Res:TH	Los Lagos	WRIGHT JAMES H	7820 LAS CANAS	CT		7820	32256	1501	1	Residential Townhome
148521 0680	Yes - Res:TH	Los Lagos	BULLARD FRED W	7821 LA SIERRA	CT		7821	32256	1501	1	Residential Townhome
148521 0682	Yes - Res:TH	Los Lagos	STEWART WILLIAM	7822 LAS CANAS	CT		7822	32256	1979	1	Residential Townhome
148521 0684	Yes - Res:TH	Los Lagos	KNOCSIE ELIZABETH A	7823 LA SIERRA	CT		7823	32256	1501	1	Residential Townhome
148521 0686	Yes - Res:TH	Los Lagos	GRAY KATHLEEN E	7824 LAS CANAS	CT		7824	32256	1737	1	Residential Townhome
148521 0688	Yes - Res:TH	Los Lagos	ZIMMER DEBORAH E	7825 LA SIERRA	CT		7825	32256	1737	1	Residential Townhome

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME			SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
					SITE STREET#	SITE STREET NAME	SITE DIRECTION						
148521 0690	Yes - Res:TH	Los Lagos		GRAUER ANNETTE LIFE ESTATE	7826	LAS CANAS		7826	32256	1737	1	Residential Townhome	
148521 0692	Yes - Res:TH	Los Lagos		DOWNEY MICHELE	7827	LA SIERRA		7827	32256	1737	1	Residential Townhome	
148521 0694	Yes - Res:TH	Los Lagos		BENNETT LIVING TRUST	7828	LAS CANAS		7828	32256	1534	1	Residential Townhome	
148521 0696	Yes - Res:TH	Los Lagos		HOZEY RACHEL	7829	LA SIERRA		7829	32256	2198	1	Residential Townhome	
148521 0698	Yes - Res:TH	Los Lagos		DIZZIA CHRISTIE S ET AL	7830	LAS CANAS		7830	32256	1534	1	Residential Townhome	
148521 0700	Yes - Res:TH	Los Lagos		FIELDS SYDNEY C	7831	LA SIERRA		7831	32256	2198	1	Residential Townhome	
148521 0702	Yes - Res:TH	Los Lagos		KNOBEL DAVID MICHAEL	7832	LAS CANAS		7832	32256	1534	1	Residential Townhome	
148521 0704	Yes - Res:TH	Los Lagos		AL RUBAEE FAIZ	7833	LA SIERRA		7833	32256	1979	1	Residential Townhome	
148521 0706	Yes - Res:TH	Los Lagos		CLARK RITA LIFE ESTATE	7834	LAS CANAS		7834	32256	1534	1	Residential Townhome	
148521 0708	Yes - Res:TH	Los Lagos		CUMMINS MARGARET E	7835	32256		7835	32256	2198	1	Residential Townhome	
148521 0710	Yes - Res:TH	Los Lagos		COUTURE KATHRYN ET AL	7836	PLAYA DEL REY		7836	32256	1743	1	Residential Townhome	
148521 0712	Yes - Res:TH	Los Lagos		ZEILER TRACY LOUISE	7837	LA SIERRA		7837	32256	2198	1	Residential Townhome	
148521 0714	Yes - Res:TH	Los Lagos		QUIROZ ERLINDA A	7838	PLAYA DEL REY		7838	32256	2198	1	Residential Townhome	
148521 0716	Yes - Res:TH	Los Lagos		HORSHAM JOHN	7839	LA SIERRA		7839	32256	1313	1	Residential Townhome	
148521 0718	Yes - Res:TH	Los Lagos		MCKINNEY MAUREN ELLEN	7840	PLAYA DEL REY		7840	32256	2198	1	Residential Townhome	
148521 0720	Yes - Res:TH	Los Lagos		KOCHKA PEGGYANNE KATHERINE ET AL	7841	LA SIERRA		7841	32256	1313	1	Residential Townhome	
148521 0722	Yes - Res:TH	Los Lagos		BRELAND SUSAN E	7842	PLAYA DEL REY		7842	32256	2198	1	Residential Townhome	
148521 0724	Yes - Res:TH	Los Lagos		JBT INVESTMENT PARTNERS LLC	7843	LA SIERRA		7843	32256	1313	1	Residential Townhome	
148521 0726	Yes - Res:TH	Los Lagos		BRACY FRANKIE E	7844	PLAYA DEL REY		7844	32256	2198	1	Residential Townhome	
148521 0728	Yes - Res:TH	Los Lagos		MICHAEL J HOWELL REVOCABLE LIVING TRUST	7845	LA SIERRA		7845	32256	1313	1	Residential Townhome	
148521 0730	Yes - Res:TH	Los Lagos		MCFADDEN PAUL M	7846	PLAYA DEL REY		7846	32256	1737	1	Residential Townhome	
148521 0732	Yes - Res:TH	Los Lagos		CREWS SYLVIA A	7847	LA SIERRA		7847	32256	1737	1	Residential Townhome	
148521 0734	Yes - Res:TH	Los Lagos		SUMA VALENTIN	7848	PLAYA DEL REY		7848	32256	1737	1	Residential Townhome	
148521 0736	Yes - Res:TH	Los Lagos		MCCLURE ROBERT L	7849	LA SIERRA		7849	32256	1737	1	Residential Townhome	
148521 0738	Yes - Res:TH	Los Lagos		HUTCHINSON CINDY L	7850	PLAYA DEL REY		7850	32256	1743	1	Residential Townhome	
148521 0740	Yes - Res:TH	Los Lagos		DU CHAN	7851	LA SIERRA		7851	32256	1501	1	Residential Townhome	
148521 0742	Yes - Res:TH	Los Lagos		MUTISPAUGH JUSTIN L	7852	PLAYA DEL REY		7852	32256	1743	1	Residential Townhome	
148521 0744	Yes - Res:TH	Los Lagos		FINGERS GWENDOLYN E	7853	LA SIERRA		7853	32256	1501	1	Residential Townhome	
148521 0746	Yes - Res:TH	Los Lagos		KUMAR BASANT	7854	PLAYA DEL REY		7854	32256	2198	1	Residential Townhome	
148521 0748	Yes - Res:TH	Los Lagos		ALKABRA MOHAMMAD LOAY	7855	LA SIERRA		7855	32256	1501	1	Residential Townhome	
148521 0750	Yes - Res:TH	Los Lagos		CREWS STEPHEN P	7856	PLAYA DEL REY		7856	32256	2198	1	Residential Townhome	
148521 0752	Yes - Res:TH	Los Lagos		HERNON PHIL	7857	LA SIERRA		7857	32256	1501	1	Residential Townhome	
148521 0754	Yes - Res:TH	Los Lagos		AUSTIN ARTHUR D ET AL	7858	PLAYA DEL REY		7858	32256	1737	1	Residential Townhome	
148521 0756	Yes - Res:TH	Los Lagos		BABADI FATULLAH J	7859	LA SIERRA		7859	32256	1501	1	Residential Townhome	
148521 0758	Yes - Res:TH	Los Lagos		QUIROZ FRANCISCO L	7860	PLAYA DEL REY		7860	32256	2198	1	Residential Townhome	
148521 0760	Yes - Res:TH	Los Lagos		GAYDEN HAROLD JR	7861	LA SIERRA		7861	32256	2198	1	Residential Townhome	
148521 0762	Yes - Res:TH	Los Lagos		AL-RUBAEE FAIZ	7862	PLAYA DEL REY		7862	32256	1737	1	Residential Townhome	
148521 0764	Yes - Res:TH	Los Lagos		FUNG LLC	7863	LA SIERRA		7863	32256	2198	1	Residential Townhome	
148521 0766	Yes - Res:TH	Los Lagos		DIZZIA GREG	7864	PLAYA DEL REY		7864	32256	1737	1	Residential Townhome	
148521 0768	Yes - Res:TH	Los Lagos		ISRAEL JOINT REVOCABLE LIVING TRUST	7865	BAHIA VISTA		7865	32256	1501	1	Residential Townhome	
148521 0770	Yes - Res:TH	Los Lagos		HOLMES DONALD C ET AL	7866	BAHIA VISTA		7866	32256	1501	1	Residential Townhome	
148521 0772	Yes - Res:TH	Los Lagos		LUGO JOE	7867	BAHIA VISTA		7867	32256	1501	1	Residential Townhome	
148521 0774	Yes - Res:TH	Los Lagos		MILLER MICHAEL	7868	BAHIA VISTA		7868	32256	1501	1	Residential Townhome	
148521 0776	Yes - Res:TH	Los Lagos		BYAS ULYSSES	7871	BAHIA VISTA		7871	32256	1737	1	Residential Townhome	
148521 0778	Yes - Res:TH	Los Lagos		MORALES NILDA E	7873	BAHIA VISTA		7873	32256	1737	1	Residential Townhome	
148521 0780	Yes - Res:TH	Los Lagos		HAASE DOUGLAS J	7875	BAHIA VISTA		7875	32256	2198	1	Residential Townhome	
148521 0782	Yes - Res:TH	Los Lagos		KIBLER BRIAN R	7877	BAHIA VISTA		7877	32256	2198	1	Residential Townhome	
148521 0784	Yes - Res:TH	Los Lagos		PACHORI SATYA SHEEL & KAMAL RANI R TRUST	7879	BAHIA VISTA		7879	32256	1979	1	Residential Townhome	
148521 0786	Yes - Res:TH	Los Lagos		BATEH NANCY	7881	BAHIA VISTA		7881	32256	1313	1	Residential Townhome	
148521 0788	Yes - Res:TH	Los Lagos		GROVER LYNDA C	7883	BAHIA VISTA		7883	32256	1313	1	Residential Townhome	
148521 0790	Yes - Res:TH	Los Lagos		NICHOLS FRANCES L	7885	BAHIA VISTA		7885	32256	1313	1	Residential Townhome	
148521 0792	Yes - Res:TH	Los Lagos		CHAMBLISS VICKI E	7887	BAHIA VISTA		7887	32256	1313	1	Residential Townhome	
148521 0794	Yes - Res:TH	Los Lagos		MAKAVITT MARK H LIFE ESTATE	7889	BAHIA VISTA		7889	32256	1737	1	Residential Townhome	
148521 0796	Yes - Res:TH	Los Lagos		BEAUCHAMP JON P	7891	BAHIA VISTA		7891	32256	1737	1	Residential Townhome	
148521 0798	Yes - Res:TH	Los Lagos		BRADLEY TONIA L	7893	BAHIA VISTA		7893	32256	2198	1	Residential Townhome	
148521 0800	Yes - Res:TH	Los Lagos		MORALES EVER ALEXANDER ACOSTA	7895	BAHIA VISTA		7895	32256	2198	1	Residential Townhome	
148521 0802	Yes - Res:TH	Los Lagos		CAPSHAW WILLIAM JOSEPH	7897	BAHIA VISTA		7897	32256	1501	1	Residential Townhome	
148521 0804	Yes - Res:TH	Los Lagos		MUTTA STEPHEN C	7899	LOS ROBLES		7899	32256	1501	1	Residential Townhome	
148521 0806	Yes - Res:TH	Los Lagos		MULTAH MOSTAFA MAHMOUD ALI	7900	LOS ROBLES		7900	32256	2198	1	Residential Townhome	
148521 0808	Yes - Res:TH	Los Lagos		MCDONALD TIFFANY	7901	LOS ROBLES		7901	32256	1373	1	Residential Townhome	
148521 0810	Yes - Res:TH	Los Lagos		SWARTZ SHELDON J	7902	LOS ROBLES		7902	32256	2198	1	Residential Townhome	
148521 0812	Yes - Res:TH	Los Lagos		SAPATLA VARAHARAJU	7903	LOS ROBLES		7903	32256	1373	1	Residential Townhome	
148521 0814	Yes - Res:TH	Los Lagos		ARNEEL ROBERT J	7904	LOS ROBLES		7904	32256	2198	1	Residential Townhome	
148521 0816	Yes - Res:TH	Los Lagos			7905	LOS ROBLES		7905	32256	1373	1	Residential Townhome	

RE	Yes/No	Associations	OWNER NAME	SITE STREET#	SITE STREET NAME	SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
148521 0818	Yes - Res:TH	Los Lagos	GATZKE IRENE M	7906	LOS ROBLES	CT		7906	32256	2198	1	Residential Townhome
148521 0820	Yes - Res:TH	Los Lagos	WALKER RIVKA	7907	LOS ROBLES	CT		7907	32256	1501	1	Residential Townhome
148521 0822	Yes - Res:TH	Los Lagos	PALLAI NICHOLAS	7908	LOS ROBLES	CT		7908	32256	2198	1	Residential Townhome
148521 0824	Yes - Res:TH	Los Lagos	UPDEGRAFF DEDRA	7909	LOS ROBLES	CT		7909	32256	1501	1	Residential Townhome
148521 0826	Yes - Res:TH	Los Lagos	YAAKOB DANIEL ET AL	7910	LOS ROBLES	CT		7910	32256	2198	1	Residential Townhome
148521 0828	Yes - Res:TH	Los Lagos	AMOR MOUNA A	7911	LOS ROBLES	CT		7911	32256	1313	1	Residential Townhome
148521 0830	Yes - Res:TH	Los Lagos	WESTBROOK ALPHONSO	7912	LOS ROBLES	CT		7912	32256	1737	1	Residential Townhome
148521 0832	Yes - Res:TH	Los Lagos	FREEMAN GEORGE JR	7913	LOS ROBLES	CT		7913	32256	1313	1	Residential Townhome
148521 0834	Yes - Res:TH	Los Lagos	JACKSON PAMELA B	7914	LOS ROBLES	CT		7914	32256	1737	1	Residential Townhome
148521 0836	Yes - Res:TH	Los Lagos	SHELTON ELIZABETH W LIFE ESTATE	7915	LOS ROBLES	CT		7915	32256	1313	1	Residential Townhome
148521 0838	Yes - Res:TH	Los Lagos	CHAMBLISS JEANNE H LIFE ESTATE	7916	LOS ROBLES	CT		7916	32256	2198	1	Residential Townhome
148521 0840	Yes - Res:TH	Los Lagos	SCHULTZ JENNA	7917	LOS ROBLES	CT		7917	32256	1313	1	Residential Townhome
148521 0842	Yes - Res:TH	Los Lagos	AZAZEH SOFYAN	7918	LOS ROBLES	CT		7918	32256	2198	1	Residential Townhome
148521 0844	Yes - Res:TH	Los Lagos	ARNEEL ROBERT J	7919	LOS ROBLES	CT		7919	32256	1313	1	Residential Townhome
148521 0846	Yes - Res:TH	Los Lagos	VIDOVA SYLVIA	7920	LOS ROBLES	CT		7920	32256	1737	1	Residential Townhome
148521 0848	Yes - Res:TH	Los Lagos	HERITAGE 2000 LIMITED LIABILITY COMPANY	7921	LOS ROBLES	CT		7921	32256	1313	1	Residential Townhome
148521 0850	Yes - Res:TH	Los Lagos	BOWIE CHRISTINE	7922	LOS ROBLES	CT		7922	32256	1737	1	Residential Townhome
148521 0852	Yes - Res:TH	Los Lagos	MICHAEL J HOWELL RESTATED REVOCABLE LIVING TRUST	7923	LOS ROBLES	CT		7923	32256	1313	1	Residential Townhome
148521 0854	Yes - Res:TH	Los Lagos	AL RUBAEE FAZ	7924	LOS ROBLES	CT		7924	32256	1743	1	Residential Townhome
148521 0856	Yes - Res:TH	Los Lagos	GRANT FELITA R	7925	LOS ROBLES	CT		7925	32256	1313	1	Residential Townhome
148521 0858	Yes - Res:TH	Los Lagos	SEKTON THOMAS W SR	7926	LOS ROBLES	CT		7926	32256	2198	1	Residential Townhome
148521 0860	Yes - Res:TH	Los Lagos	VIOLLET HELEN B	7927	LOS ROBLES	CT		7927	32256	1737	1	Residential Townhome
148521 0862	Yes - Res:TH	Los Lagos	MEURER RICHARD C	7928	LOS ROBLES	CT		7928	32256	2198	1	Residential Townhome
148521 0864	Yes - Res:TH	Los Lagos	JAMES PATRICK	7929	LOS ROBLES	CT		7929	32256	1737	1	Residential Townhome
148521 0866	Yes - Res:TH	Los Lagos	MAGGIO JO ANN	7930	LOS ROBLES	CT		7930	32256	1743	1	Residential Townhome
148521 0868	Yes - Res:TH	Los Lagos	MEERS DARLA ANN	7931	LOS ROBLES	CT		7931	32256	1737	1	Residential Townhome
148521 0870	Yes - Res:TH	Los Lagos	MILLER WILLIAM	7932	LOS ROBLES	CT		7932	32256	1743	1	Residential Townhome
148521 0872	Yes - Res:TH	Los Lagos	RAWLS FRANCES I	7933	LOS ROBLES	CT		7933	32256	1737	1	Residential Townhome
148521 0874	Yes - Res:TH	Los Lagos	TURK EMAMIT S	7934	LOS ROBLES	CT		7934	32256	2198	1	Residential Townhome
148521 0876	Yes - Res:TH	Los Lagos	KAMPS KONSTANTINA	7935	LOS ROBLES	CT		7935	32256	1501	1	Residential Townhome
148521 0878	Yes - Res:TH	Los Lagos	DIBIAS BRIAN VINCENT	7936	LOS ROBLES	CT		7936	32256	2198	1	Residential Townhome
148521 0880	Yes - Res:TH	Los Lagos	KOWALEWSKI VALENTINE ANTHONY	7937	LOS ROBLES	CT		7937	32256	1501	1	Residential Townhome
148521 0882	Yes - Res:TH	Los Lagos	FRANK JOHN LLC	7938	LOS ROBLES	CT		7938	32256	1743	1	Residential Townhome
148521 0884	Yes - Res:TH	Los Lagos	MICHALUK MARY LINDA	7939	LOS ROBLES	CT		7939	32256	1501	1	Residential Townhome
148521 0886	Yes - Res:TH	Los Lagos	KMP&SGM TRUST	7940	LOS ROBLES	CT		7940	32256	1743	1	Residential Townhome
148521 0888	Yes - Res:TH	Los Lagos	REESE SUSAN K	7941	LOS ROBLES	CT		7941	32256	1313	1	Residential Townhome
148521 0890	Yes - Res:TH	Los Lagos	ARCHER IRIS TURST	7942	LOS ROBLES	CT		7942	32256	1737	1	Residential Townhome
148521 0892	Yes - Res:TH	Los Lagos	THOMAS RAGINE O ESTATE ET AL	7943	LOS ROBLES	CT		7943	32256	1313	1	Residential Townhome
148521 0894	Yes - Res:TH	Los Lagos	TIER 1 REAL ESTATE LLC	7944	LOS ROBLES	CT		7944	32256	1737	1	Residential Townhome
148521 0896	Yes - Res:TH	Los Lagos	KUCHTA JACQUELINE M	7945	LOS ROBLES	CT		7945	32256	1313	1	Residential Townhome
148521 0898	Yes - Res:TH	Los Lagos	JACOBS DAVID C	7946	LOS ROBLES	CT		7946	32256	2198	1	Residential Townhome
148521 0900	Yes - Res:TH	Los Lagos	DOTTERY KORRYN	7947	LOS ROBLES	CT		7947	32256	1313	1	Residential Townhome
148521 0902	Yes - Res:TH	Los Lagos	MURRELL TAYLOR MORGAN	7948	LOS ROBLES	CT		7948	32256	2198	1	Residential Townhome
148521 0904	Yes - Res:TH	Los Lagos	GARDNER JOHN OSCAR	7949	LOS ROBLES	CT		7949	32256	1534	1	Residential Townhome
148521 0907	Yes - Res:TH	Los Lagos	JA JA REALTY LLC	7950	LOS ROBLES	CT		7950	32256	2198	1	Residential Townhome
148521 0909	Yes - Res:TH	Los Lagos	LSFJ MASTER PARTICIPATION TRUST	7951	LOS ROBLES	CT		7951	32256	1534	1	Residential Townhome
148521 0910	Yes - Res:TH	Los Lagos	JA JA REALTY LLC	7952	LOS ROBLES	CT		7952	32256	2198	1	Residential Townhome
148521 0912	Yes - Res:TH	Los Lagos	CARRIER JANICE E	7953	LOS ROBLES	CT		7953	32256	1534	1	Residential Townhome
148521 0914	Yes - Res:TH	Los Lagos	CEVALLOS FRANCISCO IVAN	7954	LOS ROBLES	CT		7954	32256	1534	1	Residential Townhome
148521 0916	Yes - Res:TH	Los Lagos	COPOCK GERI H	7955	LOS ROBLES	CT		7955	32256	1534	1	Residential Townhome
148521 0918	Yes - Res:TH	Los Lagos	WILSON AMANDA N	7956	LOS ROBLES	CT		7956	32256	1743	1	Residential Townhome
148521 0920	Yes - Res:TH	Los Lagos	TAYLOR HENRY	7958	LOS ROBLES	CT		7958	32256	2198	1	Residential Townhome
148521 0922	Yes - Res:TH	Los Lagos	YOUNG TINA	7960	LOS ROBLES	CT		7960	32256	2198	1	Residential Townhome
148521 0924	Yes - Res:TH	Los Lagos	JA JA REALTY LLC T/C	7962	LOS ROBLES	CT		7962	32256	1743	1	Residential Townhome
148521 0926	Yes - Res:TH	Los Lagos	SIMPSON MARSHA	7964	LOS ROBLES	CT		7964	32256	1743	1	Residential Townhome
148521 0928	Yes - Res:TH	Los Lagos	ARNOLD JANA L	7966	LOS ROBLES	CT		7966	32256	1743	1	Residential Townhome
148521 0930	Yes - Res:TH	Los Lagos	TAYLOR CHRISTINE L	7968	LOS ROBLES	CT		7968	32256	2198	1	Residential Townhome
148521 0932	Yes - Res:TH	Los Lagos	JOHNSON MARY CHRISTINE GODWIN	7970	LOS ROBLES	CT		7970	32256	2198	1	Residential Townhome
148521 0934	Yes - Res:TH	Los Lagos	ARNEEL ROBERT J ET AL	7972	LOS ROBLES	CT		7972	32256	1979	1	Residential Townhome
155489 1022	Yes - Res:Sgl	Linkside	CHENG YI HSUAN	7805	BAYMEADOWS	CIR	W		32256	1962	1	Residential Single
155489 1024	Yes - Res:Sgl	Linkside	BRELAND SAMUEL G	7809	BAYMEADOWS	CIR	W		32256	1664	1	Residential Single
155489 1056	Yes - Res:Sgl	Linkside	CECILES MAURICIO ET AL	7812	LINKSIDE	DR			32256	1962	1	Residential Single
155489 1026	Yes - Res:Sgl	Linkside	CHENG U HSIANG	7813	BAYMEADOWS	CIR	W		32256	1756	1	Residential Single

RE	Yes/No	Associations		OWNER NAME	SITE STREET#			SITE STREET NAME	SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		RE	AS		SITE STREET#	SITE STREET NAME	SITE TYPE								
155489 1012	Yes - Res-Sgl			BRYANT MICHAEL A	7814	CYPRESS POINT	CT				32256	1296	1	Residential Single	
155489 1020	Yes - Res-Sgl			KERN HEATHER	7815	CYPRESS POINT	CT				32256	1499	1	Residential Single	
155489 1042	Yes - Res-Sgl			MCCONNELL ELISSA	7816	BAYMEADOWS	CIR	W			32256	1756	1	Residential Single	
155489 1058	Yes - Res-Sgl			BARNY LYNDIA	7816	LINKSIDE	DR				32256	1962	1	Residential Single	
155489 1028	Yes - Res-Sgl			MARSHALL RICHARD W	7817	BAYMEADOWS	CIR	W			32256	1755	1	Residential Single	
155489 1014	Yes - Res-Sgl			HOCKMAN JACOB M	7818	CYPRESS POINT	CT				32256	1319	1	Residential Single	
155489 1040	Yes - Res-Sgl			PROSSER JAMES	7820	BAYMEADOWS	CIR	W			32256	1566	1	Residential Single	
155489 1030	Yes - Res-Sgl			REED JOHN B ET AL	7821	BAYMEADOWS	CIR	W			32256	1714	1	Residential Single	
155489 1060	Yes - Res-Sgl			MILONAS DEMETRIOS	7822	LINKSIDE	DR				32256	1756	1	Residential Single	
155489 1018	Yes - Res-Sgl			BAILEY SUSAN O SHEA	7823	CYPRESS POINT	CT				32256	1962	1	Residential Single	
155489 1062	Yes - Res-Sgl			LEEN CATHERINE R	7826	LINKSIDE	DR				32256	1499	1	Residential Single	
155489 1016	Yes - Res-Sgl			KAMMER MARK ALLEN	7827	CYPRESS POINT	CT				32256	1756	1	Residential Single	
155489 1074	Yes - Res-Sgl			HARBISON BILLIE T LIFE ESTATE	7829	BAYMEADOWS	CIR	W			32256	1619	1	Residential Single	
155489 1052	Yes - Res-Sgl			FOLTZ CAREY S	7829	LINKSIDE	DR				32256	1319	1	Residential Single	
155489 1064	Yes - Res-Sgl			DAWOOD PETER F	7830	LINKSIDE	DR				32256	2183	1	Residential Single	
155489 1076	Yes - Res-Sgl			CLANTON MARK L	7833	BAYMEADOWS	CIR	W			32256	1436	1	Residential Single	
155489 1066	Yes - Res-Sgl			CHARLES ISAAC PARLIMENT III LIVING TRUST	7834	LINKSIDE	DR				32256	1499	1	Residential Single	
155489 1054	Yes - Res-Sgl			BUTLER RICHARD E	7835	LINKSIDE	DR				32256	1962	1	Residential Single	
155489 1078	Yes - Res-Sgl			DROUGHT PEGGY R LIFE ESTATE	7837	BAYMEADOWS	CIR	W			32256	1436	1	Residential Single	
155489 1038	Yes - Res-Sgl			CALDWELL PATRICIA O LIFE ESTATE	7838	BAYMEADOWS	CIR	W			32256	1962	1	Residential Single	
155489 1068	Yes - Res-Sgl			NGUYEN DUNG KIM ET AL	7838	LINKSIDE	DR				32256	1499	1	Residential Single	
155489 1081	Yes - Res-Sgl			LASEMAN LAURA	7841	BAYMEADOWS	CIR	W			32256	1743	1	Residential Single	
155489 1070	Yes - Res-Sgl			SPINGOLA SALVATORE	7842	LINKSIDE	DR				32256	1463	1	Residential Single	
155489 1104	Yes - Res-Sgl			YOUNG LISA	7847	BAYMEADOWS	CIR	W			32256	1743	1	Residential Single	
155489 1072	Yes - Res-Sgl			BURLING NANCY G	7848	LINKSIDE	DR				32256	1296	1	Residential Single	
155489 1106	Yes - Res-Sgl			HACKLER RAYMOND P	7851	BAYMEADOWS	CIR	W			32256	1450	1	Residential Single	
155489 1108	Yes - Res-Sgl			MILLSAPS PATRICK	7903	BAYMEADOWS	CIR	W			32256	1426	1	Residential Single	
155489 1136	Yes - Res-Sgl			HAYDEN HUNTER	7906	LINKSIDE	DR				32256	1319	1	Residential Single	
155489 1110	Yes - Res-Sgl			WITT DEREK S	7907	BAYMEADOWS	CIR	W			32256	1641	1	Residential Single	
155489 1138	Yes - Res-Sgl			MALINOVIC MILAN	7910	LINKSIDE	DR				32256	1499	1	Residential Single	
155489 1112	Yes - Res-Sgl			MASSEY MICHAEL JOSEPH	7911	BAYMEADOWS	CIR	W			32256	1426	1	Residential Single	
155489 1114	Yes - Res-Sgl			WATSON KAREN J LIVING TRUST	7915	BAYMEADOWS	CIR	W			32256	1603	1	Residential Single	
155489 1140	Yes - Res-Sgl			THOMPSON ROSALYN	7916	LINKSIDE	DR				32256	1544	1	Residential Single	
155489 1134	Yes - Res-Sgl			OPENDOOR PROPERTY C LLC	7917	LINKSIDE	DR				32256	1756	1	Residential Single	
155489 1116	Yes - Res-Sgl			MEHTA AMULYA	7921	BAYMEADOWS	CIR	W			32256	1426	1	Residential Single	
155489 1156	Yes - Res-Sgl			FOREMAN DAVID J	7922	LINKSIDE	DR				32256	1499	1	Residential Single	
155489 1118	Yes - Res-Sgl			KOSLOWSKI NICHOLAS	7927	BAYMEADOWS	CIR	W			32256	1296	1	Residential Single	
155489 1158	Yes - Res-Sgl			PEREZ CHRISTIAN I	7928	LINKSIDE	DR				32256	1266	1	Residential Single	
155489 1160	Yes - Res-Sgl			ANDERSON SCOTT	7936	LINKSIDE	DR				32256	1464	1	Residential Single	
155489 1162	Yes - Res-Sgl			KANE JAMES M	7942	LINKSIDE	DR				32256	1319	1	Residential Single	
155489 1164	Yes - Res-Sgl			CONNOLLY LERLENE S TR	7946	LINKSIDE	DR				32256	1412	1	Residential Single	
155489 1166	Yes - Res-Sgl			HASTINGS TRAVIS J	7950	LINKSIDE	DR				32256	1478	1	Residential Single	
155489 1154	Yes - Res-Sgl			LIS CAMILLE E	7951	LINKSIDE	DR				32256	1319	1	Residential Single	
155489 1168	Yes - Res-Sgl			DAWSON ANN M	7954	LINKSIDE	DR				32256	1619	1	Residential Single	
155489 1170	Yes - Res-Sgl			FLORENDO IRENE ARMAS	7958	LINKSIDE	DR				32256	1464	1	Residential Single	
155489 1172	Yes - Res-Sgl			CONRAD JUDITH M	7962	LINKSIDE	DR				32256	1666	1	Residential Single	
155489 1152	Yes - Res-Sgl			KOSLOWSKI NATHAN	7965	LINKSIDE	DR				32256	1510	1	Residential Single	
155489 1174	Yes - Res-Sgl			EXCELM PROPERTIES LLC	7966	LINKSIDE	DR				32256	1412	1	Residential Single	
155489 1176	Yes - Res-Sgl			HOWELL DANIEL B	7970	LINKSIDE	DR				32256	1260	1	Residential Single	
155489 1092	Yes - Res-Sgl			WEAVER JONATHAN D	9208	INVERRARY	CT				32256	1296	1	Residential Single	
155489 1142	Yes - Res-Sgl			SALCEDO LUIS ARMANDO	9209	AUGUSTA	CT				32256	1396	1	Residential Single	
155489 1132	Yes - Res-Sgl			MULLINS TETANYA P	9210	SPYGLASS	CT				32256	1296	1	Residential Single	
155489 1095	Yes - Res-Sgl			GREEN PENNY JO MALONE ET AL	9211	SPYGLASS	CT				32256	1543	1	Residential Single	
155489 1090	Yes - Res-Sgl			HATCHER DONALD R	9212	INVERRARY	CT				32256	1643	1	Residential Single	
155489 1050	Yes - Res-Sgl			HALTER DAWN M	9213	INVERRARY	CT				32256	1631	1	Residential Single	
155489 1144	Yes - Res-Sgl			EFF ELIZABETH H	9217	AUGUSTA	CT				32256	1296	1	Residential Single	
155489 1048	Yes - Res-Sgl			BOND KATHERINE M	9217	INVERRARY	CT				32256	1026	1	Residential Single	
155489 1130	Yes - Res-Sgl			TRUMAN 2013 SC3 TITLE TRUST	9218	SPYGLASS	CT				32256	1499	1	Residential Single	
155489 1096	Yes - Res-Sgl			LONG JENNI	9219	SPYGLASS	CT				32256	2568	1	Residential Single	
155489 1088	Yes - Res-Sgl			DORADO LEONARDO	9220	INVERRARY	CT				32256	1547	1	Residential Single	
155489 1046	Yes - Res-Sgl			EHLERT CASEY	9221	INVERRARY	CT				32256	1499	1	Residential Single	
155489 1128	Yes - Res-Sgl			NASON AMPARO V	9222	SPYGLASS	CT				32256	1379	1	Residential Single	
155489 1146	Yes - Res-Sgl			WINN CAMILLE	9223	AUGUSTA	CT				32256	1496	1	Residential Single	

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME			SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		LINKS	RES-SGL		SITE STREET#	SITE STREET NAME	SITE DIRECTION						
155489 1086	Yes - Res-Sgl	Linkside		CAREY STEVEN R	9224	INVERRARY	LN		32256	1296	1	Residential Single	
155489 1126	Yes - Res-Sgl	Linkside		GEFFELLERS DEVIN M	9229	CARNOUSTIE	LN		32256	1962	1	Residential Single	
155489 1148	Yes - Res-Sgl	Linkside		MEAD CHRISTOPHER	9230	CARNOUSTIE	LN		32256	2142	1	Residential Single	
155489 1120	Yes - Res-Sgl	Linkside		MCGINNIS CONNIE J	9232	INTERLAACHEN	LN		32256	1450	1	Residential Single	
155489 1100	Yes - Res-Sgl	Linkside		MUELLER DARBY CRAIG	9233	INTERLAACHEN	LN		32256	1973	1	Residential Single	
155489 1122	Yes - Res-Sgl	Linkside		THOMAS MICHAEL W	9236	INTERLAACHEN	LN		32256	1499	1	Residential Single	
155489 1084	Yes - Res-Sgl	Linkside		PINTOL RASIM	9236	INVERRARY	CT		32256	1962	1	Residential Single	
155489 1102	Yes - Res-Sgl	Linkside		GRIFFIN ROBERT MICHAEL BENJAMIN	9237	INTERLAACHEN	LN		32256	1319	1	Residential Single	
155489 1150	Yes - Res-Sgl	Linkside		KANE JAMES M	9238	CARNOUSTIE	LN		32256	1756	1	Residential Single	
155489 1124	Yes - Res-Sgl	Linkside		HALE TRUST	9239	CARNOUSTIE	LN		32256	1426	1	Residential Single	
155489 1032	Yes - Res-Sgl	Linkside		MIKELL RICHARD DAVID	9241	WINGED FOOT	LN		32256	2376	1	Residential Single	
155489 1082	Yes - Res-Sgl	Linkside		OPIE FITZHUGH L	9243	INVERRARY	CT		32256	1587	1	Residential Single	
155489 1034	Yes - Res-Sgl	Linkside		GLINSKI MICHAEL D	9245	WINGED FOOT	LN		32256	1486	1	Residential Single	
155489 1036	Yes - Res-Sgl	Linkside		ABLAN RODERICK CRUZ	9249	WINGED FOOT	LN		32256	1756	1	Residential Single	
148520 1080	Yes - Res-Sgl	Meadow Walk		RAJPUT ABHJEET	8084	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1085	Yes - Res-Sgl	Meadow Walk		NEWMAN TONYA C	8078	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1090	Yes - Res-Sgl	Meadow Walk		MORENO ESTEBAN	8072	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1095	Yes - Res-Sgl	Meadow Walk		ZAWAITES JEFFREY THOMAS	8066	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1100	Yes - Res-Sgl	Meadow Walk		MOSHER GREGORY ALAN	8060	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1105	Yes - Res-Sgl	Meadow Walk		RUTLEDGE RANDALL	8054	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1110	Yes - Res-Sgl	Meadow Walk		SFR JV1 PROPERTY LLC	8048	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1115	Yes - Res-Sgl	Meadow Walk		SHELTON CYNTHIA RILEY LIVING TRUST	8042	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1120	Yes - Res-Sgl	Meadow Walk		CULVER KIMBERLY	8036	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1125	Yes - Res-Sgl	Meadow Walk		AKLEA LLC	8030	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1130	Yes - Res-Sgl	Meadow Walk		LEWIS JAMES D	8024	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1135	Yes - Res-Sgl	Meadow Walk		SESSION WILLIE L	8018	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1140	Yes - Res-Sgl	Meadow Walk		CASTILLO WILSON	8012	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1145	Yes - Res-Sgl	Meadow Walk		VAILLANCOURT JAMES	8006	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1150	Yes - Res-Sgl	Meadow Walk		BOLDING YAHIRA	8000	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1155	Yes - Res-Sgl	Meadow Walk		ZEMANEK COLLEEN	7994	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1160	Yes - Res-Sgl	Meadow Walk		CHAPMAN JOSEFIN SISON	7988	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1165	Yes - Res-Sgl	Meadow Walk		NAVULE AMBICA P	7982	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1170	Yes - Res-Sgl	Meadow Walk		VANGIPURU VENKATA SAI YASHWANTH	7976	MEADOW WALK	LN		32256	2165	1	Residential Single	
148520 1175	Yes - Res-Sgl	Meadow Walk		TRIPURAMALLU NARAYANA ADITYA	7946	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1180	Yes - Res-Sgl	Meadow Walk		POWELL JAMAAL	7940	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1185	Yes - Res-Sgl	Meadow Walk		FLORES JOVELYN	7934	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1190	Yes - Res-Sgl	Meadow Walk		LEATHERS SHAYLA	7898	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1195	Yes - Res-Sgl	Meadow Walk		WHISMAN NICHOLAS	7892	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1200	Yes - Res-Sgl	Meadow Walk		KOSLA BRIAN ANTHONY	7886	MEADOW WALK	LN		32256	1219	1	Residential Single	
148520 1205	Yes - Res-Sgl	Meadow Walk		BLACK SIMONE	7880	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1210	Yes - Res-Sgl	Meadow Walk		TREE JAMES	7874	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1215	Yes - Res-Sgl	Meadow Walk		WILSON DEMIEKA WANETTE	7868	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1220	Yes - Res-Sgl	Meadow Walk		KAJI PROPERTIES LLC	7862	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1225	Yes - Res-Sgl	Meadow Walk		ACOSTA TIFANY	7856	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1230	Yes - Res-Sgl	Meadow Walk		HUANG LU WEI	7850	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1235	Yes - Res-Sgl	Meadow Walk		MOLINA JOSE RAMON ROSARIO	7844	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1240	Yes - Res-Sgl	Meadow Walk		REID CLIVE A	7838	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1245	Yes - Res-Sgl	Meadow Walk		RODRIGUEZ JOSELYN ET AL	7832	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1250	Yes - Res-Sgl	Meadow Walk		CEDENO MARCOS ASDRUBAL	7826	MEADOW WALK	LN		32256	1219	1	Residential Single	
148520 1255	Yes - Res-Sgl	Meadow Walk		GADYARAM BHARGAVA LAXMI	7820	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1260	Yes - Res-Sgl	Meadow Walk		MARIANO RYAN	7814	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1265	Yes - Res-Sgl	Meadow Walk		TRASK RACHEL ANN	7808	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1270	Yes - Res-Sgl	Meadow Walk		BEVAN DOUGLAS RICHMAN	7802	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1275	Yes - Res-Sgl	Meadow Walk		MORRIS SCOTT CHRISTOPHER ET AL	7796	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1280	Yes - Res-Sgl	Meadow Walk		PATRICK M MCMILLAN REVOCABLE LIVING TRUST ET AL	7790	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1285	Yes - Res-Sgl	Meadow Walk		CASTRO WESLEY ET AL	7784	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1290	Yes - Res-Sgl	Meadow Walk		CHEN HETUAN	7778	MEADOW WALK	LN		32256	2165	1	Residential Single	
148520 1295	Yes - Res-Sgl	Meadow Walk		SANCHEZ DUNIEL VELAZQUEZ	7772	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1300	Yes - Res-Sgl	Meadow Walk		SHANNON CODY JAVAI	7766	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1305	Yes - Res-Sgl	Meadow Walk		KAJI PROPERTIES LLC	7760	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1310	Yes - Res-Sgl	Meadow Walk		VAZQUEZ NEFTALI	7754	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1315	Yes - Res-Sgl	Meadow Walk		KADAVERU ROHITH	7748	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1320	Yes - Res-Sgl	Meadow Walk		RENDON MARIA FERNANDA VASQUEZ	7742	MEADOW WALK	LN		32256	1618	1	Residential Single	

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME			SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		Meadow Walk	Meadow Walk		SITE STREET#	SITE STREET NAME	SITE DIRECTION						
148520 1325	Yes - Res-Sgl	Meadow Walk		COOKE WARREN MYERS ET AL	7736	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1330	Yes - Res-Sgl	Meadow Walk		MOGARALA HARSHA	7730	MEADOW WALK	LN		32256	2165	1	Residential Single	
148520 1335	Yes - Res-Sgl	Meadow Walk		HOAG FERNETTE	7724	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1340	Yes - Res-Sgl	Meadow Walk		KINCAID QUINCEY	7718	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1345	Yes - Res-Sgl	Meadow Walk		MENDEZ EILEEN MARIE	7712	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1350	Yes - Res-Sgl	Meadow Walk		RICHARDSON DONALD DWIGHT	7706	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1580	Yes - Res-Sgl	Meadow Walk		DETMER AWANDA MARIA	8106	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1585	Yes - Res-Sgl	Meadow Walk		WELLS CAROL ANN	8112	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1590	Yes - Res-Sgl	Meadow Walk		GUNUKULA FAMILY REVOCABLE TRUST	8118	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1595	Yes - Res-Sgl	Meadow Walk		RIJAL SAURAV	8124	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1600	Yes - Res-Sgl	Meadow Walk		DEVS ENTERPRISES 2 LLC	8130	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1605	Yes - Res-Sgl	Meadow Walk		TULIP PRO LLC	8136	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1610	Yes - Res-Sgl	Meadow Walk		PAIGE MYRONE	8142	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1615	Yes - Res-Sgl	Meadow Walk		SHELLBARGER CALEB ET AL	8148	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1620	Yes - Res-Sgl	Meadow Walk		BRANNOCK MARSHALL	8154	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1625	Yes - Res-Sgl	Meadow Walk		MOUTON DAMON A	8160	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1630	Yes - Res-Sgl	Meadow Walk		VEREGUE ALEXANDRE	8166	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1635	Yes - Res-Sgl	Meadow Walk		REDDY MALATHI	8172	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1640	Yes - Res-Sgl	Meadow Walk		INFANTE SALVATORE VINCENT	8178	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1645	Yes - Res-Sgl	Meadow Walk		HOGAN CONOR	8184	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1650	Yes - Res-Sgl	Meadow Walk		OTT ARLENE	8190	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1655	Yes - Res-Sgl	Meadow Walk		BANDI KIRANKUMAR VENKATA	8196	MEADOW WALK	LN		32256	2165	1	Residential Single	
148520 1660	Yes - Res-Sgl	Meadow Walk		BADUGU VENKATESHAM	8202	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1665	Yes - Res-Sgl	Meadow Walk		NGUYEN QUAN	8208	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1670	Yes - Res-Sgl	Meadow Walk		PRASAD SANDEEP	8214	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1675	Yes - Res-Sgl	Meadow Walk		INKERE USENIDE	8220	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1680	Yes - Res-Sgl	Meadow Walk		REYES CARL ALLEN JAY LACSON	8226	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1685	Yes - Res-Sgl	Meadow Walk		FARD SAM	8232	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1690	Yes - Res-Sgl	Meadow Walk		YELLE MONICA	8238	MEADOW WALK	LN		32256	1420	1	Residential Single	
148520 1695	Yes - Res-Sgl	Meadow Walk		MASONGALE FARRYN	8244	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1700	Yes - Res-Sgl	Meadow Walk		LEWIS STEVEN ANTHONY II	8250	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1705	Yes - Res-Sgl	Meadow Walk		KONDEPUDI SATYA PHANI PRASAD	8256	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1710	Yes - Res-Sgl	Meadow Walk		RAVINUTALA SANTHOSH KUMAR	8262	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1715	Yes - Res-Sgl	Meadow Walk		DAVIS ERIC SCOTT	8268	MEADOW WALK	LN		32256	2165	1	Residential Single	
148520 1720	Yes - Res-Sgl	Meadow Walk		PARLADE ANDREI	8274	MEADOW WALK	LN		32256	1733	1	Residential Single	
148520 1725	Yes - Res-Sgl	Meadow Walk		VELUPALLI SUBHASHINI	8280	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1730	Yes - Res-Sgl	Meadow Walk		GUZMAN ANGEL ENRIQUE	8286	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1735	Yes - Res-Sgl	Meadow Walk		CURRENT TIMOTHY JAMES	8292	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1740	Yes - Res-Sgl	Meadow Walk		FRIDKIS RANDY LIFE ESTATE	8298	MEADOW WALK	LN		32256	1733	1	Residential Single	
148520 1745	Yes - Res-Sgl	Meadow Walk		AMBROSE CHERYL ANN ET AL	8304	MEADOW WALK	LN		32256	2165	1	Residential Single	
148520 1750	Yes - Res-Sgl	Meadow Walk		CAMPBELL KENRICK D	8312	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1755	Yes - Res-Sgl	Meadow Walk		MALUYA DINESH KAMTA PRASAD	8324	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1760	Yes - Res-Sgl	Meadow Walk		BRONSTEIN JESSICA RUTH ET AL	8330	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1765	Yes - Res-Sgl	Meadow Walk		LIN MINGYUE	8336	MEADOW WALK	LN		32256	1219	1	Residential Single	
148520 1770	Yes - Res-Sgl	Meadow Walk		GOOLSBY JEREMY DAVID	8342	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1775	Yes - Res-Sgl	Meadow Walk		BELTON CORAL JORDAN	8348	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1780	Yes - Res-Sgl	Meadow Walk		ROBBINS COLBY	8354	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1785	Yes - Res-Sgl	Meadow Walk		KONDEPUDI SATYA PHANI PRASAD	8360	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1790	Yes - Res-Sgl	Meadow Walk		DASH MADHU CHHANDA	8366	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1795	Yes - Res-Sgl	Meadow Walk		TOARD ANTONIO MARCOS	8372	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1800	Yes - Res-Sgl	Meadow Walk		NAIR AKHIL SAHDEVAN	8378	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1805	Yes - Res-Sgl	Meadow Walk		MCKENNON VINCENT E II	8384	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1810	Yes - Res-Sgl	Meadow Walk		HERNANDEZ SOFIA	8390	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1815	Yes - Res-Sgl	Meadow Walk		LIN WEI	8396	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1820	Yes - Res-Sgl	Meadow Walk		PALACIO WILSON BEDOYA ET AL	8402	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1825	Yes - Res-Sgl	Meadow Walk		SHATLEY NATALIE M	8408	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1830	Yes - Res-Sgl	Meadow Walk		NEGRETTY JOSMARY G BELMONTE	8414	MEADOW WALK	LN		32256	2061	1	Residential Single	
148520 1835	Yes - Res-Sgl	Meadow Walk		MEDINA RONALD RODRIGUEZ ET AL	8420	MEADOW WALK	LN		32256	1395	1	Residential Single	
148520 1840	Yes - Res-Sgl	Meadow Walk		SANTOS RYAN MATTHEW	8426	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1845	Yes - Res-Sgl	Meadow Walk		PENN JOHN	8432	MEADOW WALK	LN		32256	2532	1	Residential Single	
148520 1850	Yes - Res-Sgl	Meadow Walk		ESTER PATRICIA ANN ET AL	8438	MEADOW WALK	LN		32256	1618	1	Residential Single	
148520 1855	Yes - Res-Sgl	Meadow Walk		TUGGLE JOSHUA AMILCAR	8351	MEADOW WALK	LN		32256	2165	1	Residential Single	
148520 1860	Yes - Res-Sgl	Meadow Walk		ANDERSON DEBORA SUE	8345	MEADOW WALK	LN		32256	1618	1	Residential Single	

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME		SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		Meadow Walk	Lakeside		SITE STREET#	SITE STREET NAME							
148520 1865	Yes - Res-Sgl	Meadow Walk		BRAXTON JAMES	8339	MEADOW WALK	LN			32256	2532	1	Residential Single
148520 1870	Yes - Res-Sgl	Meadow Walk		MOURE ROBERT ET AL	8333	MEADOW WALK	LN			32256	1733	1	Residential Single
148520 1875	Yes - Res-Sgl	Meadow Walk		SPIEGEL MATTHEW RYAN	8327	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1880	Yes - Res-Sgl	Meadow Walk		PAREKH PRIYAJEET	8321	MEADOW WALK	LN			32256	2061	1	Residential Single
148520 1885	Yes - Res-Sgl	Meadow Walk		SUAREZ ALEJANDRO JR	8315	MEADOW WALK	LN			32256	1733	1	Residential Single
148520 1890	Yes - Res-Sgl	Meadow Walk		BANALA DIVYA	8309	MEADOW WALK	LN			32256	2165	1	Residential Single
148520 1895	Yes - Res-Sgl	Meadow Walk		PALMER ADRIA M	8303	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1900	Yes - Res-Sgl	Meadow Walk		BURNS ZACHARY COLIN	8297	MEADOW WALK	LN			32256	1395	1	Residential Single
148520 1905	Yes - Res-Sgl	Meadow Walk		CAO BINH	8291	MEADOW WALK	LN			32256	2532	1	Residential Single
148520 1910	Yes - Res-Sgl	Meadow Walk		DIEMANN SARAH C	8285	MEADOW WALK	LN			32256	1733	1	Residential Single
148520 1915	Yes - Res-Sgl	Meadow Walk		SURAPUR RAVI KUNWAR	8279	MEADOW WALK	LN			32256	2061	1	Residential Single
148520 1920	Yes - Res-Sgl	Meadow Walk		TAVERAS MICHELLE	8267	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1925	Yes - Res-Sgl	Meadow Walk		KOLINSKY MICHAEL EUGENE	8255	MEADOW WALK	LN			32256	1219	1	Residential Single
148520 1930	Yes - Res-Sgl	Meadow Walk		BOCI ENDRI	8243	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1935	Yes - Res-Sgl	Meadow Walk		COLE CARAH	8231	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1940	Yes - Res-Sgl	Meadow Walk		YU MARIA MARGARITA DE JESUS ET AL	8219	MEADOW WALK	LN			32256	2165	1	Residential Single
148520 1945	Yes - Res-Sgl	Meadow Walk		MATHIS TREVOR	8207	MEADOW WALK	LN			32256	2061	1	Residential Single
148520 1950	Yes - Res-Sgl	Meadow Walk		DIVINE CHOICE 1 LLC	8195	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1955	Yes - Res-Sgl	Meadow Walk		JAX IN ONE LLC	8189	MEADOW WALK	LN			32256	1420	1	Residential Single
148520 1960	Yes - Res-Sgl	Meadow Walk		BELL NICHOLA	8183	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1965	Yes - Res-Sgl	Meadow Walk		WILLIAMS KENNETH JR	8177	MEADOW WALK	LN			32256	2532	1	Residential Single
148520 1970	Yes - Res-Sgl	Meadow Walk		YUKSEL SENA ET AL	8171	MEADOW WALK	LN			32256	1420	1	Residential Single
148520 1975	Yes - Res-Sgl	Meadow Walk		GALLINA RONALD D	8165	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1980	Yes - Res-Sgl	Meadow Walk		RUHL BRIAN	8159	MEADOW WALK	LN			32256	1420	1	Residential Single
148520 1985	Yes - Res-Sgl	Meadow Walk		CHAN RAYMOND YING	8153	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1990	Yes - Res-Sgl	Meadow Walk		RANGOSCH ALINA	8147	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 1995	Yes - Res-Sgl	Meadow Walk		YANG MING HUI	8141	MEADOW WALK	LN			32256	2061	1	Residential Single
148520 2000	Yes - Res-Sgl	Meadow Walk		BELVAN ANGELA C	8135	MEADOW WALK	LN			32256	1420	1	Residential Single
148520 2005	Yes - Res-Sgl	Meadow Walk		FORSYTH JAMES DOUGLAS	8129	MEADOW WALK	LN			32256	1618	1	Residential Single
148520 2010	Yes - Res-Sgl	Meadow Walk		SEXTON JENNIFER J	8123	MEADOW WALK	LN			32256	2061	1	Residential Single
148520 2015	Yes - Res-Sgl	Meadow Walk		EASTER STEVEN D	8117	MEADOW WALK	LN			32256	1618	1	Residential Single
148521 4015	Yes - Res-TH	DR Horton Parcel Hole #09		DR HORTON INC (Terrace Pines)	7981	BAYMEADOWS	CIR	W		32256	1	1	Residential Townhome
148521 4015	Yes - Res-TH	DR Horton Parcel Hole #09		DR HORTON INC (Mallard Creek)	7981	BAYMEADOWS	CIR	W		32256	1	1	Residential Townhome
148521 2002	Yes - Res-Sgl	Lakeside		MEHEIL LINDA ILENE	8118	BAYMEADOWS	CIR	E	1	32256	1250	1	Residential Single
148521 2020	Yes - Res-Sgl	Lakeside		GARDNER TERRY LEE	8118	BAYMEADOWS	CIR	E	10	32256	1488	1	Residential Single
148521 2022	Yes - Res-Sgl	Lakeside		GATTUSO JERRY	8118	BAYMEADOWS	CIR	E	11	32256	1488	1	Residential Single
148521 2024	Yes - Res-Sgl	Lakeside		RAM SUNANDA J	8118	BAYMEADOWS	CIR	E	12	32256	1250	1	Residential Single
148521 2026	Yes - Res-Sgl	Lakeside		STEEFY SUSAN E	8118	BAYMEADOWS	CIR	E	13	32256	1450	1	Residential Single
148521 2028	Yes - Res-Sgl	Lakeside		ADAMS MARK FREDERICK ET AL	8118	BAYMEADOWS	CIR	E	14	32256	1645	1	Residential Single
148521 2030	Yes - Res-Sgl	Lakeside		DAIN HELENA MIRTA LIFE ESTATE	8118	BAYMEADOWS	CIR	E	15	32256	1250	1	Residential Single
148521 2032	Yes - Res-Sgl	Lakeside		LAWRENCE RUFUS C	8118	BAYMEADOWS	CIR	E	16	32256	1488	1	Residential Single
148521 2034	Yes - Res-Sgl	Lakeside		APONAS DOROTHY E	8118	BAYMEADOWS	CIR	E	17	32256	1488	1	Residential Single
148521 2036	Yes - Res-Sgl	Lakeside		3990CD LLC	8118	BAYMEADOWS	CIR	E	18	32256	1650	1	Residential Single
148521 2038	Yes - Res-Sgl	Lakeside		EDWARDS SALLY L	8118	BAYMEADOWS	CIR	E	19	32256	1450	1	Residential Single
148521 2004	Yes - Res-Sgl	Lakeside		HUMPHREY BARBARA A	8118	BAYMEADOWS	CIR	E	2	32256	1650	1	Residential Single
148521 2040	Yes - Res-Sgl	Lakeside		STONER JESSICA ET AL	8118	BAYMEADOWS	CIR	E	20	32256	1250	1	Residential Single
148521 2042	Yes - Res-Sgl	Lakeside		PINKHAM PAUL R III	8118	BAYMEADOWS	CIR	E	21	32256	1488	1	Residential Single
148521 2044	Yes - Res-Sgl	Lakeside		FUTCH MICHAEL J	8118	BAYMEADOWS	CIR	E	22	32256	1250	1	Residential Single
148521 2046	Yes - Res-Sgl	Lakeside		ZILLS GREGORY A	8118	BAYMEADOWS	CIR	E	23	32256	1645	1	Residential Single
148521 2048	Yes - Res-Sgl	Lakeside		MARIA ANTHONY J	8118	BAYMEADOWS	CIR	E	24	32256	1450	1	Residential Single
148521 2050	Yes - Res-Sgl	Lakeside		ARNOLD DAWN MARIE	8118	BAYMEADOWS	CIR	E	25	32256	1250	1	Residential Single
148521 2052	Yes - Res-Sgl	Lakeside		FLOYD JOHN MICHAEL	8118	BAYMEADOWS	CIR	E	26	32256	1250	1	Residential Single
148521 2006	Yes - Res-Sgl	Lakeside		MIDDLEMAS DEBRA A	8118	BAYMEADOWS	CIR	E	3	32256	1450	1	Residential Single
148521 2008	Yes - Res-Sgl	Lakeside		BATIR ERDOGAN	8118	BAYMEADOWS	CIR	E	4	32256	1250	1	Residential Single
148521 2010	Yes - Res-Sgl	Lakeside		STANLEY LAUREN	8118	BAYMEADOWS	CIR	E	5	32256	1450	1	Residential Single
148521 2012	Yes - Res-Sgl	Lakeside		DIAB ZAH PIERRE BARAKAT	8118	BAYMEADOWS	CIR	E	6	32256	1450	1	Residential Single
148521 2014	Yes - Res-Sgl	Lakeside		HAMRICK CAROLYN B	8118	BAYMEADOWS	CIR	E	7	32256	1250	1	Residential Single
148521 2016	Yes - Res-Sgl	Lakeside		KISER KELLY	8118	BAYMEADOWS	CIR	E	8	32256	1650	1	Residential Single
148521 2018	Yes - Res-Sgl	Lakeside		ENG G KELY	8118	BAYMEADOWS	CIR	E	9	32256	1450	1	Residential Single
148521 3304	Yes - Res-Sgl	Las Casas		WILSON GWENDOLYN J	95E4	ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3306	Yes - Res-Sgl	Las Casas		BROGREN NYEL	95E4	ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3308	Yes - Res-Sgl	Las Casas		HARPER WILLIAM F	95E4	ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3310	Yes - Res-Sgl	Las Casas		LABOIS SUZANNE ET AL	95E4	ARBOLITA	WAY			32256	1281	1	Residential Single

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME		SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		Las Casas	Las Casas		SITE STREET#	SITE STREET NAME						
148521 3312	Yes - Res-Sgl	Las Casas		STORMES HELEN S ET AL	9942 ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3314	Yes - Res-Sgl	Las Casas		DEL TORO JANICE F	9340 ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3316	Yes - Res-Sgl	Las Casas		MOORE RONALD E ET AL	9336 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3318	Yes - Res-Sgl	Las Casas		MOORE RONALD E ET AL	9334 ARBOLITA	WAY			32256	1294	1	Residential Single
148521 3320	Yes - Res-Sgl	Las Casas		MOORE RONALD E ET AL	9330 ARBOLITA	WAY			32256	1294	1	Residential Single
148521 3322	Yes - Res-Sgl	Las Casas		MOORE RONALD E ET AL	9328 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3324	Yes - Res-Sgl	Las Casas		PRESS STANLEY	9254 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3326	Yes - Res-Sgl	Las Casas		MACCORRI PELLUMB	9250 ARBOLITA	WAY			32256	1294	1	Residential Single
148521 3328	Yes - Res-Sgl	Las Casas		DAVIS MARTHA B	9246 ARBOLITA	WAY			32256	1294	1	Residential Single
148521 3330	Yes - Res-Sgl	Las Casas		SPIRES JANICE L	9242 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3332	Yes - Res-Sgl	Las Casas		ROJAS JENS	9238 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3334	Yes - Res-Sgl	Las Casas		COTTINGHAM DOROTHY M	9236 ARBOLITA	WAY			32256	1294	1	Residential Single
148521 3336	Yes - Res-Sgl	Las Casas		HANCOCK SAUNDRA M	9232 ARBOLITA	WAY			32256	1282	1	Residential Single
148521 3338	Yes - Res-Sgl	Las Casas		KOLB JOHN D	9230 ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3340	Yes - Res-Sgl	Las Casas		CUERVO HENRY VILLANUEVA	9233 ARBOLITA	WAY			32256	1234	1	Residential Single
148521 3342	Yes - Res-Sgl	Las Casas		THOMPSON GARY F	9235 ARBOLITA	WAY			32256	1294	1	Residential Single
148521 3344	Yes - Res-Sgl	Las Casas		MCCREADY ZANE	9239 ARBOLITA	WAY			32256	1243	1	Residential Single
148521 3346	Yes - Res-Sgl	Las Casas		MCCLELLAIN GLENDA	9241 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3348	Yes - Res-Sgl	Las Casas		MICUKIC SLAVISA	9253 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3350	Yes - Res-Sgl	Las Casas		ALLBAN MOHAMMED	9255 ARBOLITA	WAY			32256	1294	1	Residential Single
148521 3352	Yes - Res-Sgl	Las Casas		PARKER SUSAN M	9331 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3354	Yes - Res-Sgl	Las Casas		ANDERSON SHELLEY L	9335 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3356	Yes - Res-Sgl	Las Casas		SAYNALA SRIDHAR	9337 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3358	Yes - Res-Sgl	Las Casas		COCHRAN RAYMOND A	9339 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3360	Yes - Res-Sgl	Las Casas		BOYCE TAMMY S	9343 ARBOLITA	WAY			32256	1258	1	Residential Single
148521 3362	Yes - Res-Sgl	Las Casas		SOKOL LEEFANN	9345 ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3364	Yes - Res-Sgl	Las Casas		MUBARAK SADAF	9349 ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3366	Yes - Res-Sgl	Las Casas		SHANTHI RAMESH REVOCABLE TRUST	9351 ARBOLITA	WAY			32256	1281	1	Residential Single
148521 3368	Yes - Res-Sgl	Las Casas		ROMNEY AMBER LEE	7833 POCITA	CT			32256	1281	1	Residential Single
148521 3370	Yes - Res-Sgl	Las Casas		HYATT JOHN J	7835 POCITA	CT			32256	1281	1	Residential Single
148521 3372	Yes - Res-Sgl	Las Casas		FLEMING LINDA O LIFE ESTATE	7841 POCITA	CT			32256	1281	1	Residential Single
148521 3374	Yes - Res-Sgl	Las Casas		LEHR SYBIL	7839 POCITA	CT			32256	1281	1	Residential Single
148521 3376	Yes - Res-Sgl	Las Casas		BATEH TONIA R	7845 POCITA	CT			32256	1281	1	Residential Single
148521 3378	Yes - Res-Sgl	Las Casas		COVRIG RAMONA ELENA	7847 POCITA	CT			32256	1281	1	Residential Single
148521 3380	Yes - Res-Sgl	Las Casas		CORDERO BENJAMIN	7844 POCITA	CT			32256	1281	1	Residential Single
148521 3382	Yes - Res-Sgl	Las Casas		COULTER DANIEL LEE	7842 POCITA	CT			32256	1240	1	Residential Single
148521 3384	Yes - Res-Sgl	Las Casas		RUBIANO JOSE FERNANDO	7838 POCITA	CT			32256	1281	1	Residential Single
148521 3386	Yes - Res-Sgl	Las Casas		HANSEN GRACE ET AL	7836 POCITA	CT			32256	1281	1	Residential Single
148521 3388	Yes - Res-Sgl	Las Casas		MOORE RONALD E ET AL	7832 POCITA	CT			32256	1281	1	Residential Single
148521 3390	Yes - Res-Sgl	Las Casas		DENNY SARAH	7830 POCITA	CT			32256	1281	1	Residential Single
148521 3392	Yes - Res-Sgl	Las Casas		LEONARD DIANA J	7826 POCITA	CT			32256	1281	1	Residential Single
148521 3394	Yes - Res-Sgl	Las Casas		RYDER LISA A	7824 POCITA	CT			32256	1281	1	Residential Single
148521 3396	Yes - Res-Sgl	Las Casas		BRITTAIN ROBERT G	7822 POCITA	CT			32256	1281	1	Residential Single
148521 3398	Yes - Res-Sgl	Las Casas		GIBERSON KYONNE R	7820 POCITA	CT			32256	1281	1	Residential Single
148521 5050	Yes - Res-TH	Baypointe - South		D R HORTON INC JACKSONVILLE	8127 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5055	Yes - Res-TH	Baypointe - South		D R HORTON INC JACKSONVILLE	8125 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome
148521 5060	Yes - Res-TH	Baypointe - South		D R HORTON INC JACKSONVILLE	8123 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome
148521 5065	Yes - Res-TH	Baypointe - South		D R HORTON INC JACKSONVILLE	8121 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5070	Yes - Res-TH	Baypointe - South		OLIFSON MIKHAIL	8119 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5075	Yes - Res-TH	Baypointe - South		LARRY TAKHIA KAPOLANI	8113 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5080	Yes - Res-TH	Baypointe - South		PANGHUMARTI SRIRANGA	8111 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5085	Yes - Res-TH	Baypointe - South		IMGBEMENA OKECHUKWU NWAKILE	8109 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5090	Yes - Res-TH	Baypointe - South		DONDAPATI SWATI CHOWDARI	8107 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5095	Yes - Res-TH	Baypointe - South		YOUKANT SWANDEEP REDDY	8105 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5100	Yes - Res-TH	Baypointe - South		LOPEZ CARLOS ANTONIO SANTIAGO	8099 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5105	Yes - Res-TH	Baypointe - South		BOHEVA TETIANA	8097 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5110	Yes - Res-TH	Baypointe - South		DHAMULURI KRANTHI KIRAN	8095 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5115	Yes - Res-TH	Baypointe - South		BAYMEADOWS HOLDING LLC	8093 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5120	Yes - Res-TH	Baypointe - South		VEERAPALLI NARENDAR	8091 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5125	Yes - Res-TH	Baypointe - South		BAYMEADOWS HOLDING LLC	8089 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5130	Yes - Res-TH	Baypointe - South		DHAMULURI KRANTHI KIRAN	8087 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5135	Yes - Res-TH	Baypointe - South		DHAMULURI KRANTHI KIRAN	8085 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5140	Yes - Res-TH	Baypointe - South		PAMULAPATI DHARMA	8079 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome

RE	Yes/No	Associations	OWNER NAME	SITE STREET#	SITE STREET NAME	SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
148521 5145	Yes - Res:TH	Baypointe - South	CUFFY LINSEY K	8077	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5150	Yes - Res:TH	Baypointe - South	KENNEDY ASHANTI NIA	8075	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5155	Yes - Res:TH	Baypointe - South	HASSANABADI MAHSA	8073	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5160	Yes - Res:TH	Baypointe - South	D R HORTON INC JACKSONVILLE	8071	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5165	Yes - Res:TH	Baypointe - South	THANGARAJ HARIRAGUL	8069	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5170	Yes - Res:TH	Baypointe - South	WILLIAMS JOSEPH E	8067	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5175	Yes - Res:TH	Baypointe - South	VURADY RAVINDER	8065	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5180	Yes - Res:TH	Baypointe - South	ALVAREZ ADRIANA Y	8059	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5185	Yes - Res:TH	Baypointe - South	KURBASIC MAIA	8057	ECHO SPRINGS	RD			32256	1098	1	Residential Townhome
148521 5190	Yes - Res:TH	Baypointe - South	FERNANDEZ ROBERT CRUZ	8055	ECHO SPRINGS	RD			32256	1098	1	Residential Townhome
148521 5195	Yes - Res:TH	Baypointe - South	MANNE RAJESH	8053	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5200	Yes - Res:TH	Baypointe - South	BOLEN DANIEL JEROME	8047	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5205	Yes - Res:TH	Baypointe - South	MITTAPALLI SURESH	8045	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5210	Yes - Res:TH	Baypointe - South	HAMILTON REGINA S	8043	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5215	Yes - Res:TH	Baypointe - South	SISCO JAZMEN	8041	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5220	Yes - Res:TH	Baypointe - South	TAUBEE SHERYL LYNN	8039	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5225	Yes - Res:TH	Baypointe - South	ROBINSON TAWANDA NICOLE	8037	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5230	Yes - Res:TH	Baypointe - South	BLASCH ZACHARY	8035	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5235	Yes - Res:TH	Baypointe - South	PATEL BAKULBHAI CHHAGANBHAI	8033	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5240	Yes - Res:TH	Baypointe - South	KIURI ALEX	8027	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5245	Yes - Res:TH	Baypointe - South	PEREZ CARMENCITA	8025	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5250	Yes - Res:TH	Baypointe - South	MOOLE VISHNU KAUSHIK REDDY	8023	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5255	Yes - Res:TH	Baypointe - South	DENDULURI GANESH	8021	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5260	Yes - Res:TH	Baypointe - South	JONES GRANT A	8019	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5265	Yes - Res:TH	Baypointe - South	KUMAR LAKSHMI SATISH	8017	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5270	Yes - Res:TH	Baypointe - South	BOBBIA SREE KALYAN	8015	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5275	Yes - Res:TH	Baypointe - South	REDDY ANTHA	8013	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5280	Yes - Res:TH	Baypointe - South	JOHNSON MARSHALL ET AL	8007	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5285	Yes - Res:TH	Baypointe - South	HODGES TRACY OCTAVIA	8005	ECHO SPRINGS	RD			32256	1098	1	Residential Townhome
148521 5290	Yes - Res:TH	Baypointe - South	WILLIS SHARIKA G	8003	ECHO SPRINGS	RD			32256	1098	1	Residential Townhome
148521 5295	Yes - Res:TH	Baypointe - South	SIMMONS JAHMELALEX	8001	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5300	Yes - Res:TH	Baypointe - South	BATISTA ARIEL JR	7995	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5305	Yes - Res:TH	Baypointe - South	NUNE CHAKRAVARTHI NAGENDRA	7993	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5310	Yes - Res:TH	Baypointe - South	KONA LEELA JOSMA DEVI	7991	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5315	Yes - Res:TH	Baypointe - South	ROTH MANCHELL ALLEN	7989	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5320	Yes - Res:TH	Baypointe - South	YALAMANCHILI NAGENDRA KUMAR	7987	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5325	Yes - Res:TH	Baypointe - South	LEE JAEMOON	7985	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5330	Yes - Res:TH	Baypointe - South	BECTON KATHRYN LYNNE CLARK	7983	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5335	Yes - Res:TH	Baypointe - South	SANNAPUREDDY CHANDRA S	7981	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5340	Yes - Res:TH	Baypointe - South	LIANOS MARCHE KAWALANI AHLAN	7975	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5345	Yes - Res:TH	Baypointe - South	GOWRABATTINI GANGA PRASAD	7973	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5350	Yes - Res:TH	Baypointe - South	VOSS BRAIDON DAVID	7971	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5355	Yes - Res:TH	Baypointe - South	TORRES SANDRA P ET AL	7969	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5360	Yes - Res:TH	Baypointe - South	TEIXEIRA IVAN I ET AL	7967	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5365	Yes - Res:TH	Baypointe - South	CHAPPALI ESHWAR	7965	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5370	Yes - Res:TH	Baypointe - South	SATYAVARAPU RAVI KUMAR	7963	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5375	Yes - Res:TH	Baypointe - South	GIBSON MARK ALLAN	7961	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5380	Yes - Res:TH	Baypointe - South	TALWAR SAMRIDHI	7955	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5385	Yes - Res:TH	Baypointe - South	SATYAVARAPU RAVI KUMAR	7953	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5390	Yes - Res:TH	Baypointe - South	ANJUMOLU MAMATA	7951	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5395	Yes - Res:TH	Baypointe - South	CHILUKURI SRIKARAN	7949	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5400	Yes - Res:TH	Baypointe - South	PURI SAMEER	7947	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5405	Yes - Res:TH	Baypointe - South	GANAPURAM RAVINDRA	7945	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5410	Yes - Res:TH	Baypointe - South	SATYAVARAPU RAVI KUMAR	7943	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5415	Yes - Res:TH	Baypointe - South	SWIEDALS DANIEL ROBERT	7941	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5420	Yes - Res:TH	Baypointe - South	ROBERT W BERRYMAN II	7935	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome
148521 5425	Yes - Res:TH	Baypointe - South	SATYAVARAPU RAVI KUMAR	7933	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5430	Yes - Res:TH	Baypointe - South	BANGARI SUMAN KUMAR	7931	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5435	Yes - Res:TH	Baypointe - South	MEHTA ANKIT KIRIT	7929	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5440	Yes - Res:TH	Baypointe - South	VEERAGANI SRIKAR	7927	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5445	Yes - Res:TH	Baypointe - South	VALABOJU VIJAY K	7925	ECHO SPRINGS	RD			32256	1202	1	Residential Townhome
148521 5450	Yes - Res:TH	Baypointe - South	SATYAVARAPU RAVI KUMAR	7923	ECHO SPRINGS	RD			32256	1327	1	Residential Townhome
148521 5455	Yes - Res:TH	Baypointe - South	LIN YIKUN	7921	ECHO SPRINGS	RD			32256	1492	1	Residential Townhome

RE	Yes/No	Associations		OWNER NAME	SITE STREET#			SITE STREET NAME	SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		Baypointe - South	South		SITE STREET#	SITE STREET NAME	SITE TYPE								
148521 5460	Yes - Res:TH	Baypointe - South		FERGUSON ANNA	7915	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5465	Yes - Res:TH	Baypointe - South		ABU ADAS AHMAD JAMAL	7913	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5470	Yes - Res:TH	Baypointe - South		MINATSAKAN YARDKES	7911	ECHO SPRINGS	RD	RD			32256	1098	1	Residential Townhome	
148521 5475	Yes - Res:TH	Baypointe - South		STRYCHARZ ABIR	7909	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5480	Yes - Res:TH	Baypointe - South		JOSEPH MARCHLIN	7903	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5485	Yes - Res:TH	Baypointe - South		FIDELIS CRISTIAN REIS	7901	ECHO SPRINGS	RD	RD			32256	1327	1	Residential Townhome	
148521 5490	Yes - Res:TH	Baypointe - South		KAPOOR RAVI	7899	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5495	Yes - Res:TH	Baypointe - South		BANKS TAMARA NICOLE	7897	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5500	Yes - Res:TH	Baypointe - South		ALLIGOOD ANDREW ET AL	7895	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5505	Yes - Res:TH	Baypointe - South		ESARI RAKESH	7893	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5510	Yes - Res:TH	Baypointe - South		HARRIS SHANNON	7891	ECHO SPRINGS	RD	RD			32256	1327	1	Residential Townhome	
148521 5515	Yes - Res:TH	Baypointe - South		MAHAFFAY SEAN MATTHEW	7889	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5520	Yes - Res:TH	Baypointe - South		SHARMA ASHISH	7883	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5525	Yes - Res:TH	Baypointe - South		SINGH NARENDRA	7881	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5530	Yes - Res:TH	Baypointe - South		BOYETTE JOSHUA SHAWN	7879	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5535	Yes - Res:TH	Baypointe - South		NAGARAJA ASHA	7877	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5540	Yes - Res:TH	Baypointe - South		WASHINGTON ANGELA ARDENIA	7875	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5545	Yes - Res:TH	Baypointe - South		THAGAN LAXMAN RAM	7873	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5550	Yes - Res:TH	Baypointe - South		ANDE YADAGIRI	7867	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5555	Yes - Res:TH	Baypointe - South		GARG ARUN KUMAR	7865	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5560	Yes - Res:TH	Baypointe - South		ATCHUTA DILIP KUMAR	7863	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5565	Yes - Res:TH	Baypointe - South		APPALAROUTHU VENKATA CHARAN KUMAR ET AL	7861	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5570	Yes - Res:TH	Baypointe - South		KOOTURU SWATHI	7859	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5575	Yes - Res:TH	Baypointe - South		YALAMANCHILI HANEESHA	7857	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5580	Yes - Res:TH	Baypointe - South		VIGILANT DAIN ROSEMA ET AL	7855	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5585	Yes - Res:TH	Baypointe - South		KARANATH SUDHIR SOMNATH	7853	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5590	Yes - Res:TH	Baypointe - South		LABHI JITENDRA KUMAR	7847	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5595	Yes - Res:TH	Baypointe - South		7845 ECHO SPRINGS RD LLC	7845	ECHO SPRINGS	RD	RD			32256	1098	1	Residential Townhome	
148521 5600	Yes - Res:TH	Baypointe - South		COURT DOMINIC JAMES	7843	ECHO SPRINGS	RD	RD			32256	1098	1	Residential Townhome	
148521 5605	Yes - Res:TH	Baypointe - South		ALLU PRASANTH L	7841	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5610	Yes - Res:TH	Baypointe - South		SIRAMANENI SRIDHAR	7831	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5615	Yes - Res:TH	Baypointe - South		SURESH VIJAYA KUMAR PALLA	7829	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5620	Yes - Res:TH	Baypointe - South		SAIRI KRISHNA	7827	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5625	Yes - Res:TH	Baypointe - South		TELUKUNTLA SANDEEP KUMAR	7825	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5630	Yes - Res:TH	Baypointe - South		BADAM VENKATA RAMA KIRAN	7823	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5635	Yes - Res:TH	Baypointe - South		DHATRAK NIKHILA	7821	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5640	Yes - Res:TH	Baypointe - South		CHALLA MAHAVEER R	9609	MIRA LOMA	DR	DR			32256	1492	1	Residential Townhome	
148521 5645	Yes - Res:TH	Baypointe - South		TANKALA SAI SARAN	9607	MIRA LOMA	DR	DR			32256	1098	1	Residential Townhome	
148521 5650	Yes - Res:TH	Baypointe - South		CASTRO DANIEL THOMAS	9605	MIRA LOMA	DR	DR			32256	1098	1	Residential Townhome	
148521 5655	Yes - Res:TH	Baypointe - South		KASCHT JACOB JOHN	9603	MIRA LOMA	DR	DR			32256	1492	1	Residential Townhome	
148521 5660	Yes - Res:TH	Baypointe - South		MADHAVAN PRAVEEN KUMAR SETHU	9597	MIRA LOMA	DR	DR			32256	1492	1	Residential Townhome	
148521 5665	Yes - Res:TH	Baypointe - South		LIMI VINCENT	9595	MIRA LOMA	DR	DR			32256	1492	1	Residential Townhome	
148521 5670	Yes - Res:TH	Baypointe - South		GODUGU RAJENDRA PRASAD	9593	MIRA LOMA	DR	DR			32256	1202	1	Residential Townhome	
148521 5675	Yes - Res:TH	Baypointe - South		KANAKADANDI MARUTI PRAKASH REVOCABLE LIVING TRUST	9591	MIRA LOMA	DR	DR			32256	1202	1	Residential Townhome	
148521 5680	Yes - Res:TH	Baypointe - South		HOU YANYAN	9589	MIRA LOMA	DR	DR			32256	1492	1	Residential Townhome	
148521 5685	Yes - Res:TH	Baypointe - South		AVALA SOMI REDDY	9587	MIRA LOMA	DR	DR			32256	1492	1	Residential Townhome	
148521 5690	Yes - Res:TH	Baypointe - South		BANGA NAVEEN REDDY	7808	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5695	Yes - Res:TH	Baypointe - South		RACHARLA VIKAS ET AL	7810	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5700	Yes - Res:TH	Baypointe - South		SACHDEVA MUKUL	7812	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5705	Yes - Res:TH	Baypointe - South		STRYCHARZ JAROSLAW	7814	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5710	Yes - Res:TH	Baypointe - South		PINTHERU MANIUVANI	7816	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5715	Yes - Res:TH	Baypointe - South		KAMINEENI KALYAN CHAKRAVARTHY	7818	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5720	Yes - Res:TH	Baypointe - South		PICKENS JESTA	7824	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5725	Yes - Res:TH	Baypointe - South		PALANIAPPAN SRIDHARAN	7826	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5730	Yes - Res:TH	Baypointe - South		SRIKANTH TUMMALA REVOCABLE LIVING TRUST	7828	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5735	Yes - Res:TH	Baypointe - South		FREDERICK DANIEL	7830	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5740	Yes - Res:TH	Baypointe - South		KOTA SRI RAGHAVI LATHA	7832	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5745	Yes - Res:TH	Baypointe - South		MALLAMOTHU RAMAKRISHNA	7834	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5750	Yes - Res:TH	Baypointe - South		MALONEY MORGAN ELIZABETH	7840	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5755	Yes - Res:TH	Baypointe - South		ATHAPPAN ASHOK K	7842	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	
148521 5760	Yes - Res:TH	Baypointe - South		VW GROUP LLC	7844	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5765	Yes - Res:TH	Baypointe - South		POKKUJA SRINIVASA R	7846	ECHO SPRINGS	RD	RD			32256	1202	1	Residential Townhome	
148521 5770	Yes - Res:TH	Baypointe - South		KAJUMUTHU GANDHIMATHI	7848	ECHO SPRINGS	RD	RD			32256	1492	1	Residential Townhome	

RE	Yes/No	Associations		OWNER NAME	SITE STREET# SITE STREET NAME			SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		Baypointe - South	South		SITE STREET#	SITE STREET NAME	SITE DIRECTION						
148521 5775	Yes - Res:TH	Baypointe - South	South	KUMM RAJYA	7850 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5780	Yes - Res:TH	Baypointe - South	South	RANGA SUHANT PRAJWAL REDDY	7872 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5785	Yes - Res:TH	Baypointe - South	South	ASSAR SALAH DEAN	7874 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome	
148521 5790	Yes - Res:TH	Baypointe - South	South	FALCON ANDRES	7876 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome	
148521 5795	Yes - Res:TH	Baypointe - South	South	TAKUR SAI KRISHNA	7878 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5800	Yes - Res:TH	Baypointe - South	South	SONI JUHI	7884 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5805	Yes - Res:TH	Baypointe - South	South	KARUMURI HARISH HANUWANATHA RAO	7886 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5810	Yes - Res:TH	Baypointe - South	South	GERMOSEN JONATHAN	7888 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5815	Yes - Res:TH	Baypointe - South	South	GOOLLA ANIL KUMAR	7890 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5820	Yes - Res:TH	Baypointe - South	South	DIAZ PABLO JESUS	7892 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5825	Yes - Res:TH	Baypointe - South	South	MEDLOCK DAVE L	7894 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5830	Yes - Res:TH	Baypointe - South	South	DESAI DEEPA B	7896 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5835	Yes - Res:TH	Baypointe - South	South	ZHANG JIAN	7898 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5840	Yes - Res:TH	Baypointe - South	South	DACHEPALI SUDHIR VENKATA	7904 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5845	Yes - Res:TH	Baypointe - South	South	KONDUR SURYA KUMAR SHESHAGIRI	7906 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5850	Yes - Res:TH	Baypointe - South	South	PIUG JORGE CARLOS	7908 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5855	Yes - Res:TH	Baypointe - South	South	GOWRABATTINI GANGA PRASAD	7910 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5860	Yes - Res:TH	Baypointe - South	South	KOKKALAKONDA NAVEEN KUMAR	7912 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5865	Yes - Res:TH	Baypointe - South	South	SMITH CAITLYN	7914 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5870	Yes - Res:TH	Baypointe - South	South	MADADI HARISH	7920 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5875	Yes - Res:TH	Baypointe - South	South	CHAWLA SHRAVAN	7922 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome	
148521 5880	Yes - Res:TH	Baypointe - South	South	BATISTA OLIVEIRA KATIA MARIA	7924 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome	
148521 5885	Yes - Res:TH	Baypointe - South	South	ABREU ALEJANDRO JAVIER JR	7926 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5890	Yes - Res:TH	Baypointe - South	South	KALUSANI VIJAY	7932 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5895	Yes - Res:TH	Baypointe - South	South	VYKUNTAM MADHU NAIDU	7934 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5900	Yes - Res:TH	Baypointe - South	South	JAYACHANDRAN ANTO VIJAYA CHANDRAN THOMAS	7936 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5905	Yes - Res:TH	Baypointe - South	South	ROCHE KATIE	7938 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5910	Yes - Res:TH	Baypointe - South	South	MACHELRA ADITYA	7940 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5915	Yes - Res:TH	Baypointe - South	South	REDDY VISHVAJITH REDDY	7942 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5920	Yes - Res:TH	Baypointe - South	South	PRINCE SHAKELLY	8004 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5925	Yes - Res:TH	Baypointe - South	South	DERUDDER WYATT JACKSON	8006 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome	
148521 5930	Yes - Res:TH	Baypointe - South	South	WOOD DARIN LE HIEP	8008 ECHO SPRINGS	RD			32256	1098	1	Residential Townhome	
148521 5935	Yes - Res:TH	Baypointe - South	South	MENDEZ GERARDO CAMPOS	8010 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5940	Yes - Res:TH	Baypointe - South	South	KIFLU DANIEL	8016 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5945	Yes - Res:TH	Baypointe - South	South	HARRING MADISON RENEE	8018 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5950	Yes - Res:TH	Baypointe - South	South	PEREZ DAMARIS	8020 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5955	Yes - Res:TH	Baypointe - South	South	GANGADI ANUSHA	8022 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5960	Yes - Res:TH	Baypointe - South	South	HERBECK CHRISTIAN CHARLES JR	8024 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5965	Yes - Res:TH	Baypointe - South	South	SUTHERLAND FRANCIS S	8026 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5970	Yes - Res:TH	Baypointe - South	South	SESAIAH KENNEDY	8032 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 5975	Yes - Res:TH	Baypointe - South	South	HEIDELBERG MICHAEL	8034 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 5980	Yes - Res:TH	Baypointe - South	South	LOWERY BRIALUNA MARIE	8036 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5985	Yes - Res:TH	Baypointe - South	South	GANGADI PRATHUSHA	8038 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5990	Yes - Res:TH	Baypointe - South	South	** CONFIDENTIAL **	8040 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 5995	Yes - Res:TH	Baypointe - South	South	MCCLAIN BRUCE TISDALE II ET AL	8042 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 6000	Yes - Res:TH	Baypointe - South	South	SAJJA VENKATA RAMA KRISHNA	8044 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 6005	Yes - Res:TH	Baypointe - South	South	ROGERS ELEXIS L	8046 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 6010	Yes - Res:TH	Baypointe - South	South	CANTRELL BRYAN K	8064 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 6015	Yes - Res:TH	Baypointe - South	South	BOTERO CASTRO DIANA M	8066 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 6020	Yes - Res:TH	Baypointe - South	South	TOUCHARD JORDAN	8068 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 6025	Yes - Res:TH	Baypointe - South	South	SAJJA VENKATA RAMA KRISHNA	8070 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 6030	Yes - Res:TH	Baypointe - South	South	WALKER JYKAYLE	8072 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 6035	Yes - Res:TH	Baypointe - South	South	DHAMULURI KRANTHI KIRAN	8074 ECHO SPRINGS	RD			32256	1202	1	Residential Townhome	
148521 6040	Yes - Res:TH	Baypointe - South	South	KO HSINYA ET AL	8076 ECHO SPRINGS	RD			32256	1327	1	Residential Townhome	
148521 6045	Yes - Res:TH	Baypointe - South	South	MURPHY BRIAN W ET AL	8078 ECHO SPRINGS	RD			32256	1492	1	Residential Townhome	
148521 0030	Yes - Multi	The Villages Del Mar HOA		7915 BAYMEADOWS CIRCLE OWNER LLC	8000 BAYMEADOWS	CIR	E		32256	1116889	1	Multi Family	
148521 0071	Yes - Multi	Baymeadows Place Office Park		8025 BAYMEADOWS CIRCLE OWNER LLC	8025 BAYMEADOWS	CIR	E		32256	173080	1	Multi Family	
148521 3036	Yes - Bus:St	Baymeadows Place Office Park		GV FLORIDA VENTURES LLC	9471 BAYMEADOWS	RD		302	32256	800	1	Business Suite	
148521 3046	Yes - Bus:St	Baymeadows Place Office Park		BURGESS JEFFREY A	9471 BAYMEADOWS	RD		307	32256	800	1	Business Suite	
148521 3054	Yes - Bus:St	Baymeadows Place Office Park		VDC FAMILY HOLDINGS LLC	9471 BAYMEADOWS	RD		403	32256	1200	1	Business Suite	
148521 3062	Yes - Bus:St	Baymeadows Place Office Park		CHIAFAIR ELLEN	9471 BAYMEADOWS	RD		A1	32256	1200	1	Business Suite	
148521 3004	Yes - Bus:St	Baymeadows Place Office Park		CHIAFAIR JOSEPH G	9471 BAYMEADOWS	RD		A2	32256	800	1	Business Suite	
148521 3006	Yes - Bus:St	Baymeadows Place Office Park		VAN ROOY JOSEPH J P L	9471 BAYMEADOWS	RD		A3	32256	1200	1	Business Suite	

RE	Yes/No	Associations		OWNER NAME	SITE				E/A PARCEL QTY	Assessment Category		
		Associations	Associations		STREET TYPE	DIRECTION	SITE UNIT#	SITE ZIP			HEAT AREA	
148521 3008	Yes - BusSte	Baymeadows Place Office Park		VAN ROOY JOSEPH J P L				A4	32256	800	1	Business Suite
148521 3010	Yes - BusSte	Baymeadows Place Office Park		BAYMEADOWS TRADING LLC				A5	32256	800	1	Business Suite
148521 3012	Yes - BusSte	Baymeadows Place Office Park		PHILOPOSE VARGHESE T				A6	32256	1200	1	Business Suite
148521 3014	Yes - BusSte	Baymeadows Place Office Park		FIRE DEFENSE CENTERS INC				A7	32256	800	1	Business Suite
148521 3016	Yes - BusSte	Baymeadows Place Office Park		LARUSSO I				A8	32256	1200	1	Business Suite
148521 3018	Yes - BusSte	Baymeadows Place Office Park		ST JOHNS PROPERTY HOLDINGS LLC				B1	32256	1200	1	Business Suite
148521 3020	Yes - BusSte	Baymeadows Place Office Park		ST JOHNS PROPERTY HOLDINGS LLC				B2	32256	800	1	Business Suite
148521 3022	Yes - BusSte	Baymeadows Place Office Park		ROME ROBERT L JR LIFE ESTATE				B3	32256	1200	1	Business Suite
148521 3024	Yes - BusSte	Baymeadows Place Office Park		SARA HAN AND COMPANY INC				B4	32256	800	1	Business Suite
148521 3026	Yes - BusSte	Baymeadows Place Office Park		OT OUTFITTERS LLC				B5	32256	1200	1	Business Suite
148521 3028	Yes - BusSte	Baymeadows Place Office Park		BHTZ LLC				B6	32256	800	1	Business Suite
148521 3030	Yes - BusSte	Baymeadows Place Office Park		BHTZ LLC				B7	32256	1200	1	Business Suite
148521 3032	Yes - BusSte	Baymeadows Place Office Park		BHTZ LLC				B8	32256	800	1	Business Suite
148521 3034	Yes - BusSte	Baymeadows Place Office Park		RON CIPRIANO & ASSOCIATES COUNSELING LLC				C1	32256	1200	1	Business Suite
148521 3038	Yes - BusSte	Baymeadows Place Office Park		PINNACLE ELEVATIONS LLC				C3	32256	1200	1	Business Suite
148521 3040	Yes - BusSte	Baymeadows Place Office Park		SMALL TALK HOLDING COMPANY LLC				C4	32256	800	1	Business Suite
148521 3042	Yes - BusSte	Baymeadows Place Office Park		BURGESS JEFFREY				C5	32256	800	1	Business Suite
148521 3044	Yes - BusSte	Baymeadows Place Office Park		BURGESS JEFFREY				C6	32256	1200	1	Business Suite
148521 3048	Yes - BusSte	Baymeadows Place Office Park		BURGESS JEFFREY				C8	32256	1200	1	Business Suite
148521 3050	Yes - BusSte	Baymeadows Place Office Park		AIM REALTY OF JACKSONVILLE LLC				D1	32256	1200	1	Business Suite
148521 3052	Yes - BusSte	Baymeadows Place Office Park		HARVEST SOFTWARE SOLUTIONS LLC				D2	32256	800	1	Business Suite
148521 3056	Yes - BusSte	Baymeadows Place Office Park		DOLPHIN INVESTMENTS HOLDING LLC				D4	32256	800	1	Business Suite
148521 3058	Yes - BusSte	Baymeadows Place Office Park		AIM REALTY OF JACKSONVILLE LLC				D5	32256	800	1	Business Suite
148521 3060	Yes - BusSte	Baymeadows Place Office Park		BAYMEADOWS INVESTMENT LLC				D6	32256	1200	1	Business Suite
148521 3062	Yes - BusSte	Baymeadows Place Office Park		GRACE ROBERT B				D7	32256	800	1	Business Suite
148521 3064	Yes - BusSte	Baymeadows Place Office Park		HARNER GREGORY SCOTT				D8	32256	1200	1	Business Suite

RE	Yes/No	Associations	OWNER NAME	SITE STREET#	SITE STREET NAME	STREET TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
		Cypress Green Drive									30	
152699 0135	Yes - Multi	The Lofts at Baymeadows Apts	LOFTS AT BAYMEADOWS LLC	8050 BAYMEADOWS	CIR	W	1	32256	50451		1	Multi Family
152703 0520	Yes - BusStk	Cypress Green Drive Owners	FIRST FLORIDA PROP LLC	9050 CYPRESS GREEN	DR		101	32256	1210		1	Business Suite
152703 0530	Yes - BusStk	Cypress Green Drive Owners	4 MAJEDS LLC	9050 CYPRESS GREEN	DR		102	32256	1210		1	Business Suite
152703 0540	Yes - BusStk	Cypress Green Drive Owners	SUKHBIIR SINGH REVOCABLE TRUST ET AL	9050 CYPRESS GREEN	DR		103	32256	1210		1	Business Suite
152703 0550	Yes - BusStk	Cypress Green Drive Owners	BIHANI CORPORATION	9050 CYPRESS GREEN	DR		104	32256	1210		1	Business Suite
152703 0560	Yes - BusStk	Cypress Green Drive Owners	PERFORMANCE ENGINEERING GROUP INC	9050 CYPRESS GREEN	DR		201	32256	1210		1	Business Suite
152703 0570	Yes - BusStk	Cypress Green Drive Owners	PERFORMANCE ENGINEERING GROUP INC	9050 CYPRESS GREEN	DR		202	32256	1210		1	Business Suite
152703 0580	Yes - BusStk	Cypress Green Drive Owners	PERFORMANCE ENGINEERING GROUP INC	9050 CYPRESS GREEN	DR		203	32256	1210		1	Business Suite
152703 0590	Yes - BusStk	Cypress Green Drive Owners	PERFORMANCE ENGINEERING GROUP INC	9050 CYPRESS GREEN	DR		204	32256	1210		1	Business Suite
152703 0600	Yes - BusStk	Cypress Green Drive Owners	ST PHILIP NERI ECUMENICAL CHURCH INC	9050 CYPRESS GREEN	DR		301	32256	1210		1	Business Suite
152703 0610	Yes - BusStk	Cypress Green Drive Owners	ST PHILIP NERI ECUMENICAL CHURCH INC	9050 CYPRESS GREEN	DR		302	32256	1210		1	Business Suite
152703 0620	Yes - BusStk	Cypress Green Drive Owners	THOMPSON ROBERT NELSON II	9050 CYPRESS GREEN	DR		401	32256	1210		1	Business Suite
152703 0630	Yes - BusStk	Cypress Green Drive Owners	JV PROPERTY GROUP LLC	9050 CYPRESS GREEN	DR		402	32256	1210		1	Business Suite
152703 0640	Yes - BusStk	Cypress Green Drive Owners	JV PROPERTY GROUP LLC	9050 CYPRESS GREEN	DR		403	32256	1210		1	Business Suite
152699 0245	Yes - BusCondo	Cypress Green Drive Owners	SOFIA KIRK ENTERPRISES LLC	9066 CYPRESS GREEN	DR			32256	4217		1	Business Condo
152699 0240	Yes - BusCondo	Cypress Green Drive Owners	MAC K R J COMPANY	9076 CYPRESS GREEN	DR			32256	4134		1	Business Condo
152699 0230	Yes - BusCondo	Cypress Green Drive Owners	ARJULIAS DREAM LLC	9086 CYPRESS GREEN	DR			32256	4106		1	Business Condo
152699 0220	Yes - BusCondo	Cypress Green Drive Owners	KOPPENHAFFER INVESTMENTS LLC	9104 CYPRESS GREEN	DR			32256	4106		1	Business Condo
152699 0155	Yes - BusCondo	Cypress Green Drive Owners	S AND B CGH LLC	9116 CYPRESS GREEN	DR			32256	9708		1	Business Condo
152699 0190	Yes - BusCondo	Cypress Green Drive Owners	ABOUT RICHARD J	9124 CYPRESS GREEN	DR			32256	3009		1	Business Condo
152699 0200	Yes - BusCondo	Cypress Green Drive Owners	LENTES DESIGN INC	9132 CYPRESS GREEN	DR			32256	3009		1	Business Condo
152699 0400	Yes - BusStk	Cypress Green Drive Owners	VIJAPURA AMIT	9141 CYPRESS GREEN	DR		1	32256	2708		1	Business Suite
152699 0405	Yes - BusStk	Cypress Green Drive Owners	EDUKIDS OF TAMPA LLC	9141 CYPRESS GREEN	DR		2	32256	2768		1	Business Suite
152699 0410	Yes - BusStk	Cypress Green Drive Owners	EDUKIDS OF TAMPA LLC	9141 CYPRESS GREEN	DR		3	32256	2768		1	Business Suite
152699 0415	Yes - BusStk	Cypress Green Drive Owners	DEERWOOD DENTAL GROUP P A	9141 CYPRESS GREEN	DR		4	32256	2798		1	Business Suite
152699 0140	Yes - BusCondo	Cypress Green Drive Owners	FFL JACKSONVILLE LLC	9210 CYPRESS GREEN	DR			32256	4106		1	Business Condo
152699 0170	Yes - BusCondo	Cypress Green Drive Owners	VDC FAMILY HOLDINGS LLC	9218 CYPRESS GREEN	DR			32256	3217		1	Business Condo
152699 0180	Yes - BusCondo	Cypress Green Drive Owners	MOITTA DAVID M	9220 CYPRESS GREEN	DR			32256	2150		1	Business Condo
152699 0300	Yes - Bus < 25K	Cypress Green Drive Owners	FRESHJAX INC	9000 CYPRESS GREEN	DR			32256	2290		1	Small Business
152699 0045	Yes - Bus < 25K	Cypress Green Drive Owners	RADHE KRISHNA PROPERTIES II LLC	9250 CYPRESS GREEN	DR			32256	13356		1	Small Business

RE	Yes/No	Associations	OWNER NAME	SITE STREET#	SITE STREET NAME	SITE TYPE	SITE DIRECTION	SITE UNIT#	SITE ZIP	HEAT AREA	E/A PARCEL QTY	Assessment Category
Baymeadows Park Dr												
148521 4015	Yes - ResTH	DR Horton Parcel Hole #11 (Golfside)	D R HORTON INC JACKSONVILLE	7981 BAYMEADOWS		CIR	W		32256	1	1	Residential Townhome
148521 4015	Yes - Bus > 25k	DR Horton Parcel Hole #11 (Golfside)	D R HORTON INC JACKSONVILLE	7981 BAYMEADOWS		CIR	W		32256	4030	1	Large Business
152699 0120	Yes - Bus < 25k	Planogramming Solutions, Inc	PLANOGAMMING SOLUTIONS INC	9080 BAYMEADOWS PARK		DR			32256	3825	1	Small Business
152699 0070	Yes - Bus < 25k	Flore John W ET AL	FIORE JOHN W ET AL	9088 BAYMEADOWS PARK		DR			32256	4674	1	Small Business
152699 0250	Yes - Bus < 25k	Lafette Jax LLC	LAFETTE JAX LLC	9220 BAYMEADOWS PARK		DR			32256	9416	1	Small Business
152699 0090	Yes - Bus < 25k	Saffire Management LLC	SAFFIRE MANAGEMENT LLC	9140 BAYMEADOWS PARK		DR			32256	640	1	Small Business
152699 0100	Yes - Bus < 25k	95 Baymeadows Center	DMCC 9000 GOLFSIDE DRIVE LLC	9000 BAYMEADOWS PARK		DR			32256	640	1	Small Business
152741 1204	Yes - BusSte	Cypress Point Executive Center	ARNOLD DAVID H	8130 BAYMEADOWS		CIR	W	101	32256	640	1	Business Suite
152741 1206	Yes - BusSte	Cypress Point Executive Center	RIOS FRANKLIN M	8130 BAYMEADOWS		CIR	W	102	32256	640	1	Business Suite
152741 1208	Yes - BusSte	Cypress Point Executive Center	RIOS FRANKLIN M	8130 BAYMEADOWS		CIR	W	103	32256	640	1	Business Suite
152741 1210	Yes - BusSte	Cypress Point Executive Center	RIOS FRANKLIN M	8130 BAYMEADOWS		CIR	W	104	32256	640	1	Business Suite
152741 1212	Yes - BusSte	Cypress Point Executive Center	ARNOLD DAVID H	8130 BAYMEADOWS		CIR	W	105	32256	640	1	Business Suite
152741 1214	Yes - BusSte	Cypress Point Executive Center	ARNOLD DAVID H	8130 BAYMEADOWS		CIR	W	106	32256	640	1	Business Suite
152741 1216	Yes - BusSte	Cypress Point Executive Center	PINNACLE FLORIDA VENTURES LLC	8130 BAYMEADOWS		CIR	W	107	32256	640	1	Business Suite
152741 1218	Yes - BusSte	Cypress Point Executive Center	PINNACLE FLORIDA VENTURES LLC	8130 BAYMEADOWS		CIR	W	108	32256	640	1	Business Suite
152741 1220	Yes - BusSte	Cypress Point Executive Center	BPL REALTY LLC	8130 BAYMEADOWS		CIR	W	109	32256	640	1	Business Suite
152741 1222	Yes - BusSte	Cypress Point Executive Center	BPL REALTY LLC	8130 BAYMEADOWS		CIR	W	110	32256	640	1	Business Suite
152741 1224	Yes - BusSte	Cypress Point Executive Center	CHARLES AND JOANN IRREVOCABLE TRUST	8130 BAYMEADOWS		CIR	W	111	32256	640	1	Business Suite
152741 1226	Yes - BusSte	Cypress Point Executive Center	CHARLES AND JOANN IRREVOCABLE TRUST	8130 BAYMEADOWS		CIR	W	112	32256	640	1	Business Suite
152741 1228	Yes - BusSte	Cypress Point Executive Center	MIDDLETON JOYCE M CHAPPELL	8130 BAYMEADOWS		CIR	W	201	32256	640	1	Business Suite
152741 1230	Yes - BusSte	Cypress Point Executive Center	MIDDLETON JOYCE M CHAPPELL	8130 BAYMEADOWS		CIR	W	202	32256	640	1	Business Suite
152741 1232	Yes - BusSte	Cypress Point Executive Center	BURNETTE SHARON K	8130 BAYMEADOWS		CIR	W	203	32256	640	1	Business Suite
152741 1234	Yes - BusSte	Cypress Point Executive Center	COX BEHAVIORAL HEALTH GROUP LLC	8130 BAYMEADOWS		CIR	W	204	32256	640	1	Business Suite
152741 1236	Yes - BusSte	Cypress Point Executive Center	COX BEHAVIORAL HEALTH GROUP LLC	8130 BAYMEADOWS		CIR	W	205	32256	640	1	Business Suite
152741 1238	Yes - BusSte	Cypress Point Executive Center	COX BEHAVIORAL HEALTH GROUP LLC	8130 BAYMEADOWS		CIR	W	206	32256	640	1	Business Suite
152741 1240	Yes - BusSte	Cypress Point Executive Center	NEWVENTURE OF JACKSONVILLE INC	8130 BAYMEADOWS		CIR	W	207	32256	640	1	Business Suite
152741 1242	Yes - BusSte	Cypress Point Executive Center	NEWVENTURE OF JACKSONVILLE INC	8130 BAYMEADOWS		CIR	W	208	32256	640	1	Business Suite
152741 1244	Yes - BusSte	Cypress Point Executive Center	NEWVENTURE OF JACKSONVILLE INC	8130 BAYMEADOWS		CIR	W	209	32256	640	1	Business Suite
152741 1246	Yes - BusSte	Cypress Point Executive Center	AL1T SOLUTIONS LLC	8130 BAYMEADOWS		CIR	W	210	32256	640	1	Business Suite
152741 1248	Yes - BusSte	Cypress Point Executive Center	ZENITH REAL ESTATE INVESTMENTS I LLC	8130 BAYMEADOWS		CIR	W	211	32256	640	1	Business Suite
152741 1250	Yes - BusSte	Cypress Point Executive Center	PROGRESS ENTERPRISES INC	8130 BAYMEADOWS		CIR	W	212	32256	640	1	Business Suite
152741 1252	Yes - BusSte	Cypress Point Executive Center	CONCENTRIC MANAGEMENT & CONSULTANTS INC	8130 BAYMEADOWS		CIR	W	303	32256	640	1	Business Suite
152741 1254	Yes - BusSte	Cypress Point Executive Center	PEARCE JOHN C III	8130 BAYMEADOWS		CIR	W	304	32256	640	1	Business Suite
152741 1256	Yes - BusSte	Cypress Point Executive Center	NEWVENTURE OF JACKSONVILLE INC	8130 BAYMEADOWS		CIR	W	305	32256	640	1	Business Suite
152741 1258	Yes - BusSte	Cypress Point Executive Center	NEWVENTURE OF JACKSONVILLE INC	8130 BAYMEADOWS		CIR	W	306	32256	640	1	Business Suite
152741 1260	Yes - BusSte	Cypress Point Executive Center	CRUZ MELVIN	8130 BAYMEADOWS		CIR	W	307	32256	640	1	Business Suite
152741 1262	Yes - BusSte	Cypress Point Executive Center	PINNACLE FLORIDA VENTURES LLC	8130 BAYMEADOWS		CIR	W	308	32256	640	1	Business Suite
152741 1264	Yes - BusSte	Cypress Point Executive Center	PINNACLE FLORIDA VENTURES LLC	8130 BAYMEADOWS		CIR	W	309	32256	640	1	Business Suite
148521 0082	Yes - Bus > 25k	Bahrt Building	PINNACLE FLORIDA VENTURES LLC	8130 BAYMEADOWS		CIR	W	310	32256	640	1	Business Suite
152699 0040	Yes - Bus < 25k	Bank of America	8131 BAYMEADOWS	9225 BAYMEADOWS		RD			32256	53334	1	Large Business
148521 0490	Yes - Bus < 25k	Starbucks	SAGAMORE BAYMEADOW LLC	9375 BAYMEADOWS		RD			32256	8200	1	Small Business
148521 0510	Yes - Bus > 25k	Baymeadows Park	BAYMEADOWS PARK LLC	9375 BAYMEADOWS		RD			32256	2505	1	Small Business
Total DSTD											1294	

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

On File Document

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July 30, 2021

Cliff Johnson III
President
Baymeadows Community Council
Jacksonville, FL 32256

RE: Update to the INTERA Baymeadows Community Improvement District Opinion of Probable Cost Report

Dear Mr. Johnson,

Under the direction of the Baymeadows Community Council and Jacksonville City Council, I have revised my INTERA report for the above referenced project. The attached document serves to update the December 30, 2019 Opinion of Probable Cost supporting the establishment of a City of Jacksonville (the "City") special taxing district called the Baymeadows Community Improvement District (the "District"). Updates include the removal of some communities, conversion of certain parcels within the District from commercial use to residential use, adding DR Horton developments to the lake management costs, and a small increase in road improvements along a segment previously thought to be improved (milling and regrading) by DR Horton. Other than updates described in the attached document, the December 30, 2019 report discussions remain valid.

If you have any questions, please do not hesitate to call (904.233.9610) or email (thull@dewberry.com) me.

Sincerely,



Terry Hull, PE

Attachments: Baymeadows Community Improvement District Opinion of Probable Cost Update

Baymeadows Community Improvement District Opinion of Probable Cost Update

This document serves to update the December 30, 2019 Opinion of Probable Cost supporting the establishment of a City of Jacksonville (the “City”) special taxing district called the Baymeadows Community Improvement District (the “District”). Updates include the removal of some communities, conversion of certain parcels within the District from commercial use to residential use, adding DR Horton developments to the lake management costs, and a small increase in road improvements along a segment previously thought to be improved (milling and regrading) by DR Horton. Other than updates described herein, the December 30, 2019 report discussions remain valid. Revisions for each chapter are discussed below. Of the attachments, only Attachment C required revisions.

Chapter 1 Introduction

Modifications to Chapter 1 include the removal and addition of residential entities and changes to commercial development. The smaller Community now covers approximately 404 acres, *generally* bounded by Baymeadows Road to the south, Pottsborg Creek and associated wetlands to the west, Putters Cove to the north, and Paseo Drive East to the east.

The proposed District comprises three color-coded areas as shown in a revised Figure 1.2 (the yellow area has been removed, and the red, blue, and green areas have been modified somewhat).

According to data provided by the City and the Council, the “Red Area”, totaling 356 acres, includes both residential and commercial entities as follows.

Residential

- Bay Pointe North (218 Townhomes)
- Bay Pointe South (200 Townhomes)
- Lakeside (26 Single Family)
- Las Casas (48 Single Family)
- Linkside (81 Single Family)
- Los Lagos (166 Townhomes)
- Los Prados (125 Townhomes)
- Meadow Walk (143 Single Family)
- Putters Cove (17 Single Family)
- Village Green I (109 Townhomes)
- Village Green II (54 Townhomes)
- Village Green III (12 Townhomes)
- DR Horton Golf Course Hole 10/11 “Future Development” (46 Townhomes)
- DR Horton Golf Course Hole 18 “Future Development” (16 Townhomes)

Commercial

- The Avenues Apartments (592 Unit Multi-Family)
- The Avenues Del Mar (147 Unit Multi-Family)
- Baymeadows Place (32 Business Suites)

The “Blue Area” encompasses 21 acres and comprises existing commercial establishments including the following.

Commercial

- Bahri Owners Association (Large Business)
- Cypress Point Executive Center (32 Business Suites)
- The Lofts Apartments (103 Unit Multi-Family)
- Cypress Green Properties (17 Business Suites)
- Cypress Green Properties (10 Business Condos)
- Cypress Green Properties (2 Small Businesses)



Revised Figure 1.2 Baymeadows Community District Boundaries

The “Green Area” covers 27 acres and encompasses future residential and existing commercial development including the following.

Residential

DR Horton Golf Course Hole 11/12 Future Development (52 Townhomes)

Commercial

Bank of America (1 Small business)

Baymeadows Park Owners Association (1 Large Business)

Sagamore Baymeadows LLC, Starbucks (1 Small Business)

Planogramming Solutions (1 Small Business)

Fiore John W Et AL (1 Small Business)

La Petite Jax LLC (1 Small Business)

Saffire Management LLC, Owners Association (1 Small Business)

I-95 Baymeadows Center (1 Small Business)

DR Horton Hole 11 Future Commercial Development

Finally, the Yellow Area including The Plantation, Laurel Oaks, and Southbrook Drive entities has been omitted.

Chapter 2 Drainage and Flood Control

Revisions for this chapter correspond to:

- Omitting the Glenn Abbey, The Glades, and Carriage Club, The Plantation, and Evergreen Club drainage systems including Lakes 17 through 37,
- Adding twelve stormwater lakes (numbered 17 through 30) comprised of three DR Horton developments,
- Adding the lake (Lake 29) between the Bahri Building and Lake 4,
- Adding the lake serving Golfside Dr properties,
- Adding an allowance for future DR Horton development lakes on golf course holes 10-12,
- Adding a new figure, Figure 2.1C,
- Revising Figures 2.2A, B, and C to show lake connectivity for DR Horton’ developments, and
- Adjusting Table 2.1 and Figure 2.1B accordingly (without new lakes 17 through 30) as shown below.

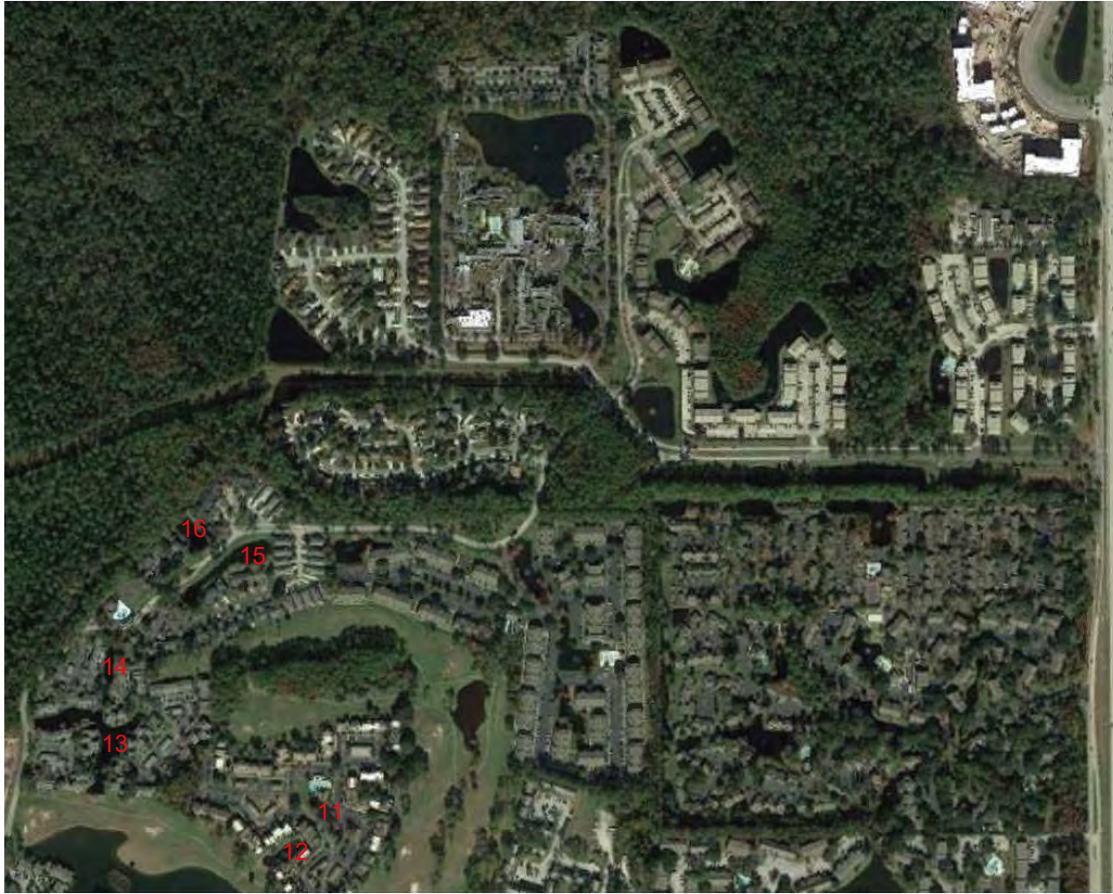
The three new DR Horton developments are Meadow Walk (west and east of Baymeadows Circle West), Bay Pointe, and Bay Pointe North. Meadow Walk West has four lakes numbered 17 to 20 from north to south. Lake 17 drains to Lake 18. Lakes 18-20 drain to Pottsburg Creek wetlands behind the development. Meadow Walk East has one lake (21) that drains to Lake 4. Bay Pointe has three lakes numbered Lake 22 to Lake 24 from north to south. Lake 22 drains to Lake 9, Lake 23 drains to Lake 24, and Lake 24 drains to Lake 4. Bay Pointe North has four lakes numbered Lake 25 to Lake 28 from north to south. Lake 25 drains to Lake 13 (Village Green I Lake 1), Lake 26 drains to Lake 25, Lake 27 drains to Lake 28 which drains to Lake 4. The Bahri Building lake, Lake 29, also drains to Lake 4. Finally, the Golfside Dr lake eventually drains to Pottsburg Creek wetlands. The total normal water level lake volume is now 237 acre-ft. Revised Table 2.1 and Figures 2.1 and 2.2 are shown below.

Revised Table 2.1 Baymeadows Community District Lake System

Lake Designation	Location	Approximate Surface Area (acres)	Approximate Volume (acre-ft)	Discharge Location
Lake 1	Master Lake 1	1.7	8.5	Lake 9
Lake 2	Master Lake 2	1.7	10.2	Lake 1
Lake 3	Master Lake 3	Filled	NA	NA
Lake 4	Master Lake 4	14.5	72.5	Pottsburg Creek
Lake 5	Master Lake 5	1.0	4.0	Pottsburg Creek
Lake 6	Master Lake 6 Los Lagos Lake 1	5.4	37.8	Lake 7
Lake 7	Master Lake 7 Linkside Lake 1	2.3	20.7	Pottsburg Creek
Lake 8	Master Lake 8 Los Lagos Lake 2	1.0	6.0	Lake 7
Lake 9	Master Lake 9	0.8	3.2	Lake 4
Lake 10	Master Lake 10	0.6	3.0	Unknown
Lake 11	Los Prados Lake 1	0.2	0.8	Lake 12
Lake 12	Los Prados Lake 2	0.2	0.8	Lake 6
Lake 13	Village Green I Lake 1	1.1	2.2	Pottsburg Creek
Lake 14	Village Green I Lake 2	0.2	0.4	Lake 14
Lake 15	Village Green II Lake 1	0.6	1.8	Lake 15
Lake 16	Village Green II Lake 2	0.3	0.9	Pottsburg Creek
Lake 17	Meadow Walk W Lake	0.3	2.0	Lake 18
Lake 18	Meadow Walk W Lake	0.2	1.0	Pottsburg Creek
Lake 19	Meadow Walk W Lake	0.1	0.7	Pottsburg Creek
Lake 20	Meadow Walk W Lake	0.4	2.5	Pottsburg Creek
Lake 21	Meadow Walk E Lake 1	1.3	7.9	Lake 4
Lake 22	Bay Pointe Lake 1	0.6	3.3	Lake 9
Lake 23	Bay Pointe Lake 2	0.1	0.8	Lake 24
Lake 24	Bay Pointe Lake 3	0.3	1.6	Lake 4
Lake 25	Bay Pointe N Lake 1	0.6	3.3	Lake 13
Lake 26	Bay Pointe N Lake 2	0.8	4.6	Lake 25
Lake 27	Bay Pointe N Lake 3	0.1	0.4	Lake 28
Lake 28	Bay Pointe N Lake 4	0.7	4.2	Lake 4
Lake 29	Bahri Building	1.8	14.4	Lake 4
Lake 30	Golfside Drive	0.5	2.5	Pottsburg Creek
Future Lakes	Future Townhomes	2.5	15	Pottsburg Creek
Total		41.9	237	



Figure 2.1A Baymeadows Lake Systems (Lakes 1 – 10)



Revised Figure 2.1B Baymeadows Lake Systems (Lakes 11 – 16, Plantation, Glenn Abbey, and Southbrook lakes removed)



New Figure 2.1C Baymeadows Lake Systems (New Lakes 17 – 30)



Revised Figure 2.2A Lake Connectivity Apartments through Creek (Systems 1 and 2)



Revised Figure 2.2B Lake Connectivity Los Prados through Linkside (Systems 3 and 4)



Revised Figure 2.2C Lake Connectivity in Village Green (Systems 4, 5, and 6)

Cost tables, Table 2.2 and 2.3, were not revised but are included here for convenience.

Table 2.2 Pipe Connections in the Original Golf Course Lake System (Lakes 1 – 16)

Location	Pipe Length (ft)	Pipe Length without DR Horton Replacement (ft)	Replacement Cost
Village Green I	300	300	\$149,896
Village Green II/III	100	100	\$42,026
Los Prados	300	300	\$99,826
Los Lagos	100	100	\$32,526
Linkside	50	50	\$19,806
Lake 4 (Baymeadows Circle West)	200	0	\$0
Apartments (Lake 2 to Lake 4)	1,310	970	\$399,032
Total	2,360	1,820	\$743,112

Table 2.3 Flood Control Measures and Costs (Capital Investment)

Measure	Cost
Clearing/Grubbing of Channels	\$12,234
Pipe Inspection and Clearing	\$142,900
Drainage Pipe Replacement	\$743,112
Lake Excavation of Emergent Silt	\$149,500
Total	\$1,047,746

Chapter 3 Water Quality Treatment/Bioswales

No revisions are necessary for this chapter. Cost tables, Table 3.1 and 3.2, are included here for convenience.

Table 3.1 Water Quality Treatment Costs

Feature	Cost
Plant Installation	\$48,956
Bio-swale construction	\$255,907
Annual Inspection*	\$76,991
Landscape maintenance*	\$142,519
Total	\$524,373

*20-year Present Value

Table 3.2 Water Quality Treatment Capital and Annual Operational Costs

Feature	Cost
Capital Total	\$304,863
Annual Landscape Architect Inspection	\$5,175
Annual Landscape Maintenance	\$9,580
Total Annual Operation	\$14,755

Chapter 4 Lake Aesthetics

Required revisions to Chapter 4 were the cost for surface vegetation (algae, etc.) due to the change in the number of treated lakes, and a fountain figure title described below.

Lake Treatment

As described in the Chapter 2 revisions, some lakes were removed from the district and others were added for a new total of 30 lakes plus allowances for additional lakes for the future DR Horton development. The annual treatment cost for all lakes is \$29,163 covering 237 acre-ft. Present value over a 20-year period for algae treatment is \$971,288 for all lakes.

Lighted Fountains

The reference to an alternative fountain location along Southbrook Drive in the title of Figure 4.6 is omitted in the revised figure below.

Table 4.1 Lake Fountain Costs

Fountain Location	Pump Size	Fountain Cost*	Electrical Conduit Cost*	Total Initial Cost	Fountain Replacement Cost*	Energy Cost**	Maintenance Cost**
Lake 4	3 HP	\$14,433	\$34,069	\$48,502	\$14,433	\$37,640	\$32,336
Lake 7	¾ HP	\$4,292	\$20,700	\$24,992	\$4,292	\$10,881	\$23,097
Lake 6	3 HP	\$14,433	\$29,613	\$44,046	\$14,433	\$37,640	\$32,336
Putters Cove	¾ HP	\$4,292	\$13,369	\$17,661	\$4,292	\$10,881	\$23,097
Total		\$37,450	\$97,751	\$135,201	\$37,450	\$97,042	\$110,866

*Including installation, shipping, and tax; **Present value (20 years)



Revised Figure 4.6

Rear Entrance at Putters Cove

Revised Table 4.2 Lake Aesthetic Improvement Costs

Feature	Cost
Algae Treatment (all lakes) *	\$971,288
Muck Treatment (one-time shock, original system only)	\$143,244
Fountains (including replacement) *	\$380,559
Total	\$1,495,091

*Present Value (20 years)

Revised Table 4.3 Capital Vs Operational Lake Aesthetic Improvement Costs

Feature	Cost
Total Capital*	\$315,895
Annual Algae Treatment	\$28,855
Annual Energy	\$6,522
Annual Maintenance	\$7,454
Total Annual Operation	\$42,831

*Fountain installation including replacement and one-time muck "shock"

Chapter 5 Transportation

Revisions included adding lighting energy costs for DR Horton streets, removing Golfside Drive and other segment milling and resurfacing, and removing the roadway and lighting improvements on Baymeadows Circle West between Village Green and Southbrook Dr. and on Southbrook Drive. All 16-, 44-, and 26-ft wide road milling and resurfacing have been removed. Changes to the road segments are discussed below.

Roadway, Sidewalks, Multi-Use Paths, and Lights

Twelve segments now comprise roadway improvements. These segments, plotted with color codes in Figure 5.1 (overall view) and provided in Attachment C as enlarged views of each road segment, are discussed below.



Revised Figure 5.1 Overall View of Color-Coded Road Segments (E and H removed)

Segment A – Baymeadows Circle East (from Baymeadows Road) to Lakeside

No revisions are included for this segment. This segment includes 700 linear ft (lf) of sidewalk on one side, 700 lf of 10-ft wide paved multi- use path (path) on one side, 1,400 lf (two lanes) 16-ft wide road mill and resurfacing, 1,400 lf (two lanes) bike lane striping leaving 12-ft travel lanes, 4-ft bike lanes on each side of an existing median, and 12 street lights (both sides of road). At this time, it is expected that DR Horton or others will perform the milling and resurfacing at its cost. Thus, with contingency and engineering (including survey, permitting, design, construction administration, and maintenance of traffic) the total cost for Segment A remains \$189,178.

Segment B – Lakeside to Los Prados

Segment B includes 2,750 lf of sidewalk on one side, 2,750 lf of 8-ft wide path on one side, 2,750 lf of road widening (new road) to achieve 10-ft travel lanes and two 4-ft bike lanes, 5,500 lf of bike lane striping, and 22 street lights (one side). DR Horton plans to provide the 2,750 lf of 24-ft wide road mill and resurfacing at its cost. The total cost for Segment B is decreased to \$554,155.

Segment C – Los Prados to Baymeadows Circle West

Segment C remains unchanged and includes 1,160 lf of sidewalk on one side, 1,160 lf of 8-ft wide path on one side, 1,160 lf of 24-ft wide road mill and resurfacing, 1,160 lf of bike lane striping (one side) to achieve 10-ft travel lanes and one 4-ft bike lane, and 10 street lights (one side). The total cost for Segment C remains \$253,310.

Segment D – Village Green to Putters Cove

Segment D remains unchanged and includes 1,900 lf of sidewalk on one side, no multi-use path, 1,900 lf of 24-ft wide road mill and resurfacing, 1,900 lf of bike lane striping (one side) to achieve 10-ft travel lanes, one 4-ft bike lane, and 15 street lights (one side). Medians will be demolished and replaced with new pavement. The total cost for Segment D remains \$340,313.

Segment E – Removed

Segment F – Linkside to Village Green

Segment F remains unchanged and includes 2,580 lf of sidewalk on one side, 2,580 lf of 8-ft wide path on one side, 2,580 lf of 24-ft wide road mill and resurfacing, 2,580 lf of bike lane striping (one side) to achieve 10-ft travel lanes and one 4-ft bike lane, and 21 street lights (one side). The total cost for Segment F remains \$550,275.

Segment G – Baymeadows Circle West (from Baymeadows Road) to Linkside

Segment G remains unchanged and includes 1,000 lf of sidewalk on one side, no multi-use path, 1,000 lf of 24-ft wide road mill and resurfacing, 1,000 lf of bike lane striping (one side) to achieve 10-ft travel lanes, one 4-ft bike lane, and 15 street lights (one side). All this work except street lighting is expected to be performed by DR Horton at its cost. Street light construction and energy cost will become the responsibility of the District; thus, the total cost for Segment G remains \$161,566 (20-year present value of light energy cost).

Segment H – Removed

Segment I – Golfside Drive

This roadway segment has been recently improved; therefore, milling and resurfacing is considered unnecessary for the near future. DR Horton will make improvements, including sidewalks and lighting, adjacent to this segment when developing the old Baymeadows golf course holes 11 and 12. All construction and energy costs have been removed. The cost for this segment has been reduced to \$0.

Segment J – Cypress Green Drive

Segment J remains unchanged and includes 1,100 lf of sidewalk on one side, no multi-use path, 1,100 lf of 24-ft wide road mill and resurfacing to achieve 12-ft travel lanes, no bike lane striping, and 9 street lights (one side). The total cost for Segment H remains \$193,810.

Segment K – Meadow Walk Lane

Segment K is a new segment constructed by DR Horton. The District will be responsible for street light energy costs only; thus, the total cost for Segment K is \$70,502 (20-year present value of light energy cost).

Segment L – Legacy Trail/Star Drive

Segment L is a new segment constructed by DR Horton. The District will be responsible for street light energy costs only; thus, the total cost for Segment L is \$15,863 (20-year present value of light energy cost).

Segment M – Meadows Vista Way

Segment M is a new segment constructed by DR Horton. The District will be responsible for street light energy costs only; thus, the total cost for Segment M is \$35,251 (20-year present value of light energy cost).

Segment N – Echo Springs Road

Segment N is a new segment constructed by DR Horton. The District will be responsible for street light energy costs only; thus, the total cost for Segment N is \$1,763 (20-year present value of light energy cost).

Table 5.1 shows the revised total cost and quantities, including assumed road replacement, curb replacement, and table tops (traffic calming). The cost for these features is \$417,633. The total cost for the above improvements (Segments A – N) is decreased to \$2,818,860.

Summary of Roadway, Sidewalk, and Multi-use Path Quantities and Costs

In Table 5.2, 16-, 26-, and 44-ft road milling and resurfacing are eliminated. Also, 24-ft road widening, bike lane striping, and 6-ft sidewalks have been reduced. The revised total cost for road, sidewalk, and multi-use path improvements is decreased to \$1,560,839.

Revised Table 5.2 Roadway, Sidewalk, and Associated Multi-Use Path Improvement Costs

Improvement	Quantity	Unit	Unit Cost	Cost Subtotal	Total Cost*
24-ft milling/resurfacing	6740	LF	\$12.5/SY	\$224,667	\$335,877
16-ft milling/resurfacing	0	LF	\$12.5/SY	\$0	\$0
26-ft milling/resurfacing	0	LF	\$12.5/SY	\$0	\$0
44-ft milling/resurfacing	0	LF	\$12.5/SY	\$0	\$0
4 ft widening	2750	LF	\$55/SY	\$67,222	\$100,497
Road replacement	1499	LF	\$55/SY	\$219,853	\$328,680
Bike Lane Striping	13540	LF	\$2/FT	\$27,080	\$40,485
6-ft sidewalks	10190	LF	\$40/SY	\$271,733	\$406,241
10-ft multi-use paths	700	LF	\$26/SY	\$20,222	\$30,232
8-ft multi-use paths	6490	LF	\$26/SY	\$149,992	\$224,238
Table tops	5	EA	\$6,900/EA	\$34,500	\$51,578
Curb replacement	1000	LF	\$25/LF	\$25,000	\$37,375
Median Removal	290	CY	\$13/CY	\$3,770	\$5,636
Total					\$1,560,839

LF: Linear Feet; EA: Each; SY: Square Yards; CY: Cubic Yards; FT: Feet

*Includes contingency and engineering costs

Summary of Road Lighting Quantities and Costs

Pursuant to the revisions discussed above, Table 5.3 shows a decrease in installation costs and an increase in energy cost. The total cost for street lighting is now estimated at \$1,258,021.

Revised Table 5.3 Lighting Costs

Item	Cost	Total Cost*
Install cable, connections, and lights	\$227,968	\$340,812
Energy (present value)	\$297,333	\$341,933
Install conduit, pull boxes, and bases	\$384,800	\$575,276
Total with Contingency & Engineering		\$1,258,021

*Including contingency and engineering (except energy)

Table 5.4 summarizes the decrease in roadway improvement cost and lighting installation and energy cost. The revised total for transportation cost is decreased to \$2,818,860. Tables 5.5 through 5.7 summarize capital and operating cost revisions.

Revised Table 5.4 Summary of Transportation Costs with Present Value Energy

Item	Cost
Roadway, sidewalks, and multi-use paths	\$1,560,839
Lighting including present value energy	\$1,258,021
Total with Contingency & Engineering	\$2,818,860

Revised Table 5.5 Capital Investment and Present Value Operating Transportation Costs

Item	Cost
Capital	\$2,476,927
Operational (present value)	\$341,933
Total with Contingency and Engineering	\$2,818,860

Revised Table 5.6 Summary of Transportation Costs with Annual Operating Cost

Item	Cos
Roadway, sidewalks, and multi-use paths (capital)	\$1,560,839
Lighting (capital)	\$916,088
Lighting (operational, annual energy cost)	\$19,788

Revised Table 5.7 Capital Investment and Annual Operating Transportation Costs

Item	Cos
Capital	\$2,476,927
Operational (annual)	\$19,788

Chapter 6 Parks and Related Amenities

No revisions are necessary for this chapter. Cost tables, Table 6.1, 6.3, 6.4, and 6.5, are included here for convenience.

Table 6.1 Dog Park Costs

Feature	Cost
Fencing	\$16,675
Water Supply	\$5,750
Picnic Tables/Waste Cans/Benches	\$9,311
Pet Waste Stations	\$1,001
Waste Station Maintenance (present value)	\$32,370
Landscaping (Installation)	\$8,786
Landscaping Maintenance (present value)	\$33,534
Total	\$107,427

Table 6.3 Park and Related Amenity Costs

Feature	Cost
Dog Park (Table 6.1, includes present value)	\$107,427
Fitness Stations	\$17,250
Multi-use Paths	\$139,633
Gazebos, Benches, and Picnic Tables	\$101,131
Pet Waste Stations	\$2,335
Trash Waste Cans	\$7,763
Waste Maintenance, Trash and Pet (Present Value)	\$237,383
Landscaping (Installation)	\$6,400
Landscaping Maintenance (Present Value)	\$662,293
Bridge Demo	\$14,950
Bridge Installation	\$91,233
Total	\$1,387,798

Table 6.4 Park and Amenity Capital and Present Value Operational Costs

Feature	Cost
Capital	\$422,218
Operational (present value)	\$965,580
Total	\$1,387,798

Table 6.5 Park and Amenity Annual Operational Costs

Feature	Cost
Landscaping Maintenance	\$46,771
Waste Station Maintenance	\$17,940
Total	\$64,711

Chapter 7 Other Aesthetics – Roadway Signage and Landscaping

Table 7.2, summarizing roadway landscaping maintenance costs by road segment, is revised to exclude Sections E and H as explained above. The revised total annual cost is \$34,376 with a present value of \$512,428. Table 7.1 was not revised but is included here for convenience.

Also, it should be noted that Baymeadows Circle West entrance signage could include local area businesses advertisement to offset cost.

Table 7.1 Signage Cost

Feature	Cost
Neighborhood Monuments	\$115,000
Directional Signage	\$17,250
Landscaping of Signage	\$25,875
Demolition of Existing Signs	\$40,250
Energy (present value)*	\$52,876
Landscaping Maintenance (present value)*	\$155,518
Total	\$406,769

*20 years

Revised Table 7.2 Road Right-of-Way Landscaping Maintenance

Road Segment	Acreage	Annual
A	1.0	\$5,635
B	2.0	\$11,270
C	0.3	\$1,691
D	0.1	\$564
E – Removed		
F	1.2	\$6,762
G	0.5	\$2,818
H – Removed		
I	0.5	\$2,818
J	0.5	\$2,818
Total	6.1	\$34,376

Revised Table 7.3 Signage Capital and Annual Operational Costs

Feature	Cost
Total Capital	\$257,546
Energy	\$3,519
Signage Landscaping Maintenance	\$10,350
Road Right-of-Way Maintenance	\$34,376
Total Operational	\$48,245

Chapter 8 Exclusions, Assumptions, and Cost Summary

Exclusions and Assumptions

The Summary section of Chapter 8 is revised as follows.

Summary

Revised Tables 8.1 through 8.4 summarize the estimated costs of all improvements. The total revised estimated cost for planned improvements is decreased slightly to \$8,246,094 considering the present value of recurring costs over a 20-year period. Revised Tables 8.2 and 8.3 provide annual recurring operational costs per feature and type. Table 8.4 provides the total capital investment of \$4,825,195 (reduced by over \$1,000,000) and an annual recurring cost of \$314,830 (increased about \$20,000).

Revised Table 8.1 Summary of Planned Improvement Costs

Feature	Capital Cost	Recurring Cost*	Total Cost
Drainage/Flood Control	\$1,047,746	\$0	\$1,047,746
Water Quality Treatment	\$304,863	\$219,510	\$524,373
Lake Aesthetics	\$315,895	\$1,168,951	\$1,484,846
Transportation and Lighting	\$2,476,927	\$341,933	\$2,818,860
Parks and Related Amenities	\$422,218	\$965,580	\$1,387,798
Signage and Roadway Landscaping	\$257,546	\$678,351	\$982,471
Total	\$4,825,195	\$3,420,899	\$8,246,094

*Present Value, 20 years

Revised Table 8.2 Breakdown of Annual Operating Costs by Feature

Feature	Cost
Flood Control	\$0
Water Quality Treatment	\$14,755
Lake Aesthetics (includes energy)	\$42,831
Transportation (lighting energy)	\$19,788
Parks and Amenities	\$64,711
Signage and Right of Way	\$48,245
Administrative	\$124,500
Total Annual Costs	\$314,830

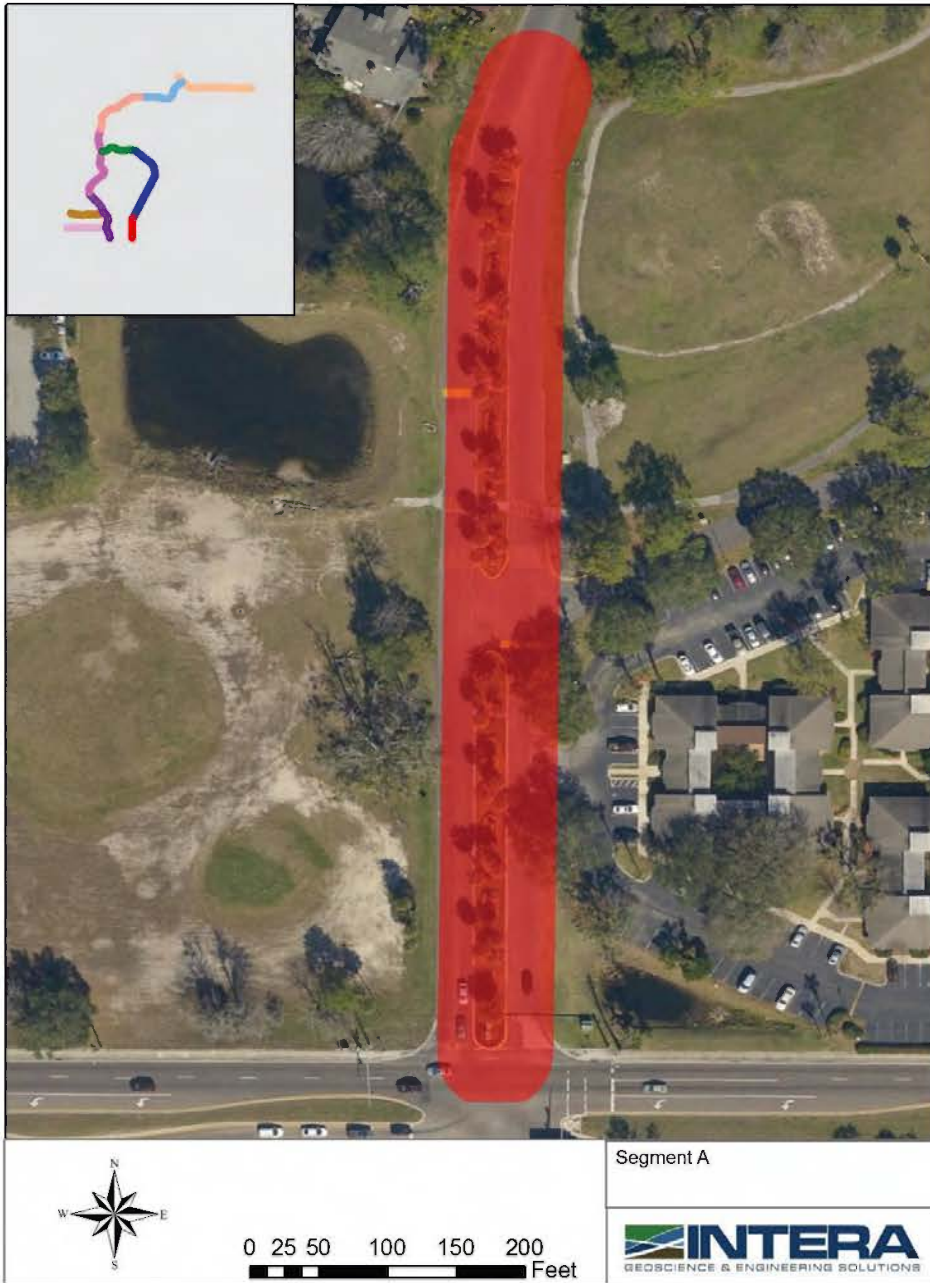
Revised Table 8.3 Breakdown of Annual Operating Costs by Type

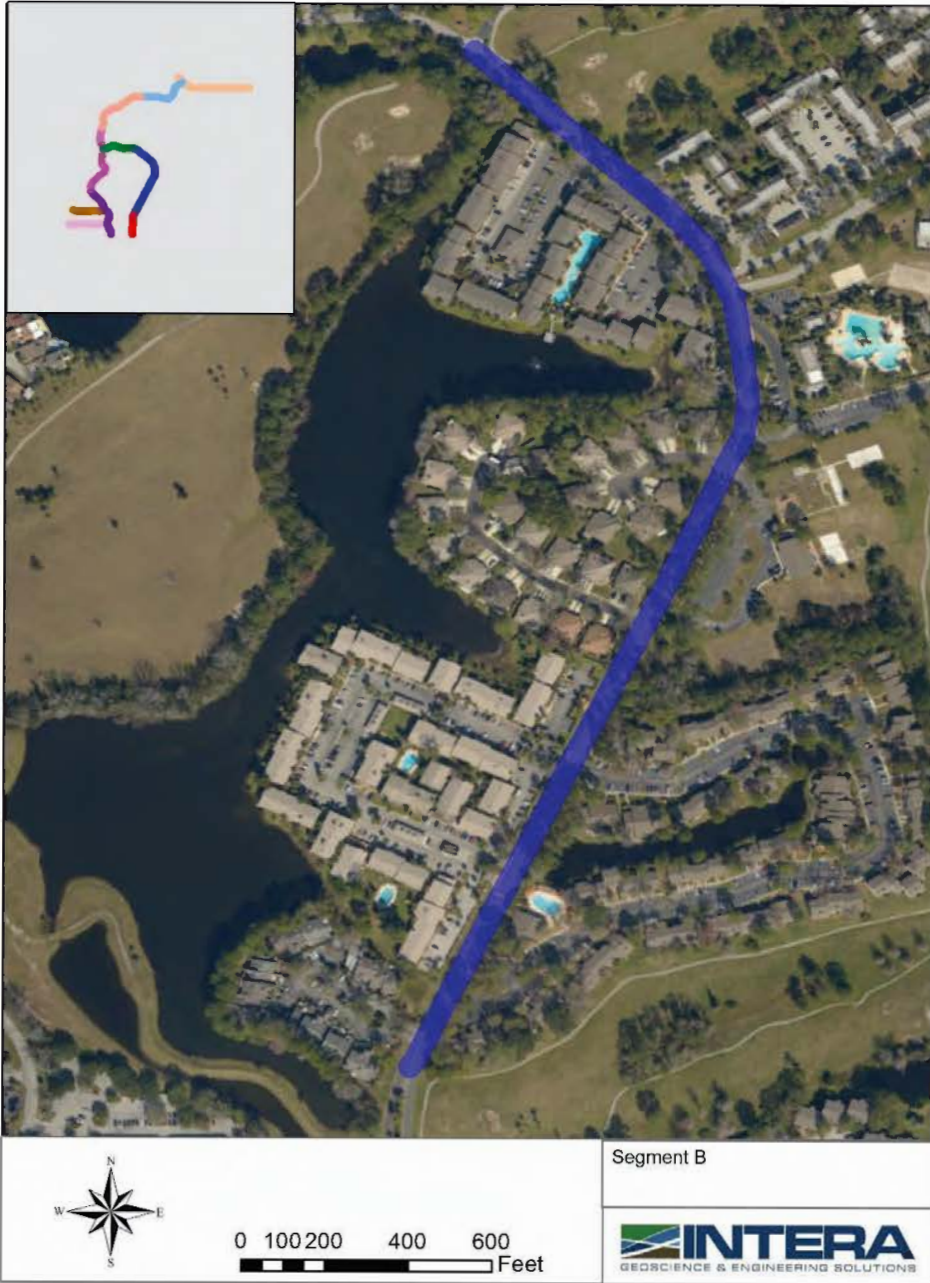
Type	Cost
Bio-swale Inspection	\$5,175
Algae Treatment	\$28,855
Energy	\$29,829
Landscaping	\$101,077
Waste Maintenance	\$17,940
Fountain Maintenance	\$7,454
Administration	\$124,500
Total Annual Costs	\$314,830

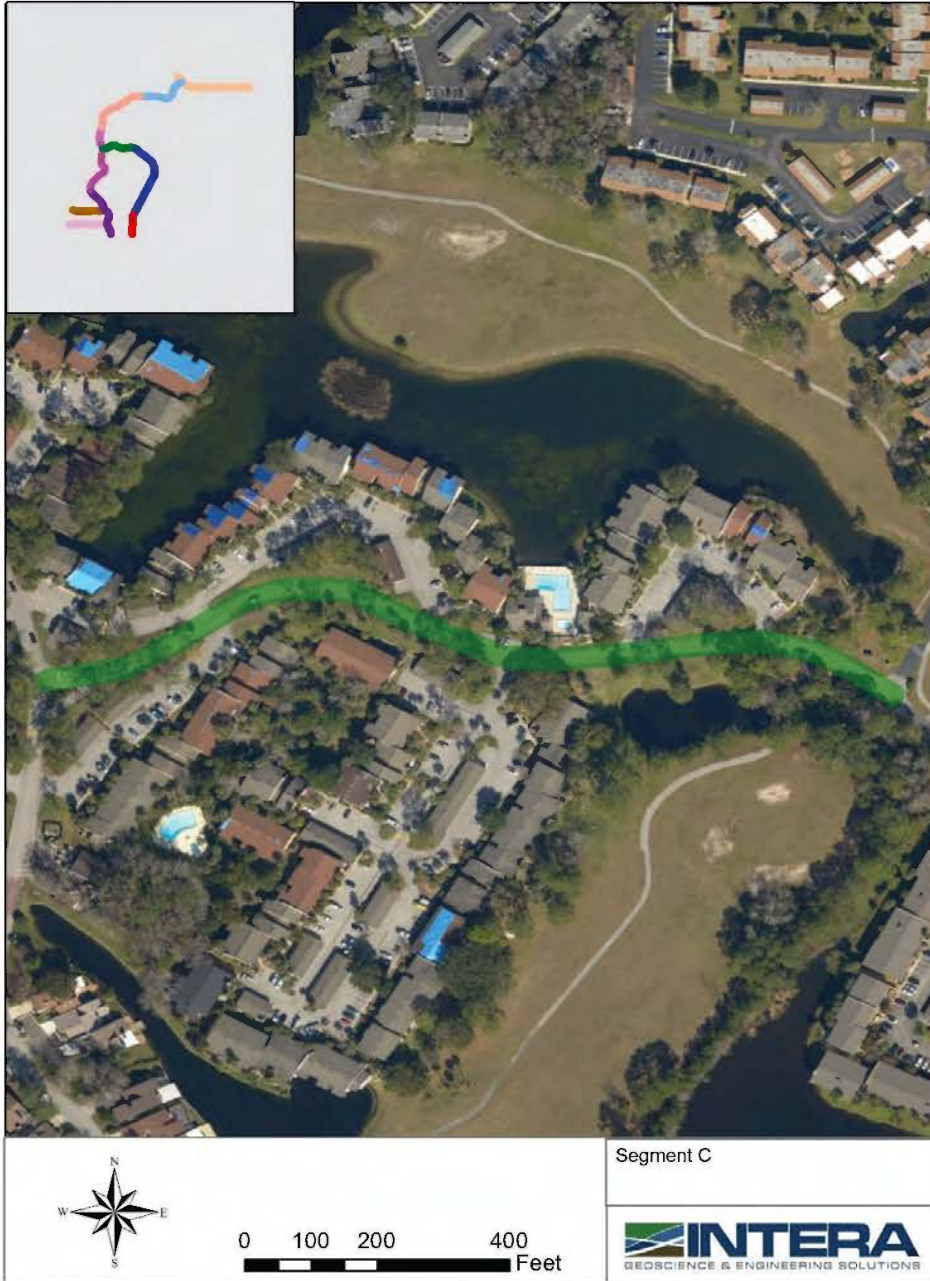
Revised Table 8.4 Total Capital Investment and Annual Operational Costs

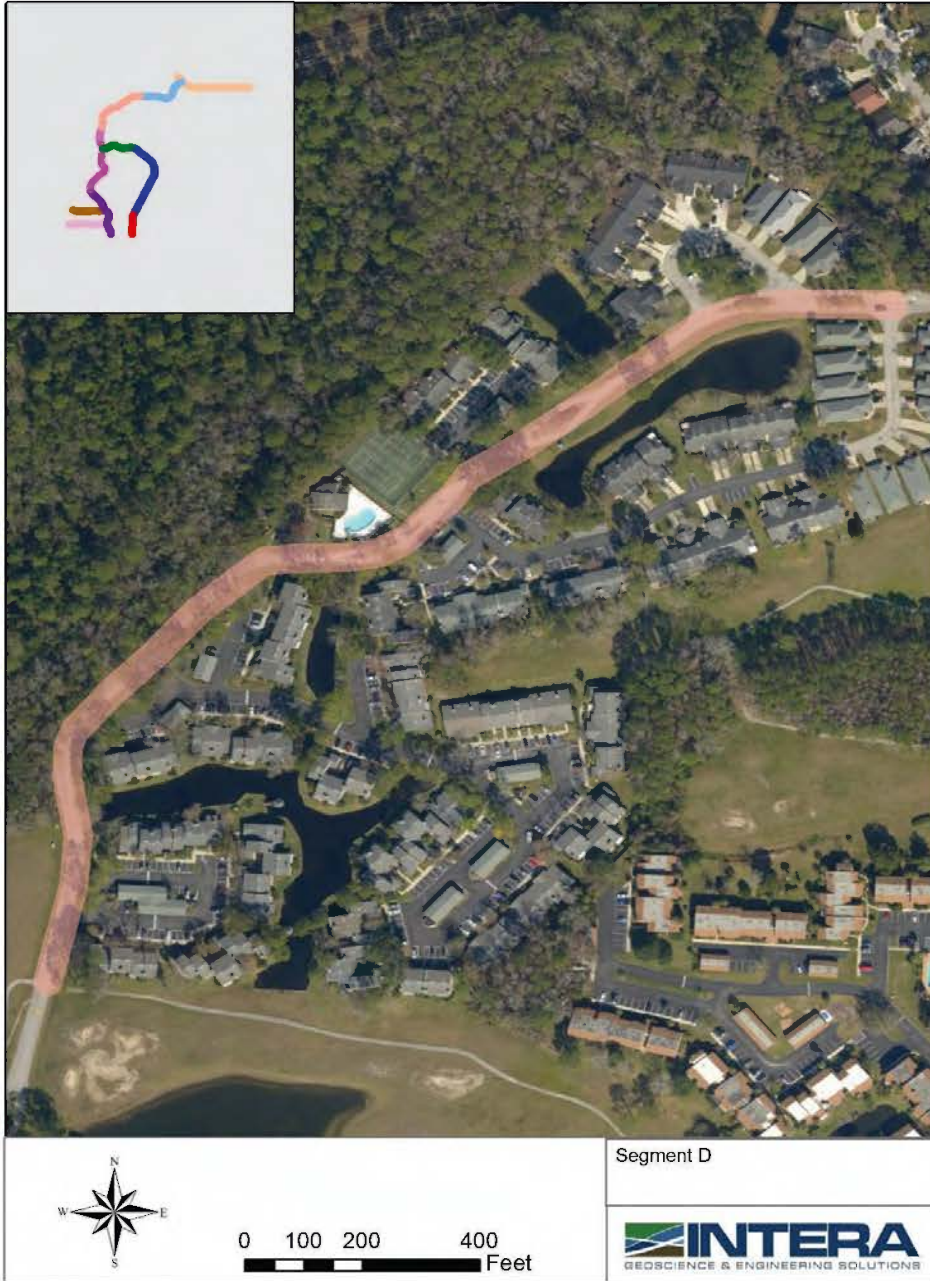
Feature	Cost
Capital Investment	\$4,825,195
Annual Costs	\$314,830

Revised Attachment C
Road Segments

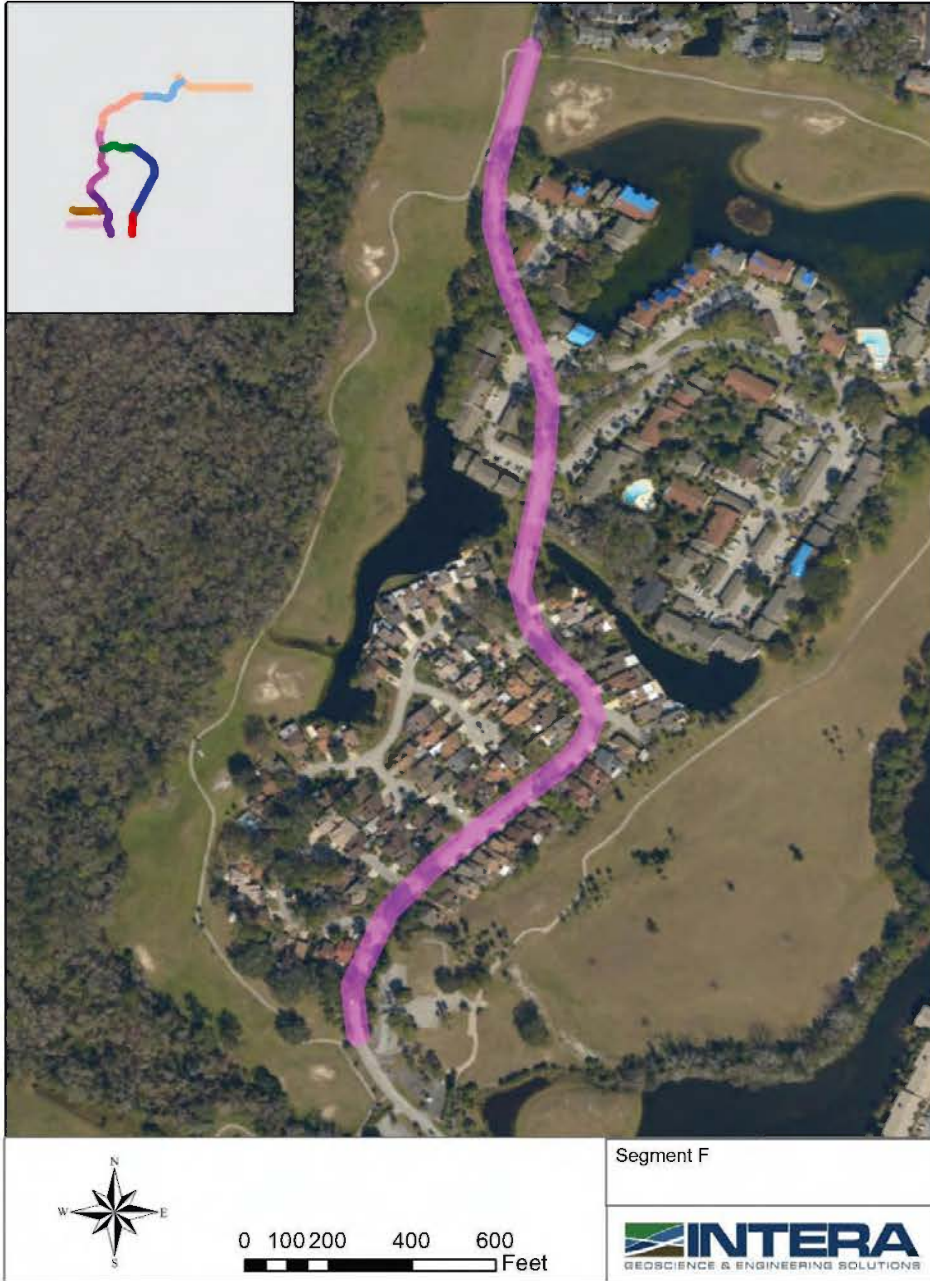


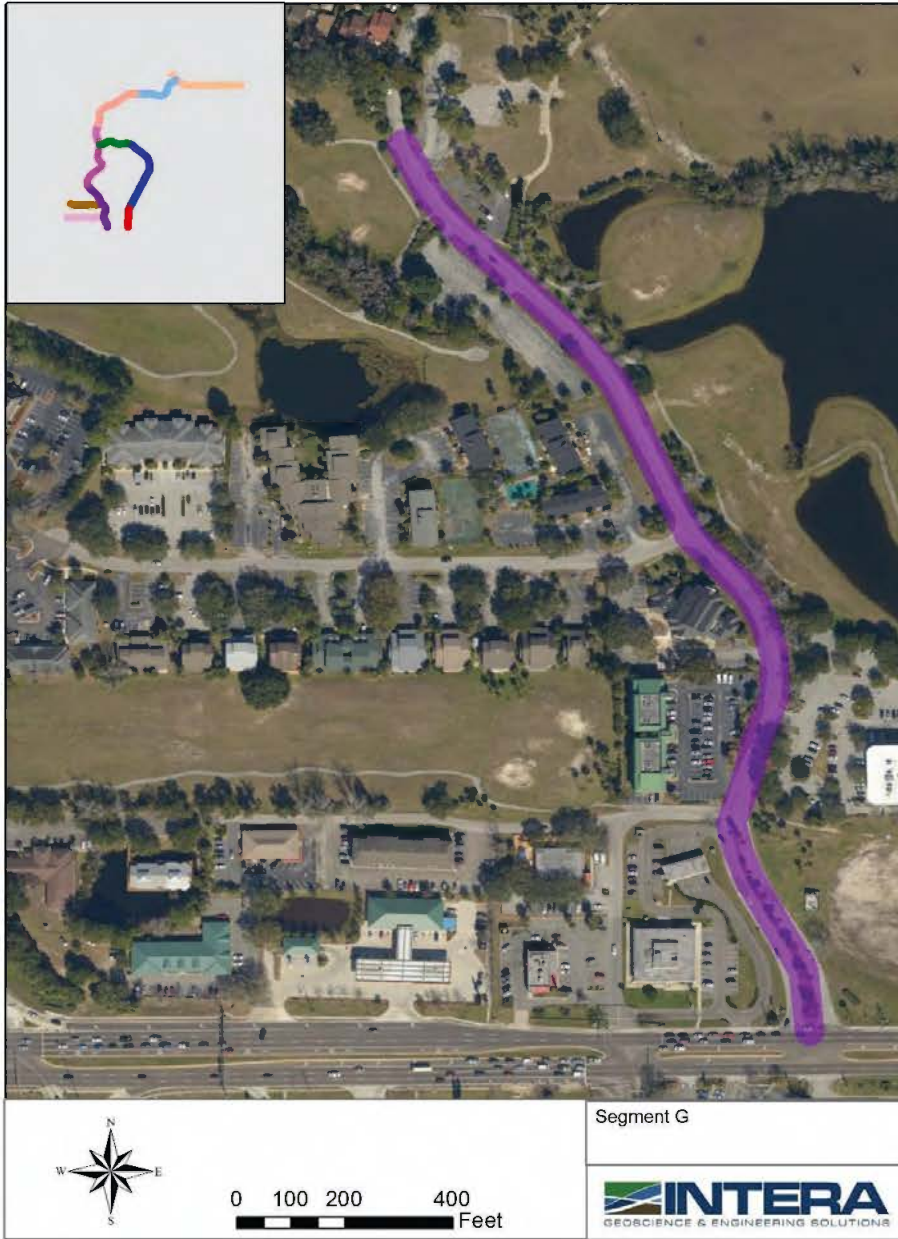






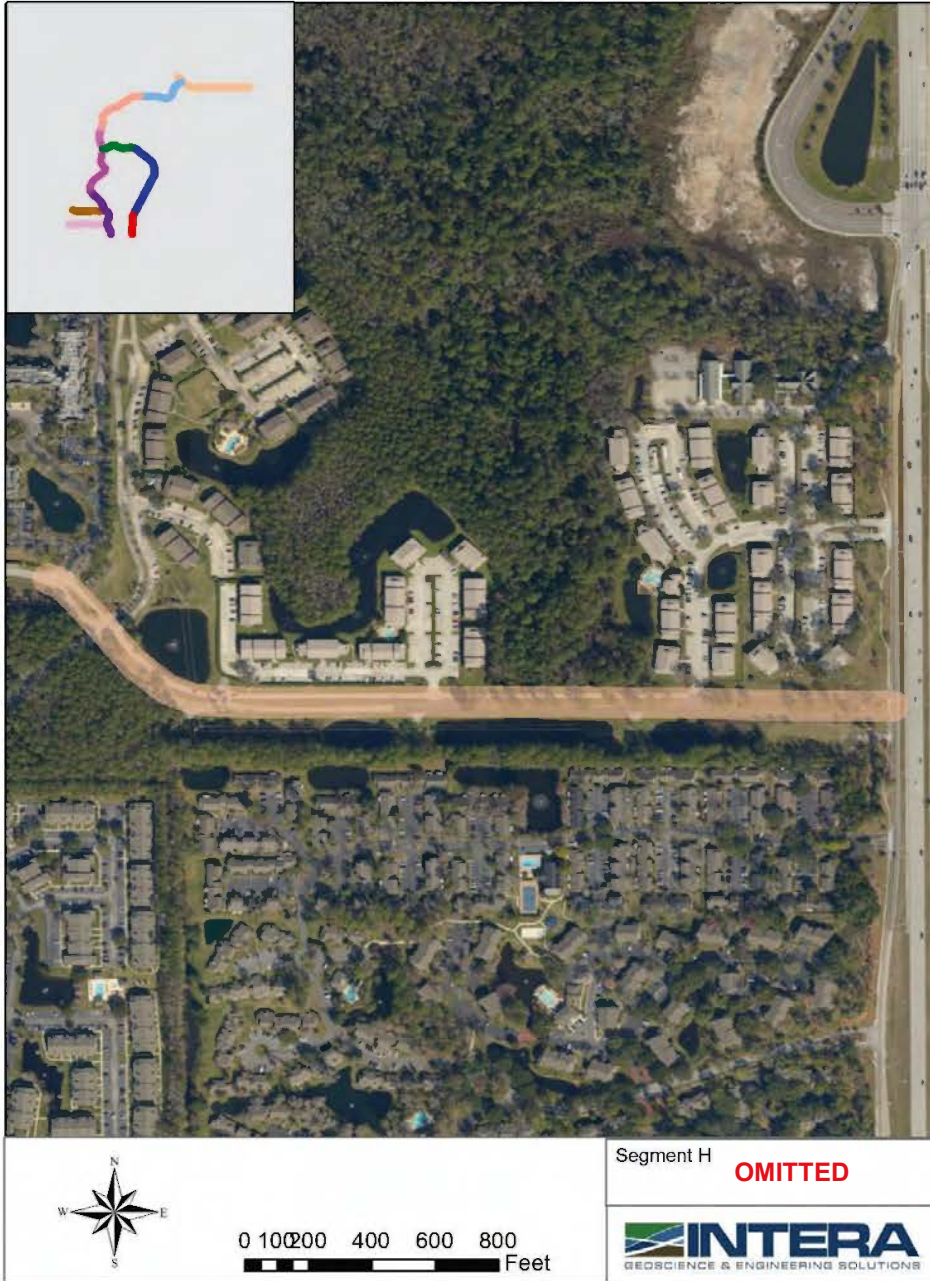






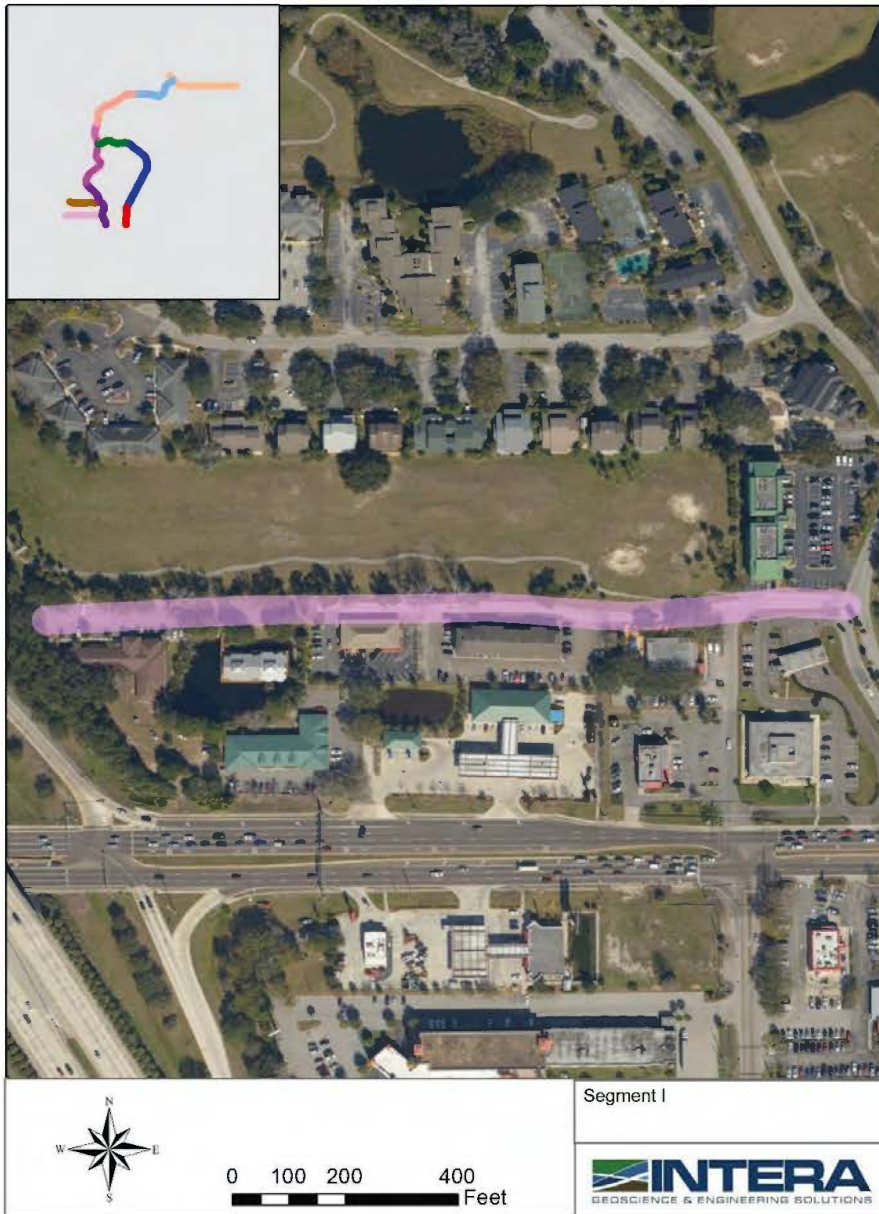
Segment G





Segment H **OMITTED**















**BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT
Opinion of Probable Cost
Final
December 30, 2019**

Prepared for:
Baymeadows Community Council

Prepared by:
INTERA Incorporated
Florida Certificate of Authorization #9062

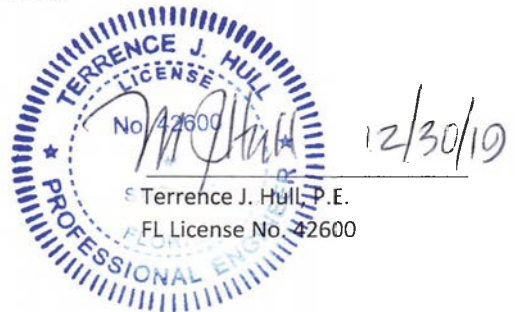


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1.0 Introduction

This opinion of probable cost serves to support the establishment of a City of Jacksonville (the “City”) special taxing district called the Baymeadows Community Improvement District (the “District”). The District will be comprised of residents in the community (the “Community”) in and around the old Baymeadows Golf Course. The Community lies on the south side of Jacksonville as shown in the location map below (Figure 1.1). The Community is currently undergoing residential and commercial development by DR Horton and other developers. The Florida Department of Transportation is also improving Baymeadows Road at the entrance to the Community. The ongoing development offers an opportunity for the Community to make a significant investment in the functionality and appearance of its property. The Community covers approximately 586 acres, *generally* bounded by Baymeadows Road to the south, Pottsburg Creek and associated wetlands to the west and north, and Paseo Drive East or Southside Blvd to the east.

The proposed District comprises four color-coded areas as shown in Figure 1.2. According to data provided by the City, the red area, totaling 354 acres, includes both residential and commercial entities as follows.

Residential

- Lakeside (26 Single Family)
- Los Prados (125 Townhomes)
- Los Lagos (166 Townhomes)
- Village Green I (109 Townhomes)
- Village Green II (54 Townhomes)
- Village Green III (12 Townhomes)
- Linkside (81 Single Family)
- Putters Cove (17 Single Family)
- Las Casas (48 Single Family)
- Meadow Walk (143 Single Family)
- Bay Pointe South (200 Townhomes)
- Bay Pointe North (204 Townhomes)
- Laurel Oaks (64 Single Family)*

Note: *If Southbrook is excluded, Laurel Oaks Single Family will be treated as one Owners Association.

Commercial

- Cypress Point Executive Center (32 Business Suites)
- Bahri Building (1 Owners Association)
- Bank of America (1 Business)
- DRH BCW Commercial Parcel #9 (1 Business - Undeveloped)
- Baymeadows Park (1 Owners Association)
- The Plantation Apartments (1 Multi-family)
- The Avenues Apartments (1 Multi-family)
- The Avenues Del Mar (1 Multi-family)
- Next Concept Tech (1 Business - Undeveloped)
- Starkey Edward - (1 Business - Undeveloped)



Figure 1.1 General Location Map



Figure 1.2 Baymeadows Community District Boundaries

The blue area encompasses 49 acres and comprises commercial establishments including the following.

- The Lofts Apartments (1 Multi-family)
- Cypress Green Properties (17 Business Suites)
- Cypress Green Properties (10 Business Condos)
- Cypress Green Properties (2 Business)

The green area covers 26 acres and encompasses commercial development including the following.

- DRH BCW Commercial Parcel #6 and #8 (1 Business - Undeveloped)
- Planogramming Solutions (1 Business)
- Fiore John W Et AL (1 Business)
- La Petite Jax LLC (1 Business)
- Saffire Management LLC (1 Owners Association)
- I 95 Baymeadows Center (1 Business)

Finally, the yellow area encompasses 157 acres with both residential and commercial development including the following.

Residential

- Braywick (68 Single Family)
- Laurel Oaks (64 Single Family)

Commercial

- Carriage Assisted Living (1 Multi-family)
- Evergreen Club Apartments (1 Multi-family)
- Ponte Parc Apartments (1 Multi-family)
- Cheap Land for Sale, LLC (1 Business – Undeveloped)

All the above entities depend on inclusion of Southbrook.

The costs herein correspond to conceptual plans, not engineered designs, of community improvements identified by the Baymeadows Community Council (the "Council"). The Council represents a group of homeowners and businesses within the boundaries of the Community. The Baymeadows Community Vision Plan (the "Vision Plan" in Attachment A), developed for the Council and commissioned by the City, identified and drove many of the improvements. This cost estimate report describes the improvements and costs to install and maintain them, including estimated energy, water, and maintenance costs. **All recurring costs appear as both annual costs and present values for a period of 20 years using a 3% discount rate. All costs include a 15% contingency due to uncertainties in the final, actual costs for a variety of reasons such as inflation, available bidders on construction projects, subsurface utility obstacles, and right-of-way constraints.**

Sources of costs varied. Some costs originated from multiple bids supplied to DR Horton for ongoing development. INTERA obtained other costs from vendor quotes, published prices, a Florida Department of Transportation cost database, consultation with electrical and civil engineers, and engineering estimates.

Notably, the City Council will appoint an initial seven-member Board of Supervisors (the “Board”) to govern the District. Subsequent Board members will be elected by the property owners within the boundaries of the Community and will have staggered terms. The Board will make decisions on how and when to commit money for improvements, choose to omit some improvements, or schedule certain improvements in out years based on prioritization (from more detailed pipe inspections, for example).

Improvements to the Community generally fall under six areas — drainage/flood control (Chapter 2); water quality treatment including bioswales (Chapter 3); lake aesthetics including treatment for algae and muck, dredging and disposal, and lighted fountains (Chapter 4); transportation and safety including road improvements, street lighting, sidewalks, and multi-use paths (Chapter 5); parks and related amenities (Chapter 6); and other aesthetic improvements (Chapter 7). Chapter 8 describes some exclusions and assumptions and provides a summary of costs.

2.0 Drainage and Flood Control

The Community's drainage system comprises a variety of features including an original golf course Master Lake system (Lakes 1-10 shown in Figure 2.1A and Table 2.1) owned by DR Horton with connecting culverts, drainage swales, creeks, and inlets with culverts, draining to Pottsburg Creek to the west. Subsequent developments in the Community added more lakes — some draining to the original Master Lake system and others to Pottsburg Creek. Figure 2.1B and Table 2.1 show and tabulate these other lakes. An estimated 37 lakes comprise the system, not including two commercial property lakes near Baymeadows Rd. The lake system in the figures and table also excludes new stormwater lakes planned by DR Horton.

Excluding DR Horton's new developments, curb and gutter roadway drainage only exists in Linkside in the existing boundaries of the Community. DR Horton's developments will contain new roads with curb and gutter drainage. Curb and gutter drainage does not allow an initial water quality treatment of stormwater runoff. The Community desires more stormwater quality treatment through features such as bioswales (discussed later). Given that curb and gutter drainage represents a localized homeowners' association concern, INTERA omits curb and gutter replacement from cost estimates herein.

The system discharges off-site to Pottsburg Creek at several locations. Including surface areas and volumes, Table 2.1 summarizes the current lake system, excluding new DR Horton lakes. Lake volumes are based on visual observations and assumed lake depths. The total surface area of Lakes 1 – 16 equals 31.6 acres. The total corresponding volume is 172.8 acre-ft. The total surface area for Lakes 1 – 37 is 51.3 acres with a corresponding volume of 272.1 acre-ft. Lake volume does not contribute to flood control but was considered in lake treatment discussed in Chapter 3. Figures 2.1A and 2.1B show the locations of the lakes.

Illustrated in Figures 2.2A through 2.2C, six independent, interconnected lake systems comprise the original golf course development drainage system. Blue arrows represent flow directions and general locations. System 1 flows from Master Lake 2 to Master Lake 1 to Master Lake 9 to Master Lake 4 (with inflow from Baymeadows Cir E and W commercial property lakes, unlabeled) to Pottsburg Creek through a creek. System 2 flows from Master Lake 5 to Pottsburg Creek through the creek. System 3 flows from Lake 11 (Los Prados Lake 2) to Lake 12 (Los Prados Lake 3) to Master Lake 6 to Master Lake 7, and from Master Lake 8 to Master Lake 7, then to Pottsburg Creek through a ditch (to be replaced with a culvert by DR Horton). System 4 flows from Master Lake 10 to an unknown location, possibly through the Plantation Apartments, to a creek that discharges to Pottsburg Creek (or has no discharge). System 5 drains from the old 3rd and 4th fairways via shallow depth flow and drainage pipes to what is now Lake 13 (Village Green I Lake 1) and from Lake 14 to Lake 13, then to Pottsburg Creek. Finally, System 6 flows from Lake 15 (Village Green II Lake 1) to Lake 16 to Pottsburg Creek.

Lakes not in the original golf course development include Glenn Abbey, The Glades, Carriage Club, The Plantation, and Evergreen Club systems. The Council added these areas to the district boundaries late in this report development; therefore, the interconnectivity of these systems is not shown.

Culverts (pipes) that allow drainage of stormwater from a lake to the next downstream lake connect the lakes in the systems described above. Culvert failure, such as collapse, sedimentation in the culvert, clogging of the inflow structure, or tree root penetration, for example, would likely increase flooding in the upstream lake. Notably, given the mild slopes in most of the systems, especially those in the original golf course systems, this failure would likely cause flooding in all upstream lakes in the systems because they depend on free discharge in all downstream lake culverts.

Table 2.1 Baymeadows Community District Lake System

Lake Designation		Approximate Surface Area (acres)	Approximate Volume (acre-ft)	Discharge Location
Lake 1	Master Lake 1	1.7	8.5	Lake 9
Lake 2	Master Lake 2	1.7	10.2	Lake 1
Lake 3	Master Lake 3	Filled	NA	NA
Lake 4	Master Lake 4	14.5	72.5	Pottsburg Creek
Lake 5	Master Lake 5	1.0	4.0	Pottsburg Creek
Lake 6	Master Lake 6 Los Lagos Lake 1	5.4	37.8	Lake 7
Lake 7	Master Lake 7 Linkside Lake 1	2.3	20.7	Pottsburg Creek
Lake 8	Master Lake 8 Los Lagos Lake 2	1.0	6.0	Lake 7
Lake 9	Master Lake 9	0.8	3.2	Lake 4
Lake 10	Master Lake 10	0.6	3.0	Unknown
Lake 11	Los Prados Lake 1	0.2	0.8	Lake 12
Lake 12	Los Prados Lake 2	0.2	0.8	Lake 6
Lake 13	Village Green I Lake 1	1.1	2.2	Pottsburg Creek
Lake 14	Village Green I Lake 2	0.2	0.4	Lake 14
Lake 15	Village Green II Lake 1	0.6	1.8	Lake 15
Lake 16	Village Green II Lake 2	0.3	0.9	Pottsburg Creek
Lake 17	Plantation Lake 1	0.5	2.5	NA*
Lake 18	Plantation Lake 2	0.4	2.1	NA*
Lake 19	Plantation Lake 3	0.6	3.1	NA*
Lake 20	Plantation Lake 4	0.6	3.0	NA*
Lake 21	Glenn Abbey Lake 1	0.3	1.5	NA*
Lake 22	Glenn Abbey Lake 2	1.3	6.5	NA*
Lake 23	The Glades Lake 1	0.4	2.1	NA*
Lake 24	The Glades Lake 2	0.3	1.5	NA*
Lake 25	The Glades Lake 3	0.5	2.5	NA*
Lake 26	The Glades Lake 4	1.8	9.0	NA*
Lake 27	The Glades Lake 5	1	5.1	NA*
Lake 28	The Glades Lake 6	1.1	5.5	NA*
Lake 29	The Glades Lake 7	0.8	4.1	NA*
Lake 30	The Glades Lake 8	0.8	4.1	NA*
Lake 31	Carriage Club Lake 1	0.5	2.5	NA*
Lake 32	Carriage Club Lake 2	3.6	18.0	NA*
Lake 33	Evergreen Club Lake 1	1.4	7.1	NA*
Lake 34	Evergreen Club Lake 2	2.5	12.5	NA*
Lake 35	Evergreen Club Lake 3	0.6	3.0	NA*
Lake 36	Evergreen Club Lake 4	0.4	2.1	NA*
Lake 37	Evergreen Club Lake 5	0.3	1.5	NA*
Total		51.3	272.1	

*Not Available - ultimately drains to Pottsburg Creek

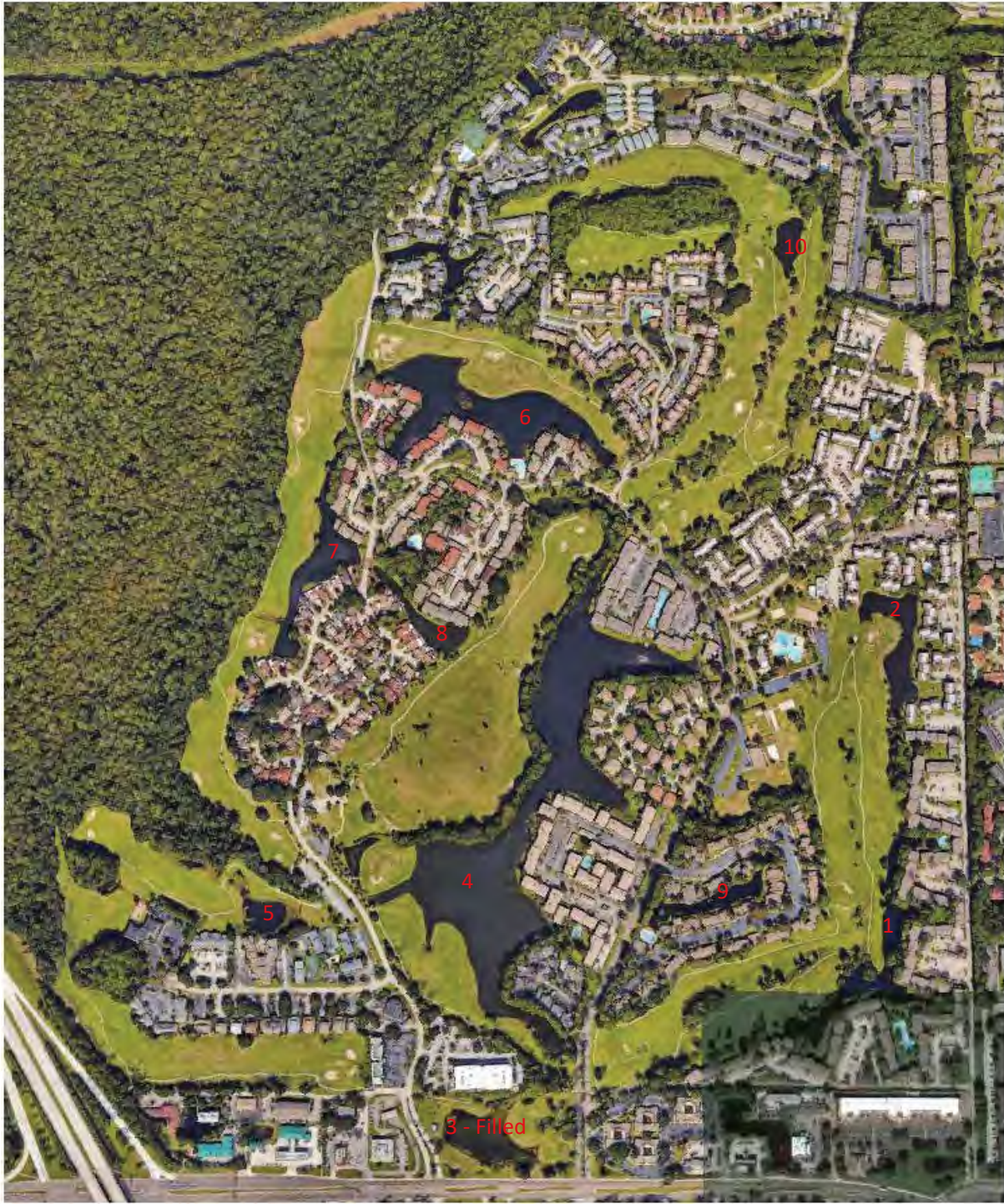


Figure 2.1A Baymeadows Lake Systems (Lakes 1 – 10)

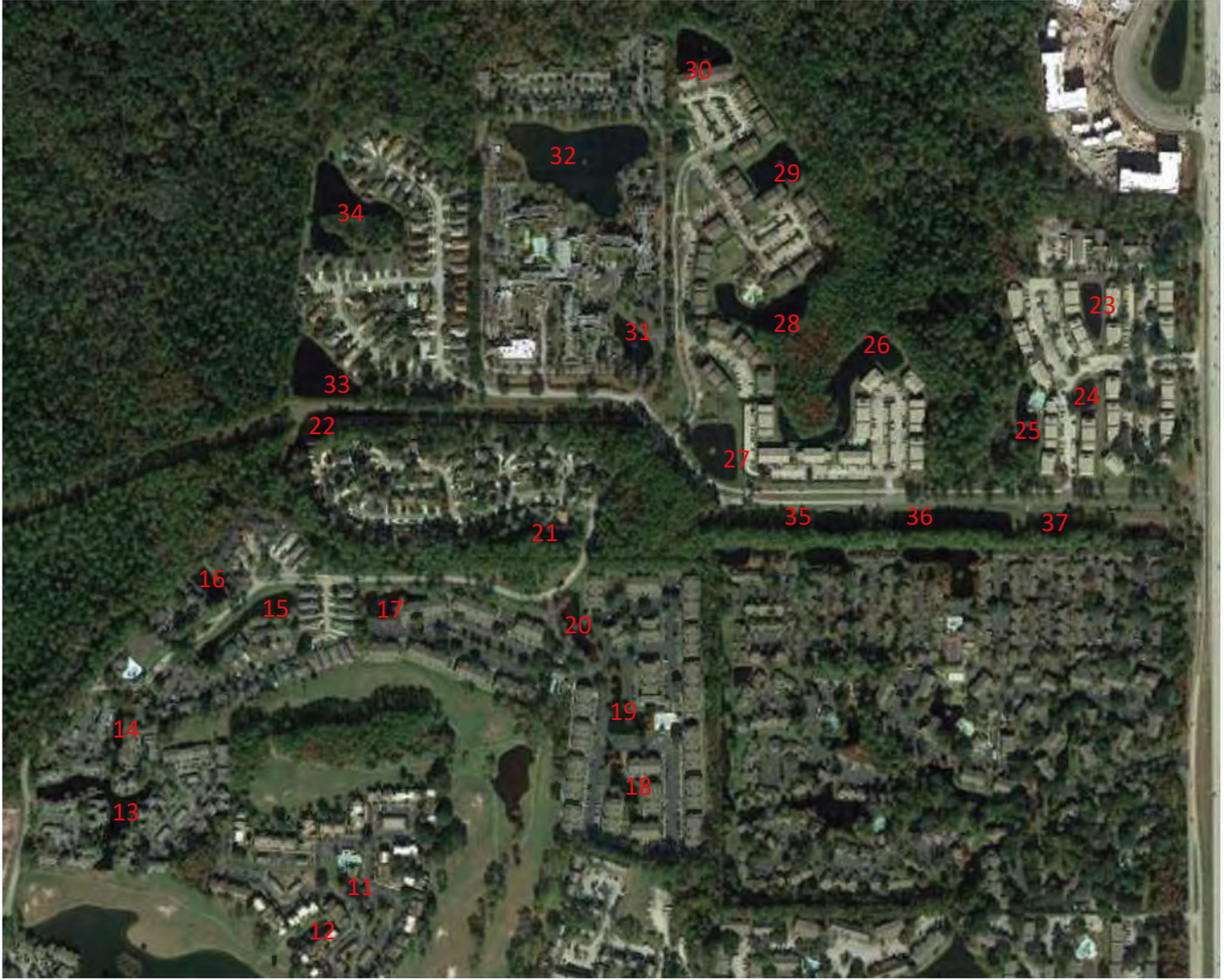


Figure 2.1B Baymeadows Lake Systems (Lakes 11 – 37)



Figure 2.2A Lake Connectivity Apartments through Creek (Systems 1 and 2)



Figure 2.2B Lake Connectivity Los Prados through Linkside (Systems 3 and 4)



Figure 2.2C Lake Connectivity in Village Green (Systems 4, 5, and 6)

Many of the culverts connecting the lakes described above have exceeded their design lives (see INTERA letter in Attachment B). In fact, two recent improvements include repairing failures in the Village Green I discharge culvert to Pottsburg Creek and a cross drain culvert under Baymeadows Circle East. The failures likely allowed sediment to penetrate the culverts through a failed culvert connection or holes created by rust. The resulting sedimentation likely reduced the culverts' flow capacity and, in the case of Village Green I, contributed to flooding on two previous occasions. When DR Horton constructs new ponds draining to Lake 13 (Village Green I Lake 1), they are also subject to flooding if the Village Green I discharge culvert fails. Another example could be flooding in the Los Prados lakes due to a failure of the culvert connecting Lake 6 to Lake 7.

The Council identified previous flooding problems in four areas — Baymeadows Circle West between Master Lake 4 and the discharge ditch to Pottsburg Creek (road overtopping), Village Green I (potential unit flooding from lake overtopping), the 3rd fairway behind Los Prados (potential unit flooding), and Baymeadows Circle West between Village Green II and III (road overtopping). The latter area flooded during Hurricane Irma (2017). Backwater from Pottsburg Creek (and the St. Johns River, which reached approximately 100-year event levels or a 1% chance of occurrence in a given year, about a 60% chance in 100 years) likely caused it. A pump station could eliminate this area's flooding due to low-frequency events (such as the 100-year event) in Pottsburg Creek that causes backwater flooding into the Community; however, its high cost prohibits further examination in this study. Regarding Master Lake 4, at the time of this report, DR Horton is permitting the replacement of the drainage control structure and enlargement of the outfall pipes under Baymeadows Circle West. The control structure will be designed to allow adjustable Lake 4 normal water level and pre-storm draw down through removable boards. With pre-storm draw down to the existing concrete weir invert elevation, Lake 4 flooding will be reduced 1.1 and 0.7 ft for the 25- and 100-year events according to DR Horton's modeling. The 25-year event

corresponds to a 4% annual chance of occurrence. Notably, the control structure design and its effects on lake normal water level and flooding improvement is subject to change at this time. Flooding in Village Green I lakes did not occur in modeled storm events (25-year and 100-year, 24-hr design rainfall events). As stated above, a culvert obstruction may have created the flooding. Otherwise, the rainfall intensity (inches per hour) may have exceeded the theoretical design events modeled. Nevertheless, cost estimates assume a slightly larger pipe in the pipe replacement cost below. Finally, INTERA reported that flooding has occurred behind Los Prados along the 3rd fairway to the DR Horton design engineer for consideration in the new development drainage design.

Cost estimates include clearing and grubbing of choked conveyance ditches. Removal of excess vegetation can reduce flood hazards, including the source of debris that block drainage structures (see Figure 2.3). An estimated two acres will require clearing and grubbing. The cost per acre is \$6,117.



Figure 2.3 Debris Reducing Capacity of a Drainage Structure

Given their age, many of the existing pipes, especially most pipes connecting Lakes 1 – 16, should have a video camera inspection to identify failing sections and sediment/silt

blockage. Dewatering of pipes must occur before inspection. Sediment in non-failing pipes should be cleared. An allowance of 3,000 linear feet of pipe for inspection and 2,000 linear feet of pipe for dewatering and desilting results in an estimated cost of \$142,900. This cost includes plugging and dewatering (as necessary), video camera inspection, desilting and off-site disposal of sediment, and mobilization/demobilization.

Based on the results of the camera inspection above, the Board should repair or replace failing pipes. The nature and location of these improvements are unclear without the inspection results. Thus, to develop a cost allowance, the pipes draining from the original golf course system (Lakes 1 – 16) were considered. Due to the age of the pipes (except for approximately 180 ft of a recently replaced pipe in Los Prados), replacement is assumed imminent; however, the Board should prioritize improvements throughout the Community based on the inspection results. An estimated 2,360 linear feet of pipe comprise the Lake 1 – 16 system connectivity as shown in Table 2.2. DR Horton will replace approximately 540 feet of pipe excluded from the replacement cost. Thus, the cost to replace an assumed 1,820 ft of pipe ranging from 6 inches (in.) to 42 in. in diameter with 30 inlet and outlet structures reaches \$743,112 including contingency, engineering, surveying, and permitting. Recent construction contractor bids provided to INTERA by DR Horton formed the basis of the costs for existing pipe demolition, and material and installation for reinforced concrete pipe (RCP)

Table 2.2 Pipe Connections in the Original Golf Course Lake System (Lakes 1 – 16)

Location	Pipe Length (ft)	Pipe Length without DR Horton Replacement (ft)	Replacement Cost
Village Green I	300	300	\$149,896
Village Green II/III	100	100	\$42,026
Los Prados	300	300	\$99,826
Los Lagos	100	100	\$32,526
Linkside	50	50	\$19,806
Lake 4 (Baymeadows Circle West)	200	0	\$0
Apartments (Lake 2 to Lake 4)	1,310	970	\$399,032
Total	2,360	1,820	\$743,112

While deepening lakes through dredging does not provide flood control, emergent sediment does reduce the flood storage capacity of a lake. Visual observations with existing normal water levels revealed emergent sediment present in several areas such as the Village Green I lakes. With an allowance of 2,000 cubic yards, the estimated cost for excavation and disposal offsite of this sediment equals \$149,500. The needed excavation could increase with lower normal water levels discussed above. Summarized in Table 2.3, the total estimated cost for flood control including clearing and grubbing, pipe inspection and clearing, pipe replacement, and lake sediment excavation reaches \$1,047,746. The cost excludes annual recurring costs.

This study does not address localized drainage infrastructure that collect stormwater runoff within parking lots and swales within each individual property. Additionally, note that cost estimates exclude curb and gutter replacement. These features, absent in the Vision Plan, do not promote water quality treatment of roadway stormwater runoff. They are also considered to be local drainage features not addressed in this cost estimate.

Table 2.3 Flood Control Measures and Costs (Capital Investment)

Measure	Cost
Clearing/Grubbing of Channels	\$12,234
Pipe Inspection and Clearing	\$142,900
Drainage Pipe Replacement	\$743,112
Lake Excavation of Emergent Silt	\$149,500
Total	\$1,047,746

3.0 Water Quality Treatment/Bioswales

Bioswales, designed to convey stormwater runoff and provide some water quality treatment and flooding reduction, represent an alternative to curb and gutter (piping) of stormwater runoff that provides very limited water quality treatment and flood reduction. Bioswales should reduce the pollutants that currently run off into the lake system.

Bioswales are shallow, linear features or ditches enclosed at both ends to temporarily hold stormwater runoff while it interacts with plants and seeps into the ground. Bioswales also control sediment and other pollutants from roads while providing an opportunity for aesthetic landscaping and habitat. Figure 3.1 shows the LaSalle bioswale located in front of the San Marco public library. Percolation tests will identify ideal sites where seepage into the ground is high and the groundwater table is well below the bottom of the swale. Seepage can improve by replacing poorly drained soil with filter media such as gravel inside filter fabric. Plant selection is also important. Plants must sustain inundation during the percolation period, typically 72 hours, and require minimal maintenance. Plants must also treat the targeted nutrient pollutant such as phosphorous or nitrogen.



Figure 3.1 Lasalle Bioswale, San Marco

Many opportunities exist in the community to install bioswales. Figure 3.2 shows failing drainage infrastructure that a bioswale and structure replacement can treat roadway and turf stormwater runoff before it enters the lake.



Figure 3.2 Failing Drainage Structure and Bioswale Opportunity

Carefully designed bioswales can also become integrated into existing drainage swales such as the one shown in Figure 3.3. The design must allow adequate conveyance to provide flood control and consider percolation rates.

The left side of Figure 3.4 shows one example of two existing dry retention basins in the Community that can become improved bioswales. They require removal of accumulated sediment, possible installation of a gravel filtration system (depending on percolation test results), and drop structure replacement. The existing basins drain to swales (upper right in the figure) that can be converted to bioswales as part of a treatment train that removes pollutants from stormwater runoff before entering the Master Lake system.

This cost estimate, summarized in Table 3.1, allows for the creation of 3,000 linear feet of bioswales in the Community. Site specific conditions will drive the design dimensions, but a 12-24 ft wide, 2 ft deep design swale is assumed. Half of the swales are assumed to lie in soils with adequate percolation rates. The other half is assumed to require soil replacement with filtration media. The cost includes annual inspection by a landscape architect and maintenance of the vegetation. Removal of sediment infill is not expected in the 20-year life. Some locations considered include Baymeadows Circle West at the 7th Fairway park, Village Green, along Baymeadows Circle West at Master Lake 4, and along Baymeadows Circle East near the apartments. Capital and operational costs are separated in Table 3.2. Grant funding from the local Environmental Protection Board may be available to support these costs.



Figure 3.3 Existing Swale

Table 3.1 Water Quality Treatment Costs

Feature	Cost
Plant Installation	\$48,956
Bio-swale construction	\$255,907
Annual Inspection*	\$76,991
Landscape maintenance*	\$142,519
Total	\$524,373

*20-year Present Value

Table 3.2 Water Quality Treatment Capital and Annual Operational Costs

Feature	Cost
Capital Total	\$304,863
Annual Landscape Architect Inspection	\$5,175
Annual Landscape Maintenance	\$9,580
Total Annual Operation	\$14,755



Figure 3.4 Existing Dry Retention (Left) Discharging to a Swale (Background) Draining to Lake 4

4.0 Lake Aesthetics

4.1 Lake Treatment

Improved lake aesthetics will include treatment for surface algae and bottom muck and installation of lighted fountains which provide visual aesthetics as well as secondary water quality treatment. Secondary water quality treatment occurs because organic muck and algae reduce dissolved oxygen in the water (necessary for fish), and fountains introduce dissolved oxygen to the water. Costs include pre-treatment of the lake system to prevent the outbreak of algae. Notably, post-treatment of algae outbreaks (without mechanical removal of the algae) causes dying algae to sink to the bottom of the lake, contributing to organic muck build-up, and exacerbating algae outbreaks. Pre-treatment covers 12-18 annual applications that do not harm fish, waterfowl, or other animals. These treatments will not harm emergent littoral vegetation which serves to uptake nutrients and improve lake water quality. The annual treatment cost for all lakes is \$45,043 covering 272 acre-ft. Present value treatment over 20 years for algae is \$670,129 for all lakes.

Treatment to reduce muck includes the application of bioenzymes. Significant muck build-up is likely confined to the original golf course lake system (Lakes 1-16). Long-term treatment for the 173 acre-ft comprising those lakes is \$143,244 per year with a 20-year present value of \$2,131,109. Alternatively, a one shock treatment with bioenzymes is \$143,244 for Lakes 1 – 16. INTERA's research of success with bioenzymes indicates a limited reduction in muck depth occurs during the early stages of application but continued muck reduction is not noticeable. Therefore, costs include a one-time treatment for muck and elimination of muck build-up with algae treatment. The cost estimates for these treatments are based on the lake surface areas and volumes in Table 2.1 and lake connectivity described in Chapter 2.

For comparison to muck treatment, one-time costs for dredging and disposal were considered. Actual muck depths have not been measured; however, an estimated volume of dredged material to remove 1-2 ft of muck in the Lakes 1 – 16 alone is 76,000 cubic yards. The cost for dredging with on-site disposal and dewatering with traditional dredged material management methods, requiring considerable space, is over \$400,000. On-site disposal and dewatering is not feasible for most lakes due to the lack of space to construct a dewatering management area. Other dewatering methods include on-site centrifuge or geotextile fabric (geotube) methodologies or hauling the material to a disposal site. The cost to dredge and dispose sediment off-site likely exceeds \$2,000,000 for Lakes 1 – 16 only. A site survey of lake muck depths could help define a more strategic and less costly approach. However, system-wide dredging costs are not included in the total Community improvement costs.

4.2 Lighted Fountains

Lake fountains provide aesthetic improvements and help to control algae and reduce muck by oxidizing the water column. At a community entrance, they provide a signature feature. Adjacent to community parks, they enhance the park appearance and experience.

The size of the lake limits the size of the fountain. Small fountains (Figure 4.1), typically with a 3/4HP pump (6.5/115V), reach about 15 ft wide and 15 ft high recommended for lakes up to 1 acre in size. Large fountains (Figure 4.2) typically have a 3HP pump (18A/230V) and an estimated spray reach of 30 ft wide and 30 ft high recommended for lakes from 1 – 4 or more acres in size. Master Lake 4 at the Baymeadows Road entrance (Figure 4.3) near a proposed Island Green park (discussed later) serves as a good location for a large fountain. Lake 6 along a proposed 7th Fairway Park serves as another location for a large fountain. Lake 7 between Linkside and Los Lagos adjacent to a proposed pocket park at the “bridge” serves as a good location for a smaller fountain. Similarly, the rear community entrance at Putter’s Cove and Village Green or at The Glades serves as another location for a small fountain.

Fountains will have stainless steel submersible trash pumps appropriate for typical stormwater ponds with some turbidity, and warm LED projection lighting. Each fountain requires an electrical hookup and a meter on the lake bank. This hookup requires installation of electrical conduit from the nearest transformer.



Figure 4.1 Small Lake Fountain (Eagle Fountain Works)



Figure 4.2 Large Lake Fountain (Eagle Fountain Works)



Figure 4.3 Lake 4 and Island Green Park



Figure 4.4 Linkside Bridge Park and Lake 7



Figure 4.5 7th Fairway Park at Lake 6

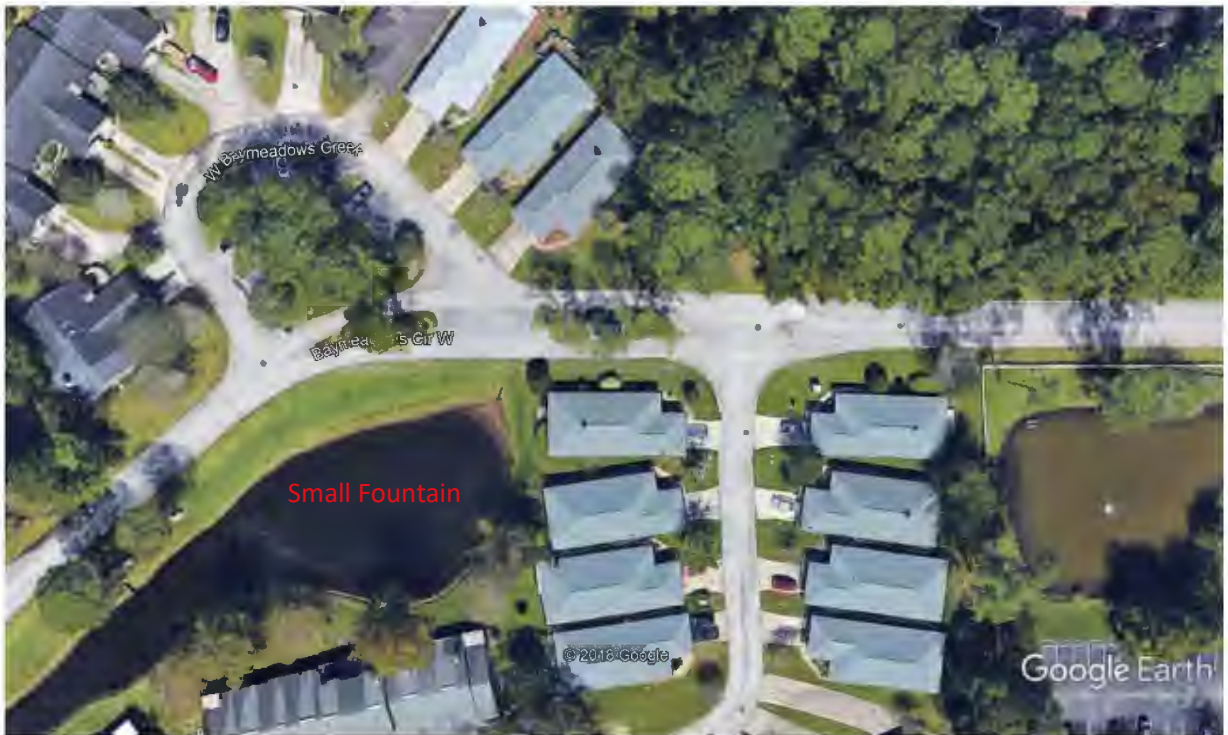


Figure 4.6 Rear Entrance at Putters Cove (Alternative Location Along Southbrook Drive)

Table 4.1 summarizes costs and typical specifications from fountain suppliers. Costs include purchase price, installation of fountains and electric supply and meters, and energy and maintenance (annualized recurring costs). All fountains are assumed to be replaced in 10 years. Given the uncertainty of inflation compared to the discount rate, replacement cost is assumed to be the same in 10 years. The total estimated cost is \$380,559 for the features described herein.

Table 4.2 summarizes the lake aesthetics costs. Table 4.3 separates capital and operational costs.

Table 4.1 Lake Fountain Costs

Fountain Location	Pump Size	Fountain Cost*	Electrical Conduit Cost*	Total Initial Cost	Fountain Replacement Cost*	Energy Cost**	Maintenance Cost**
Lake 4	3 HP	\$14,433	\$34,069	\$48,502	\$14,433	\$37,640	\$32,336
Lake 7	¼ HP	\$4,292	\$20,700	\$24,992	\$4,292	\$10,881	\$23,097
Lake 6	3 HP	\$14,433	\$29,613	\$44,046	\$14,433	\$37,640	\$32,336
Putters Cove***	¼ HP	\$4,292	\$13,369	\$17,661	\$4,292	\$10,881	\$23,097
Total		\$37,450	\$97,751	\$135,201	\$37,450	\$97,042	\$110,866

*Including installation, shipping, and tax; **Present value (20 years); ***or Southbrook

Table 4.2 Lake Aesthetic Improvement Costs

Feature	Cost
Algae Treatment (all lakes) *	\$670,129
Muck Treatment (one-time shock, original system only)	\$143,244
Fountains (including replacement) *	\$380,559
Total	\$1,193,932

*Present Value (20 years)

Table 4.3 Capital Vs Operational Lake Aesthetic Improvement Costs

Feature	Cost
Total Capital*	\$315,895
Annual Algae Treatment**	\$45,043
Annual Energy**	\$6,522
Annual Maintenance**	\$7,454
Total Annual Operation	\$59,019

*Fountain installation including replacement and one-time muck “shock”

5.0 Transportation

Transportation improvements in the Community include roadway upgrades, installation of sidewalks and multi-use paths, installation of table tops for traffic calming, designation of bike paths along roads, and street lighting. These features were identified in the Vision Plan. The Vision Plan included conceptual designs to meet available right-of-way (assumed accurate for this cost estimate) that varies throughout the Community. All proposed sidewalks are 6 ft wide and meet City standards. Multi-use paved paths/trails vary from 8 to 10 ft wide. Roadway improvements include milling and resurfacing through most of the Community (Baymeadows Circle East and West, Southbrook Drive, Golfside Drive, and Cypress Green Drive). Discussions with paving contractors indicate the subgrade should not need replacement; however, some sections experience considerable maintenance due to apparent subgrade failure. This condition is particularly apparent within Village Green. Without engineering analyses, the specific locations and extents of subgrade repairs/replacement and repaving (new road; that is, complete replacement of pavement in lieu of milling and resurfacing) cannot be determined. To allow for some cost for subgrade and pavement replacement, 10% of the Community roads are assumed to require subgrade and pavement replacement. Specific transportation improvements identified in the Vision Plan and included in this probable cost estimate follow.

5.1 Roadway, Sidewalks, Multi-Use Paths, and Lights

Generally consistent with the Vision Plan, ten roadway segments (seven from the plan) with varying features comprise the improvements to pavement, sidewalks, multiuse paths, and lights (described in a later section). The segments correspond to 1) Baymeadows Circle East (from Baymeadows Rd) to Lakeside, 2) Lakeside to Los Prados, 3) Los Prados to Baymeadows Circle West, 4) Village Green to Putters Cove, 5) Putters Cove to Southbrook Dr, 6) Linkside to Village Green, 7) Baymeadows Circle West (from Baymeadows Rd) to Linkside, 8) Southbrook Dr, 9) Golfside Dr, and 10) Cypress Green Dr. These segments, plotted with color codes in Figure 5.1 (overall view) and provided in Attachment C as enlarged views of each road segment, are discussed below.

Segment A – Baymeadows Circle East (from Baymeadows Road) to Lakeside

This segment includes 700 linear ft (lf) of sidewalk on one side, 700 lf of 10-ft wide paved multi-use path (path) on one side, 1,400 lf (two lanes) 16-ft wide road mill and resurfacing, 1,400 lf (two lanes) bike lane striping leaving 12-ft travel lanes and 4-ft bike lanes on each side of an existing median, and 12 street lights (both sides of road). At this time, it is expected that DR Horton will perform the milling and resurfacing at its cost. Thus, with contingency and engineering (including survey, permitting, design, construction administration, and maintenance of traffic) the total cost for Segment A reaches \$189,178.

Segment B – Lakeside to Los Prados

Segment B includes 2,750 lf of sidewalk on one side, 2,750 lf of 8-ft wide path on one side, 2,750 lf of 24-ft wide road mill and resurfacing, 2,750 lf of road widening (new road) to achieve 10-ft travel lanes and two 4-ft bike lanes, 5,500 lf of bike lane striping, and 22 street lights (one side). The total cost for Segment B reaches \$691,197.



Figure 5.1 Overall View of Color-Coded Road Segments

Segment C – Los Prados to Baymeadows Circle West

Segment C includes 1,160 lf of sidewalk on one side, 1,160 lf of 8-ft wide path on one side, 1,160 lf of 24-ft wide road mill and resurfacing, 1,160 lf of bike lane striping (one side) to achieve 10-ft travel lanes and one 4-ft bike lane, and 10 street lights (one side). The total cost for Segment C reaches \$253,310.

Segment D – Village Green to Putters Cove

Segment D includes 1,900 lf of sidewalk on one side, no multi-use path, 1,900 lf of 24-ft wide road mill and resurfacing, 1,900 lf of bike lane striping (one side) to achieve 10-ft travel lanes and one 4-ft bike lane, and 15 street lights (one side). Medians will be demolished and replaced with new pavement. The total cost for Segment D reaches \$340,313.

Segment E – Putters Cove to Southbrook Drive

Segment E includes 1,700 lf of sidewalk on one side, no multi-use path, 1,700 lf of 26-ft wide road mill and resurfacing, 1,700 lf of bike lane striping (one side) to achieve 11-ft travel lanes and one 4-ft bike lane, and 14 street lights (one side). The total cost for Segment E reaches \$312,628.

Segment F – Linkside to Village Green

Segment F includes 2,580 lf of sidewalk on one side, 2,580 lf of 8-ft wide path on one side, 2,580 lf of 24-ft wide road mill and resurfacing, 2,580 lf of bike lane striping (one side) to achieve 10-ft travel lanes and one 4-ft bike lane, and 21 street lights (one side). The total cost for Segment F reaches \$550,275.

Segment G – Baymeadows Circle West (from Baymeadows Road) to Linkside

Segment G includes 1,000 lf of sidewalk on one side, no multi-use path, 1,000 lf of 24-ft wide road mill and resurfacing, 1,000 lf of bike lane striping (one side) to achieve 10-ft travel lanes and one 4-ft bike lane, and 15 street lights (one side). All this work except street lighting is expected to be performed by DR Horton at its cost. Street light construction and energy cost will become the responsibility of the District; thus, the total cost for Segment G is \$161,566 (20-year present value of light energy cost).

Segment H – Southbrook Drive

Segment H includes 2,500 lf of sidewalk on one side, no multi-use path, 2,500 lf of 44-ft wide road mill and resurfacing to achieve variable travel lanes on each side of medians, no bike lane striping, and 20 street lights (one side). The total cost for Segment H reaches \$539,076.

Segment I – Golfside Drive

Segment I includes 1,300 lf of sidewalk on one side, no multi-use path, 1,300 lf of 16-ft wide road mill and resurfacing to achieve 8-ft travel lanes, no bike lane striping, and 11 street lights (one side). The total cost for Segment I reaches \$211,297. Notably, these improvements could be deferred until Parcel #8 is developed because these improvements (in part or in whole) would be the responsibility of that developer. Furthermore, the road surface was replaced in 2017.

Segment J – Cypress Green Drive

Segment J includes 1,100 lf of sidewalk on one side, no multi-use path, 1,100 lf of 24-ft wide road mill and resurfacing to achieve 12-ft travel lanes, no bike lane striping, and 9 street lights (one side). The total cost for Segment H reaches \$193,810.

Table 5.1 also includes costs for other features (bottom row) including an assumed road replacement for 10% of total length of road improvements due to observed, apparent problems with the road base in some areas, curb replacement, and table tops (traffic calming). The cost for these features reaches \$417,633. The total cost for the above improvements (Segments A – J) reaches \$3,860,273.

5.2 Summary of Roadway, Sidewalk, and Multi-use Path Quantities and Costs

Itemized in Table 5.2, road milling and resurfacing will cover 14,990 linear feet for a cost of \$835,871 including contingency and engineering. Road widening of 4-ft will cover 2,750 linear feet and road replacement is assumed to cover 1,499 linear feet for a cost of \$429,178. Bike lane striping will span 14,240 linear feet for a cost of \$45,568. Table tops with pavers (for improved aesthetics) are budgeted for five locations with a total cost of \$51,578. Generally, these traffic calming table tops will be placed at multi-use path crossings of roadways (to be determined). Village Green median island demolition is estimated at \$5,636. Curb replacement (1,000 linear feet) cost is \$37,375. Thus, the total cost for road-specific improvements reaches \$1,405,206 including contingency and engineering (design, surveying, permitting, construction administration, and maintenance of traffic during construction).

Concrete sidewalks cover 15,690 linear feet (along all road improvements). Multi-use paths (8- and 10-ft) total 7,190 linear feet. Thus, the total cost for sidewalks and paths reaches \$879,977.

Thus, the total cost for road, sidewalk, and multi-use path improvements reaches \$2,285,182.

Table 5.2 Roadway, Sidewalk, and Associated Multi-Use Path Improvement Costs

Improvement	Quantity	Unit	Unit Cost	Cost Subtotal	Total Cost*
24-ft milling/resurfacing	9490	LF	\$12.5/SY	\$316,333	\$472,918
16-ft milling/resurfacing	1300	LF	\$12.5/SY	\$28,889	\$43,189
26-ft milling/resurfacing	1700	LF	\$12.5/SY	\$61,389	\$91,776
44-ft milling/resurfacing	2500	LF	\$12.5/SY	\$152,500	\$227,988
4 ft widening	2750	LF	\$55/SY	\$67,222	\$100,497
Road replacement	1499	LF	\$55/SY	\$219,853	\$328,681
Bike Lane Striping	14240	LF	\$2/FT	\$30,480	\$45,568
6-ft sidewalks	15690	LF	\$40/SY	\$418,400	\$625,508
10-ft multi-use paths	700	LF	\$26/SY	\$20,222	\$30,232
8-ft multi-use paths	6490	LF	\$26/SY	\$149,991	\$224,237
Table tops	5	EA	\$6,900/EA	\$34,500	\$51,578
Curb replacement	1000	LF	\$25/LF	\$25,000	\$37,375
Median Removal	290	CY	\$13/CY	\$3,770	\$5,636
Total					\$2,285,182

LF: Linear Feet; EA: Each; SY: Square Yards; CY: Cubic Yards; FT: Feet

*Includes contingency and engineering

More multi-use paths associated with parks and other areas off the road system are discussed in Chapter 6.

5.3 Summary of Road Lighting Quantities and Costs

Consistent with the Vision Plan, new street lighting is planned. Jacksonville Electric Authority (“JEA”) and electrical installation companies provided installation and monthly costs for street lighting along Baymeadows Circle East and Baymeadows Circle West, Southbrook Drive, as well as Cypress Green Drive and Golfside Drive for a total distance of 16,690 linear ft (lights are on both sides of Segment A). The costs are summarized in Table 5.3. The estimated cost for JEA’s installation of cable, connections, and plain acorn style lights on 14-ft aluminum poles (with base) is \$488,279 with contingency and engineering, etc. Figure 5.2 provides photographs of this style light. JEA recommended 149 lights at a spacing of 125 ft. Monthly energy cost (JEA fee) for 60W LEDs is \$8.50 per light. Assuming a 3% discount rate, the 20-year present value at this monthly charge equals \$262,618 (including contingency but engineering is not applied to this cost). JEA doesn’t expect the energy cost to increase over the 20-year period. Additional costs are required to install conduit, pull boxes, and concrete pole bases (required for the acorn style poles). The estimated cost to install 16,690 ft of 3-inch conduit with fittings and pull string, 149 pull boxes, and 149 pole bases meeting JEA specifications is \$824,194. Thus, the total cost for street lighting is estimated at \$1,575,091.

Table 5.3 Lighting Costs

Item	Cost Subtotal	Total Cost*
Install cable, connections, and lights	\$326,608	\$488,279
Energy (present value)	\$228,364	\$262,618
Install conduit, pull boxes, and bases	\$551,300	\$824,194
Total with Contingency & Engineering		\$1,575,091

*Including contingency and engineering (except energy)

Engineering, permitting, surveying, construction administration and observation, and maintenance of traffic during construction is estimated to be 30% of the construction cost. Energy cost is not subject to this 30% fee. Thus, the total for transportation cost including lighting is \$3,860,273 as summarized in Table 5.4. Tables 5.5 through 5.7 summarize capital and operating costs. JEA replaces damaged poles and lights at no cost.

Table 5.4 Summary of Transportation Costs with Present Value Energy

Item	Cost
Roadway, sidewalks, and multi-use paths	\$2,285,182
Lighting including present value energy	\$1,575,091
Total with Contingency & Engineering	\$3,860,273

Table 5.5 Capital Investment and Present Value Operating Transportation Costs

Item	Cost
Capital	\$3,597,655
Operational (present value)	\$262,618
Total with Contingency and Engineering	\$3,860,273

Table 5.6 Summary of Transportation Costs with Annual Operating Cost

Item	Cost
Roadway, sidewalks, and multi-use paths (capital)	\$2,285,182
Lighting (capital)	\$1,312,473
Lighting (operational, annual energy cost)	\$17,478

Table 5.7 Capital Investment and Annual Operating Transportation Costs

Item	Cost
Capital	\$3,597,655
Operational (annual)	\$17,478



Figure 5.2 Examples of Plain Acorn Type Light Fixture (From JEA)

6.0 Parks and Related Amenities

Several parks and park-related amenities are planned, including a dog park, fitness stations, paved multi-use paths, benches and picnic tables, gazebos, and pet waste stations and trash containers. These are described below.

6.1 Dog Park

A fenced dog park is planned for the 7th Fairway Park. Designed for City standards for dog parks, it will cover 15,000 square feet (100 ft by 150 ft) and include both a large dog and a small dog section, separated by an internal fence, with separate entrances. The large dog and small dog sections cover 10,000 and 5,000 square feet, respectively. Each section will include water supply to a hose bib, a picnic table, two benches, and a trash can. The



Figure 6.1 City of Jacksonville Dog Park in Ed Austin Park

large section will have two pet waste station, and the small section will have one pet waste station, all serviced by a third party such as First Coast Scoopers for \$13.8 per station (including trash cans) per week. The exterior fencing will be 6-ft high coated chain link. The City constructed a similar dog park, shown in Figure 6.1, in the Ed Austin Regional Park on Monument Road. The existing site has no trees, so 11 shade trees such as red maple are proposed for the large dog section, and 6 shade trees for the small dog section, covering about 50 percent of each section in shade at tree maturity. For better aesthetics and noise reduction, 150 potocarpus (Figure 6.2) will be planted along the perimeter of the enclosure at three-foot spacings. As they grow, they will create a landscaped visual “wall” around the dog park. The landscaping and grass will be maintained by a third party for \$2,254 per year with a 20-year present value of \$33,534.



Figure 6.2 Potocarpus Planned around Dog Park

The cost to construct the features described above and maintain (present value) the dog park is summarized in Table 6.1. The total cost including present value of maintenance is \$107,427.

Table 6.1 Dog Park Costs

Feature	Cost
Fencing	\$16,675
Water Supply	\$5,750
Picnic Tables/Waste Cans/Benches	\$9,311
Pet Waste Stations	\$1,001
Waste Station Maintenance (present value)	\$32,370
Landscaping	\$8,786
Landscaping Maintenance (present value)	\$33,534
Total	\$107,427

6.2 Pocket Parks

At least six pocket parks, totaling about eight acres, appear viable for the Community and are included in the costs. These parks include the 18th hole Island Green Park on the Baymeadows Circle West entrance lake (Lake 4), a small pocket park (if acceptable to the purchaser of that parcel) on the opposite side of Baymeadows Circle West across the stormwater discharge creek to Pottsburg Creek, a small park around the existing Linkside “bridge” on Master Lake 7, a large park along Lake 6 between adjacent Village Green I on the old 7th fairway, a small pocket park around the tee of the 4th fairway between Village Green I, II, and the wetland, and a small existing pocket park between Village Green III and Putters Cove. Table 6.2 provides the approximate acreage of these parks. While some of these parks may not be feasible, this cost estimate allows for about eight acres of parks with amenities.

Table 6.2 Parks and Approximate Sizes

Park Name	Location	Approximate Size (acres)
Island Green	Master Lake 4	1.1
Creekside	West of Baymeadows Cir W	0.5
Bridge	Linkside; Master Lake 7	0.3
4 th Fairway Tee	Village Green II	0.3
7 th Fairway	Master Lake 6	5.6
Back Entry	Putters Cove	0.1
Total		7.9

The 7th Fairway Park will include a 1700-ft multi-use paved path around its perimeter. A 24-station fitness system with different exercises like those provided by Fit-Trail will be installed along the path. Figure 6.3 shows an example of a typical station. This park will also include three benches along the lake, two pet waste stations, and three trash cans.

The Island Green Park (Figure 6.4) will include a gazebo and picnic table in the center and two benches installed along the water. It will include 200 ft of multi-use path, a pet waste station, and two trash cans. A small section of the channel (filled with silt over time) around the green will be excavated to regain the appearance of an island. The estimated volume of excavation is 70 cubic yards and the cost is included in Chapter 2. This park will also require replacement of the foot bridge.

The Back Entry (Putters Cove) Park (Figure 6.5) will include a bench, a waste can, and pet waste station. The 4th Tee Park will include two benches, a gazebo, a picnic table, a waste can, and a pet waste station. The Creekside Park will include two benches, a waste can, a pet waste station, and 570 ft of paved path.



Figure 6.3 Example Fitness Station by Fit-Trail



Figure 6.4 Island Green Park



Figure 6.5 Putters Cove Park

The Linkside Bridge Park will include three benches along the lake. One waste can and one pet waste station will be installed as well as landscaping.

Landscaping

Some of the parks will require shade trees. A total of 30 shade trees are planned for the Island, Bridge, and 7th Fairway parks (excluding the dog park) for an installed cost of \$6,400. All parks will require maintenance (mowing, trimming, mulching, etc.) by a third party. Assuming 7.9 acres of maintenance, the annual cost is \$44,517 with a present value of \$662,293.

Bridge Replacements

Two existing bridges will require replacement to establish two of the pocket parts – Island Green and Creekside. The Island Green Park bridge is shown in Figure 6.4. Figure 6.6 shows the Creekside Park bridge. Bridge inspections have not been prepared; however, their replacement is assumed necessary. Figure 6.7 shows a bridge to another possible pocket park adjacent to Baymeadows Circle East and Los Prados. The availability of the land across the bridge for a pocket park is unknown; therefore, it was excluded from park costs.



Figure 6.6 Bridge to Creekside Park



Figure 6.7 Bridge to Possible Baymeadows Circle East Park (Excluded in Costs)

6.3 Related Amenities

In addition to the parks described above, related amenities include more 8-ft wide multi-use paths in addition to the road system described in Chapter 5. They are planned along Lake 4 (1600 ft), Lake 5 (300 ft), and near Las Palmas (300 ft). Three more waste stations (pet and garbage) will be installed and managed by a third-party waste collection company. At this time, low level lighting is not planned for paths. The costs for dog park, pocket park, and related path amenities, totaling \$1,387,798 are summarized in Table 6.3.

Table 6.3 Park and Related Amenity Costs

Feature	Cost
Dog Park (Table 6.1, includes present value)	\$107,427
Fitness Stations	\$17,250
Multi-use Paths	\$139,633
Gazebos, Benches, and Picnic Tables	\$101,131
Pet Waste Stations	\$2,335
Trash Waste Cans	\$7,763
Waste Maintenance, Trash and Pet (Present Value)	\$237,383
Landscaping (Installation)	\$6,400
Landscaping Maintenance (Present Value)	\$662,293
Bridge Demo	\$14,950
Bridge Installation	\$91,233
Total	\$1,387,798

6.4 Summary of Park Costs

Table 6.4 summarizes park costs with 20-year present value operating costs. Table 6.5 provides annual operating costs (landscape and waster maintenance).

Table 6.4 Park and Amenity Capital and Present Value Operational Costs

Feature	Cost
Capital	\$422,218
Operational (present value)	\$965,580
Total	\$1,387,798

Table 6.5 Park and Amenity Annual Operational Costs

Feature	Cost
Landscaping Maintenance	\$46,771
Waste Station Maintenance	\$17,940
Total	\$64,711

7.0 Other Aesthetics – Roadway Signage and Landscaping

Many of the improvements described above address aesthetics; however, the Community desires other aesthetic improvements. These improvements include monument-style neighborhood entrance and directional signage, and associated demolition, landscaping, and lighting. Community entrance monuments are being or have been installed by others and are not included in these costs. An example of a neighborhood monument is shown in Figure 7.1 and illustrated by Genesis for DR Horton and by Best Sign Designs in Attachment D.



Figure 7.1 Example of Lighted Neighborhood Monument Signage

The smaller neighborhood monument signage (10 is assumed) should be consistent with the design of the Baymeadows Circle West entrance monument planned by DR Horton and shown in Attachment D. Also, lighted and landscaped directional signage is planned for five intersections. Examples are provided in Attachment D.

Table 7.1 summarizes the costs of signage. Table 7.2 summarizes roadway landscaping installation costs by road segment. Table 7.3 separates the capital investment and annual operational costs.

Table 7.1 Signage Cost

Feature	Cost
Neighborhood Monuments	\$115,000
Directional Signage	\$17,250
Landscaping of Signage	\$25,875
Demolition of Existing Signs	\$40,250
Energy (present value)	\$52,876
Landscaping Maintenance (present value)	\$155,518
Total	\$406,769

Table 7.2 Road Right-of-Way Landscaping

Roadway Section	Acreage	Annual Cost
A	1.0	\$5,635
B	2.0	\$11,270
C	0.3	\$1,691
D	0.1	\$564
E	1.3	\$7,326
F	1.2	\$6,762
G	0.5	\$2,818
H	3.1	\$17,469
I	0.5	\$2,818
J	0.5	\$2,818
Total	10.5	\$59,171

Table 7.3 Signage Capital and Annual Operational Costs

Feature	Cost
Total Capital	\$257,546
Energy	\$3,519
Landscaping Maintenance	\$10,350
Total Operational	\$13,869

8.0 Exclusions, Assumptions, and Cost Summary

8.1 Exclusions and Assumptions

Although these cost estimates include contingency, considerable uncertainty between the estimated and actual costs remain. Therefore, some of the features identified herein may not prove feasible from a cost perspective. The Board will make decisions on capital improvement cost allocations.

This cost estimate reported herein excludes:

- Design and construction changes based on differing site conditions such as right-of-way limitations, road base adequacy for milling/resurfacing, and utility conflicts;
- Permit approval guarantees;
- Lake fountain replacement within 10 years;
- Road/sidewalk/path/streetlight improvements within 20 years; and
- Other unknown conditions such as geotechnical conditions

This cost estimate includes the following assumptions.

- DR Horton will convey park property such as the 7th Fairway and Island Green to the Community without cost;
- Vendors and contractors provided reasonably accurate costs;
- Inflation remains at current rates; and
- A 20-year present value projection is valid per Council direction.

Overall, the estimates presented in this report represent INTERA's best judgment as a professional engineering services firm familiar with the type of improvements and repairs set forth in this report. INTERA has no control over the cost of labor, materials, or equipment; a contractor's methods of determining bid prices; or competitive bidding, marketing, or negotiating conditions. Accordingly, INTERA cannot and does not warrant or represent that actual costs will not vary from the cost estimates presented herein.

8.2 Summary

Table 8. 1 summarizes the estimated costs described in this report. The total estimated cost for planned improvements described above reaches \$8,480,062 with present value of recurring costs over a 20-year period. According to a Rizzetta & Company feasibility study performed for the Community, the cost for annual administration services, including a part-time District Engineer, to oversee the improvements, annual maintenance, and other costs equals \$124,500 per year with a present value of \$2,131,082. Thus, the total estimated present value cost of capital improvements and recurring maintenance is \$10,611,144. Tables 8.2 and 8.3 provide annual recurring operational costs per feature and type. Table 8.4 provides the total capital investment of \$5,945,923 and annual recurring cost of \$294,332.

Table 8.1 Summary of Planned Improvement Costs

Feature	Capital Cost	Recurring Cost*	Total Cost
Drainage/Flood Control	\$1,047,746	\$0	\$1,047,746
Water Quality Treatment	\$304,863	\$219,510	\$524,373
Lake Aesthetics	\$315,895	\$878,037	\$1,193,932
Transportation and Lighting	\$3,597,655	\$262,618	\$3,860,273
Parks and Related Amenities	\$422,218	\$965,580	\$1,387,798
Signage and Roadway Landscaping	\$257,546	\$208,394	\$465,940
Subtotal	\$5,945,923	\$2,534,139	\$8,480,062
Administration	\$0	\$2,131,082	\$2,131,082
Total	\$5,945,923	\$4,665,221	\$10,611,144

*Present Value

Table 8.2 Breakdown of Annual Operating Costs by Feature

Feature	Cost
Flood Control	\$0
Water Quality Treatment	\$14,755
Lake Aesthetics	\$59,019
Transportation (lighting)	\$17,478
Parks and Amenities	\$64,711
Signage	\$13,869
Administrative	\$124,500
Total Annual Costs	\$294,332

Table 8.3 Breakdown of Annual Operating Costs by Type

Type	Cost
Bio-swale Inspection	\$5,175
Algae Treatment	\$45,043
Energy	\$27,519
Landscaping	\$66,701
Waste Maintenance	\$17,940
Fountain Maintenance	\$7,454
Administration	\$124,500
Total Annual Costs	\$294,332

Table 8.4 Total Capital Investment and Annual Operational Costs

Feature	Cost
Capital Investment	\$5,945,923
Annual Costs	\$294,332

Attachment A
Baymeadows Vision Plan

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

On File Document

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Baymeadows Community Plan

Jacksonville, Florida



March 2011

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- *G. Kevin White*

FLAGG Design Studio would like to acknowledge the dedication and passion exhibited by the Baymeadows Community Council and the entire Baymeadows community for their participation during this process.

Also, without the support of the City of Jacksonville Planning and Development Department and City Council representation and their vision for an improved quality of life for communities such as Baymeadows, this effort would not have been undertaken.



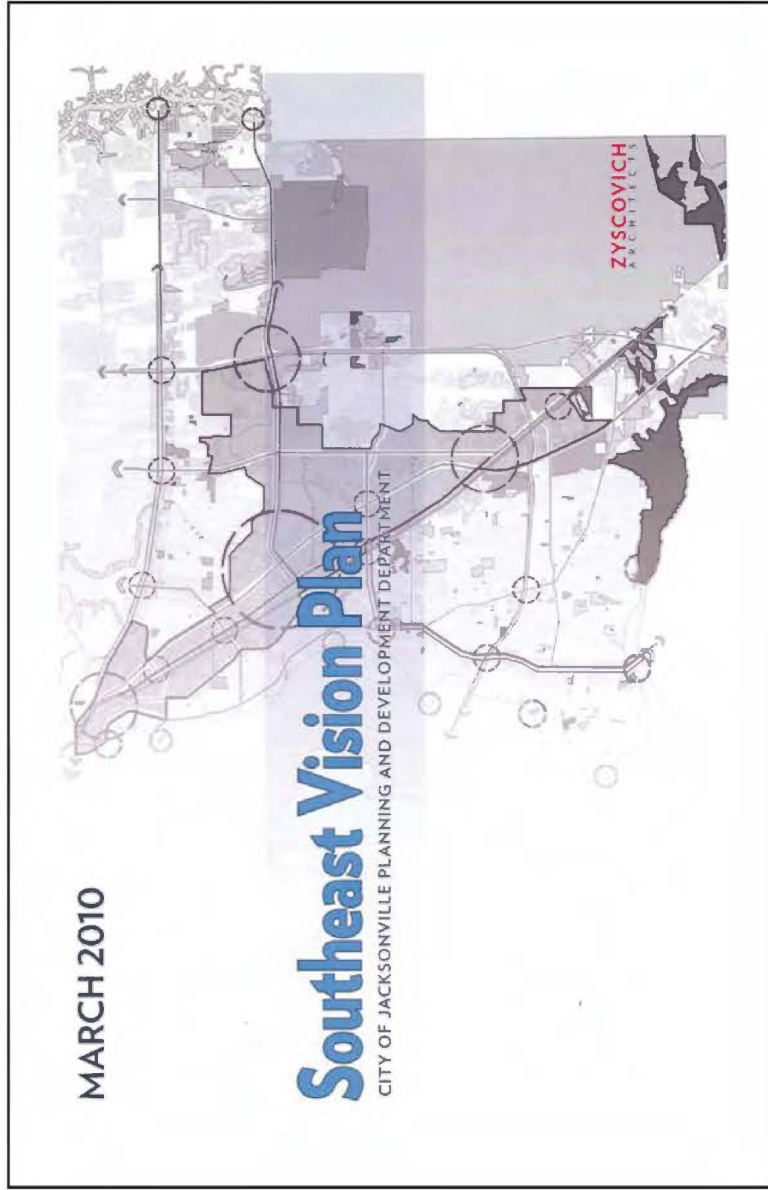
BAYMEADOWS COMMUNITY VISION PLAN

Introduction

The City of Jacksonville's Planning and Development Department recently completed a highly interactive community vision planning exercise for Jacksonville's Southeast Planning District, which was adopted by City Council in August 2010. The Southeast Vision Plan communicates a shared vision for the Southeast Planning District and is meant to serve as a guide for future development and improvements within the district. The success of this visioning exercise was dependant upon the holistic thinking of its stakeholder participants. As a critical by product of this effort, community based organizations now have a set of "Guiding Principles" to reference as they continue to refine their efforts to improve future development and quality of life within their neighborhoods.

Recognizing that the community of Baymeadows became a natural "test fit" opportunity as a spin-off community improvement district, the City of Jacksonville Planning and Development Department authorized a contract to FLAGG Design Studio to facilitate a planning effort which embraced the "Guiding Principles" outlined within the Southeast Vision Plan. The Baymeadows Community Council (BCC) organization was poised to embark upon a more detailed vision because its neighborhood organization was strong, its leadership intact and its stakeholders highly motivated to see future improvements to this early 1970's golf course community.

The past five years has seen this once distinctive golf oriented community lose its golf course, see its stormwater infrastructure suffer from lack of maintenance and has seen numerous parcels become fractured with new commercial infill as others have been targeted for additional multi family housing development. The existing ponds are heavily silted, inadequately maintained and likely undersized based upon today's standards. They pose a potentially hazardous condition due to soils saturated from decades of fertilization and chemical treatments from golf course maintenance. Combine this with deteriorating roads and outdated planning related to lack of sidewalks, bike lanes and community parks and there is a recipe for a new vision.



- **Road closures:** The potential to terminate “through” traffic by limiting the existing bridge in the Links development to pedestrian traffic only is being considered. Further analysis must be completed to ensure that this idea would effectively eliminate cut through traffic within the entire community. It is a desire of the Links neighborhood to eliminate through traffic. Removable bollards could be utilized so that emergency access could be available on an as-needed basis.
- **Redevelopment:** Former golf hole numbers 14 through 17 could be set aside for additional multi-family housing as previously planned.
- **Redevelopment:** Former golf hole number 12 fits a commercial development scenario to respond to a proposed parallel road along I-95 (according to JTA plans).
- **Expansion:** Former golf hole numbers 10 and 11 would serve as expansion areas for aesthetics related to the Hope Lutheran Church.
- **Parkland:** Former finishing hole #18 is intended to serve the community as a linear park, linking Baymeadows Road to the proposed community/golf center. This park will take full advantage of the natural beauty once bestowed upon golfers finishing up on one of the courses most scenic holes.

- **Golf course redevelopment:** Option 1 addresses the potential of a redeveloped front nine of the old golf course into a possible golf academy. Holes 1 through 9 would be redesigned in a way to be utilized as an 18 hole experience, with different tee and hole locations so that the “front” nine could play differently than the “back” nine. It is desired by the design team and the BCC that any redevelopment of the golf course be done with a high regard for good sustainable design principles in the form of Florida Friendly plant material, low water irrigation, rain harvesting, bio-swales for drainage, minimally maintained “landing areas” within the fairways, low chemical use for maintenance and more organic fertilization purposes. These practices could be embraced by the community as one example of a golf course/system and can serve as an educational tool within this golf academy learning environment.
- **Multi-functional facility:** The “Club House” can serve both the golf needs and the community needs if it takes a form of a multi-functional facility which acts as a community destination. Along with classrooms, teaching facilities (both inside and outside), sales, golf course retail, etc., combined with outdoor cafés, a coffee house, community-based retail and outdoor putting greens for both organized golf and/or overall general community use, this now becomes a true community/golf center.
- **Driving range:** This area will be upgraded to function as necessary with improvements to the tee area and fairway “targets”.
- **Preservation:** Significant preservation of existing vegetation in the form of live oaks, especially around the current club house location, will work to enhance this community/golf center destination.
- **Traffic calming:** Interior road improvements such as roundabouts strategically located at such intersections as Baymeadows Circle East at the Los Prados entrance and within the Links development at the current bridge would provide identity and internal traffic calming to the neighborhoods.



Option 2:

- Park system: While still utilizing the intended design objectives outlined within the Option 1 scenario, the significant difference in the design of Option 2 (Figure 2) lies within the intended use of the former existing golf course as an internal green parkway system.
- Pedestrian amenities: Because of how golf course communities are knitted together by integrated golf holes, a low impact reuse as a green parkway would be an excellent alternative. Enhanced walkways, trails, landscaping, open play areas, re-vegetated areas, improved ponds and lakes, community parks, overlooks, fishing and water activities could all be considered as components of an internal green park system.
- Sustainable environmental practices are paramount for the success of an integrated green park system and would be incorporated into the design.
- Community facility: A “town center” option at the club house site will allow for the creation of a community desired facility with multiple functions acting as a community destination. Access via bikeways, walkways and golf carts would be encouraged for community users and would centralize eating and small service retail scaled to the pedestrian as options for the neighborhoods.



Figure 2: Community Driven Vision, Option 2



SOUTHEAST VISION PLAN GUIDING PRINCIPLES

As part of their baselining guide for future development standards, Baymeadows has an opportunity to utilize the recently City Council approved Southeast Vision Plan's Guiding Principles. The relevancy of this development document offers neighborhoods such as Baymeadows a great starting point for the creation of a "sense of place". The following are the Guiding Principles as they appear in the vision plan:

1. **Capitalize on the Southeast's Uniqueness**
 - Encourage a Sense of Place
2. **Promote Mixed Use / Mixed Income Redevelopment and Infill**
 - Provide for and promote compatible mixed use development, infill and redevelopment in stable and declining areas and create a range of housing opportunities and choices, where appropriate.
 - Encourage redevelopment along arterials with higher densities and intensities.
 - Provide for and promote more consistent compact and contiguous development.
3. **Provide Greater Connectivity and a Variety of Transportation Choices**
 - Improve connectivity and existing transit systems.
 - Provide for and promote walkable and interconnected neighborhoods.
 - Reduce the number of driveways and curb cuts allowed to promote more connectivity.
4. **Provide for Economic Growth**
 - Provide set-asides for future industry and protect existing industrial uses and sites.
 - Promote and encourage family-oriented recreation and entertainment attractions.
5. **Provide for Conservation, Parks and Open Space**
 - Improve connectivity and public access to parks and provide new parks.
 - Protect rivers with stormwater best management practices.
 - Enforce water conservation and encourage native landscaping practices.
 - Encourage sewer lines with hookups adequate to eliminate existing septic tanks.
 - Protect and enhance the City's tree canopy.



CONCEPTUAL DEVELOPMENT PREFERENCE TOPICS

Bikeways:

Provide both on street and off street access throughout the community plan. Aesthetically treated, they become alternative routes and linkage opportunities to connecting neighborhoods, parks, community centers, golf and to perimeter community developments.



Sidewalks:

Enhancement of the pedestrian environment by the addition of sidewalks within applicable ROW's. Being a development from the early 1970's, many of the neighborhoods lack a sidewalk system which creates insecurities and a potentially hazardous situation for pedestrians.



Traffic calming:

Elements to be introduced would include well defined crosswalks with pavers and a variety of colors, medians (where applicable), roundabouts, narrow traffic lanes to reduce speeds, bulb-outs, on-street parking and streetscaping.



Entrances and Community Identification:

An opportunity to “re-brand” the community initially lies within its entrance identity. A community’s personality will be immediately identified through the use of proper elements in the form of signage and materials and colors, along with other elements that would designate a community as a viable neighborhood.



Architectural Style:

A continuation of the overall “re-branding” effort for Baymeadows lies within its ability to update its architectural character. Knowing that new construction within the neighborhood will be somewhat limited, it will be important to follow design criteria that continue to focus on the pedestrian scale.



Signage and Wayfinding:

Properly scaled signage, not overly stated or extravagant, will certainly play a significant role in creating a neighborhood fabric. Starting at the entrances and working down to the pedestrian level scale of internal signage, materials, color, text and style will all work together to establish an updated look. A hierarchy of primary, secondary and pedestrian level information signage will certainly enhance interior navigation of the neighborhoods and is greatly needed.



Community Streetscape:

Nothing unifies a street more than it's landscaping. Street trees along the roads will greatly increase this community's image and value. As a major road improvement initiative, streetscaping will be the single most appreciated addition for the visual aesthetic of Baymeadows.



Community Center:

A significant area for community revitalization will be the former clubhouse site located on the Baymeadows Circle West entrance road just before entering the Linkside neighborhood. As identified in both Options discussed earlier, this location is centrally prime for a multi-use facility related to either golf and/or directly functioning as a community destination point. Utilizing its strategic geographic location will greatly enforce this site as a community destination. Its scale and function will be designed in a manner to serve its members in multiple ways. Whether it be a primary golf club house/learning center with lofts, or a community based center with small retail, cafés, meeting rooms and offices, this location is prime for a well conceived community use.



Sustainability:

Whenever new development is considered, the use of sustainable practices related to stormwater retention, landscaping, pavement and architecture is imperative in order to redefine a community as a foremost place to live, work or play. The idea of redeveloping nine holes of the former golf course as a “sustainable” development will create an opportunity to set a “green” standard, not only within the golf community, but within the entire community as well. The use of bio-swales, Florida Friendly landscape material and low impact development (LID) principles across the board will promote a new image and lifestyle practice throughout the community.



Baymeadows Road Street-Front Development:

The area between Baymeadows Circle East and West, which is the former 13th hole of the golf course, is currently retained in its natural state and affords prospective developers vacant property for their projects. The intent of this plan is to retain this site as a “soft buffer” in order to maintain a more natural feel as an entrance feature to the community. Development would only exacerbate the typical layout found along the Baymeadows corridor.

This opportunity to “stay green” would far outweigh the benefits from any prospective development, regardless of the type. However, if a development scenario was allowed, strict oversight would have to be set in place. Following in the steps of traditional town centers, a community scaled plan with multiple access points, both visually and physically, would be phased into place. Lakes, outdoor dining, boardwalks, internally screened parking lots and maximum two-story structures with retail/restaurants on the first floor with potential lofts on the second floor would be preferred over typical strip development. This could ultimately work for the benefit of the community if guidelines are drawn early to ensure that the development is maintained as a community destination with a “village” feel.

Transportation and parking due diligence will have a major influence on the final design, but should not be the determinant of the overall design. A phased development plan is illustrated below as an example of a desired alternative.



“Soft buffer” off of Baymeadows Road



Baymeadows Entry Development Concept “A”



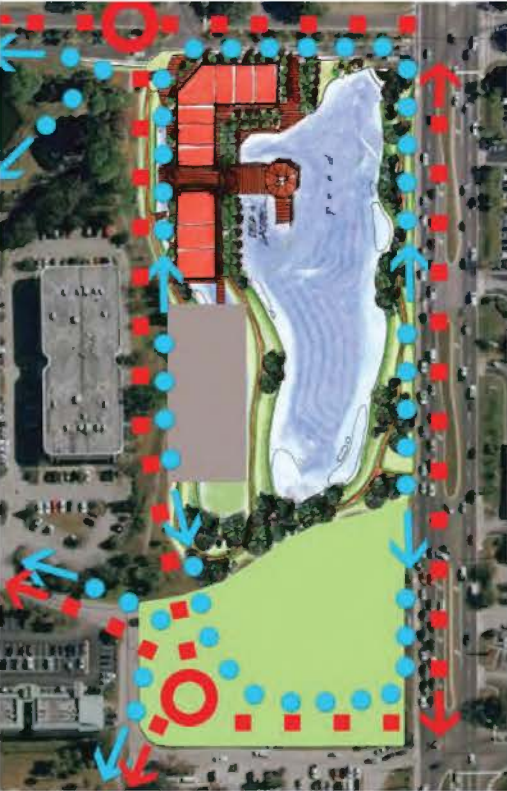
Baymeadows Entry Development Concept “B”



Baymeadows Entry Development: Phase 2



Baymeadows Entry Development: Phase 4



Baymeadows Entry Development: Phase 1



Baymeadows Entry Development: Phase 3



CONCEPTUAL VISIONING IDEAS

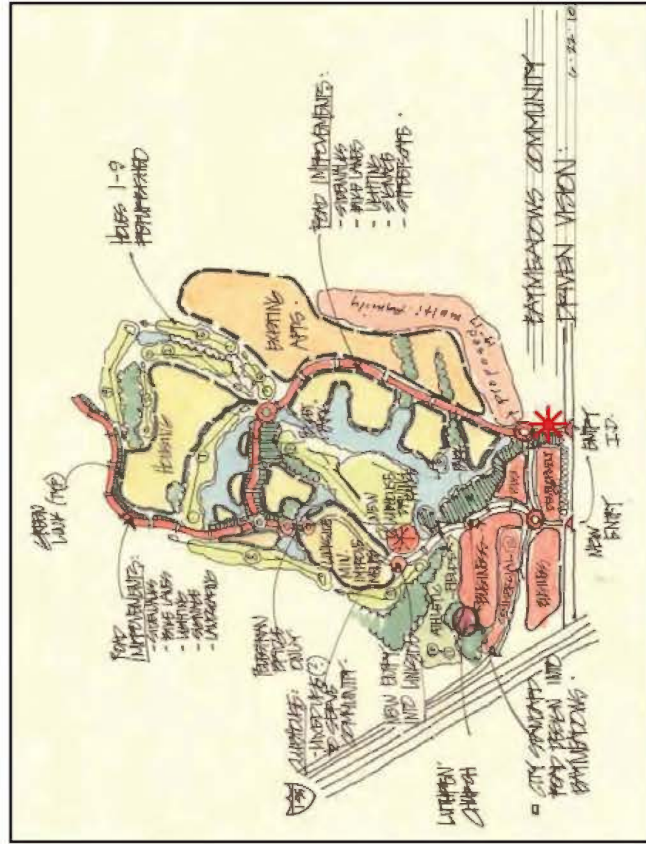
As a preliminary exercise in determining where the most necessary opportunities are for creating a new “sense of place” within the Baymeadows community, a number of ideas were presented to initiate thinking regarding priorities for improvements. Visual preference topics and ideas previously introduced to the community may now be applied to areas of critical need. The following represent some of the initial thoughts:

Baymeadows East Entrance:

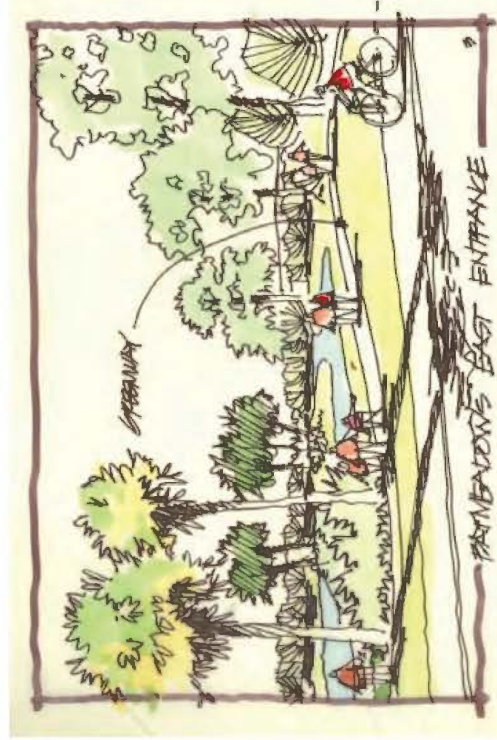
Preference is to maintain the natural look of the former 13th hole as a primary entrance amenity. If this opportunity is relinquished to allow for the typical strip development currently littering the face of the Baymeadows Road corridor, this community will have lost one of its “greenest” attributes. With minor enhancements in the form of sidewalks, revegetated areas and a renewed water level in the existing pond, this area will serve as an outstanding amenity for the community and will help to produce a much-needed entrance identity.



Existing Conditions



Visual preference map identification



Proposed improvements

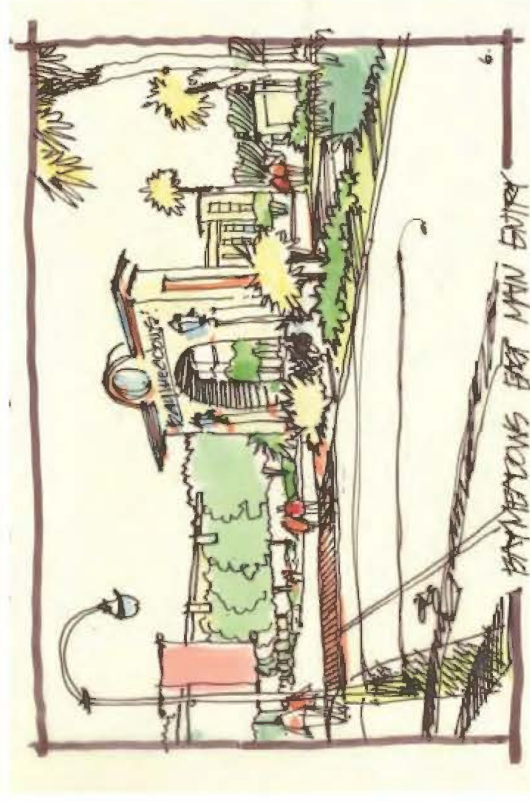


Baymeadows East Main Entry:

This presents a great opportunity to initiate a “re-branding” at one of the principle entry points. A sign at a neighborhood scale would be the most attractive according to community input.



Existing conditions



Proposed improvements

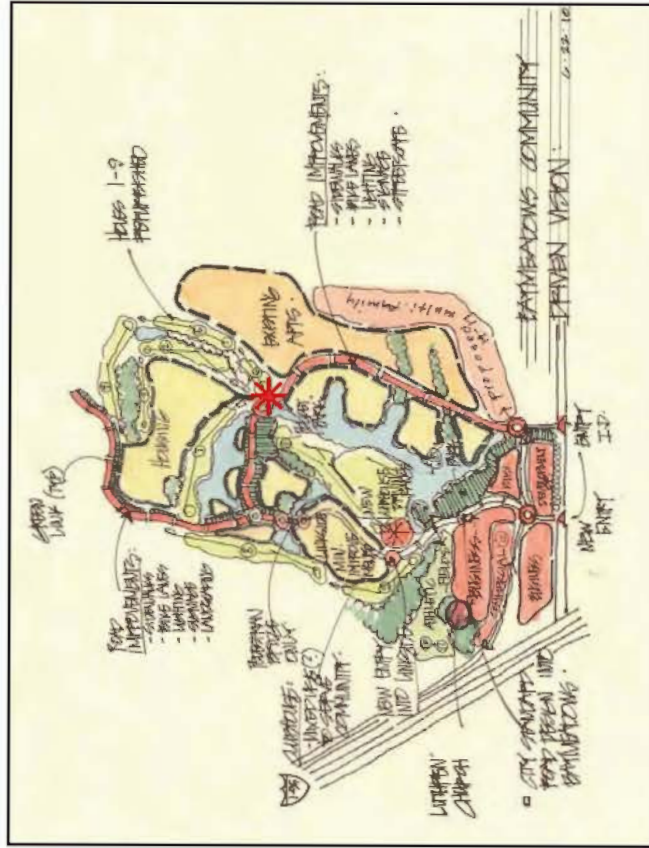


Neighborhood Identification:

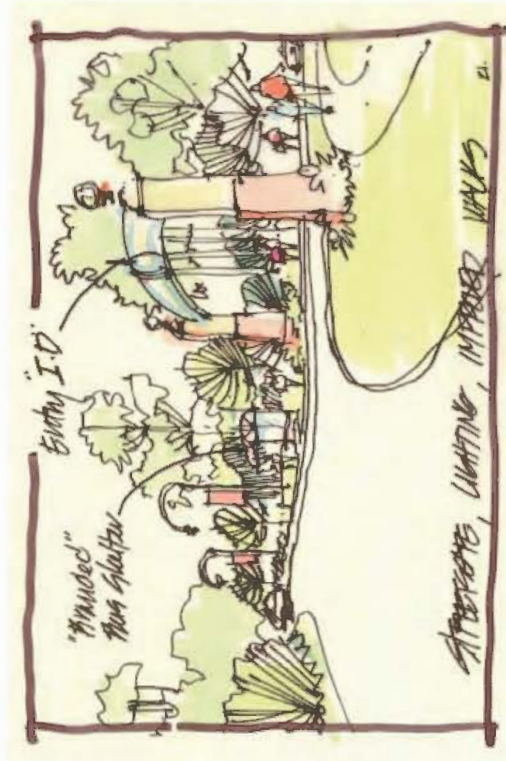
Where possible, interior neighborhoods should consider alternatives that would improve entrance identity. This will serve to add a distinct "personality" to each neighborhood while creating a recognizable gateway in the form of signage, landscaping, lighting and walkways.



Existing conditions



Visual preference map identification



Proposed improvements



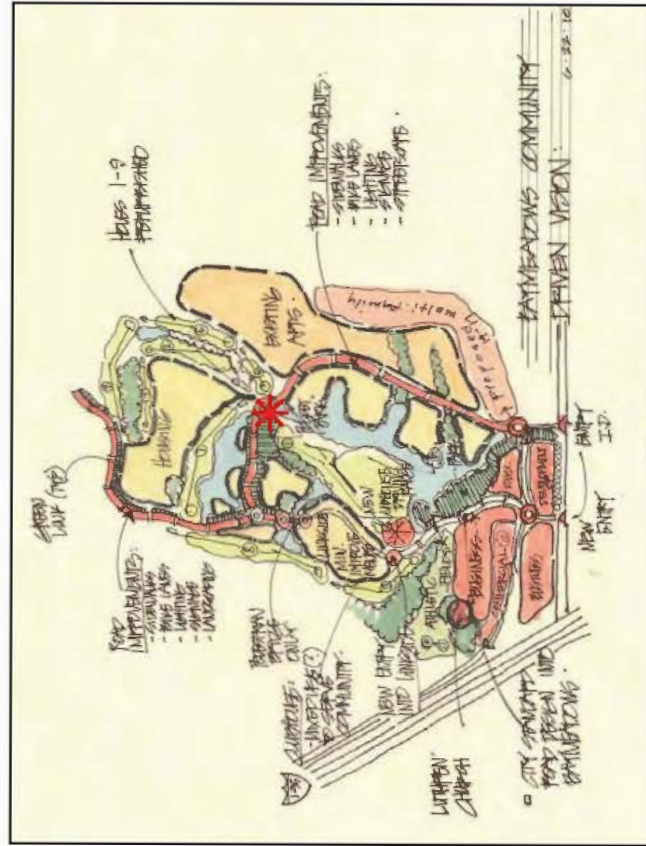
Existing conditions



Proposed improvements

Pocket Parks:

While larger open spaces are available to utilize as green linkages throughout the community, smaller, more personal community or “pocket” parks will add a greater sense of diversity to the recreational green spaces within Baymeadows. More intimate and community-friendly parks will greatly enhance the open space system for its neighborhood users.

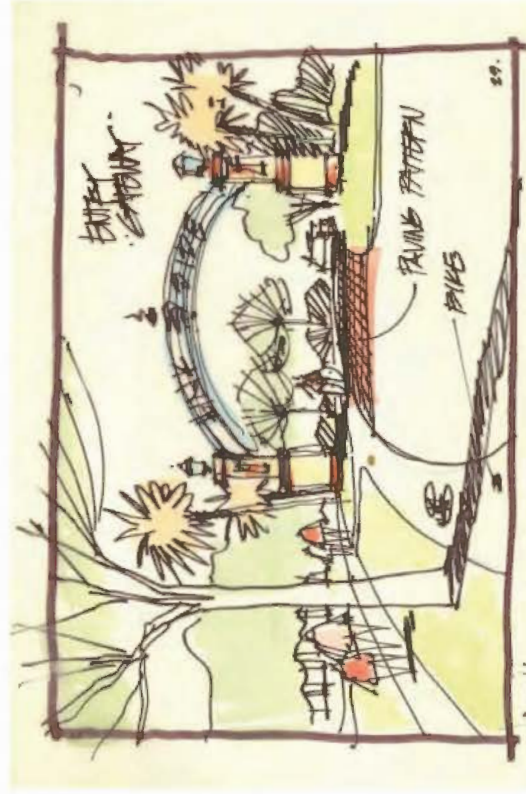


Visual preference map identification





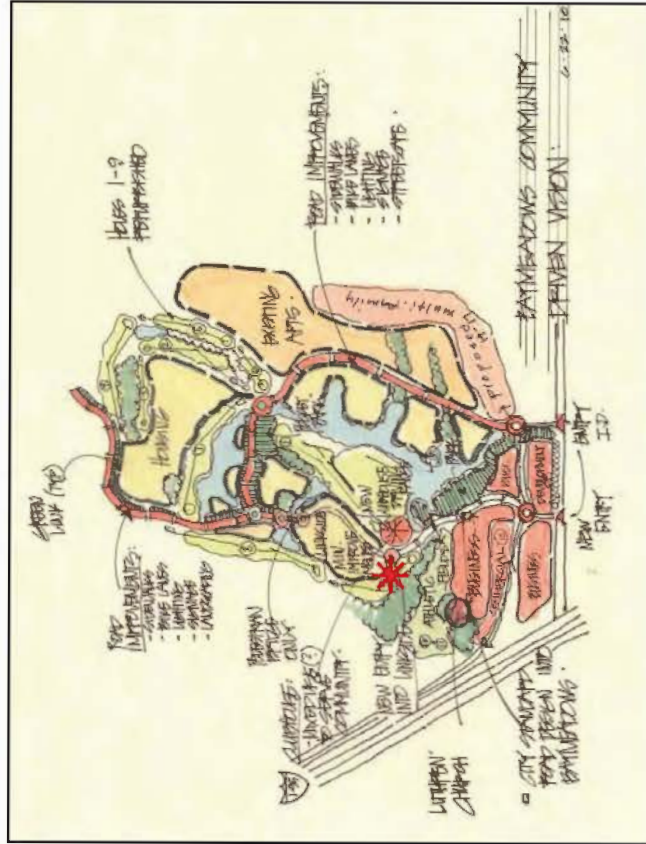
Existing conditions



Proposed improvements

Linkside Community "Gateway":

Linkside offers an ideal opportunity to establish itself as its own distinct neighborhood with branding through entry signage. Upon entering Baymeadows on Baymeadows Circle West, Linkside is the first of a series of neighborhoods that lack proper identification signage. The addition of signage could provide the perception of a more private neighborhood, thus helping to alleviate the issue of drive through or cut through traffic in Linkside. Sidewalks, bike lanes, color pavers and lighting can also contribute to this refinement. Narrow right-of-ways pose a challenge to initiate a streetscaping program within Linkside, but that point will be addressed later within this report.

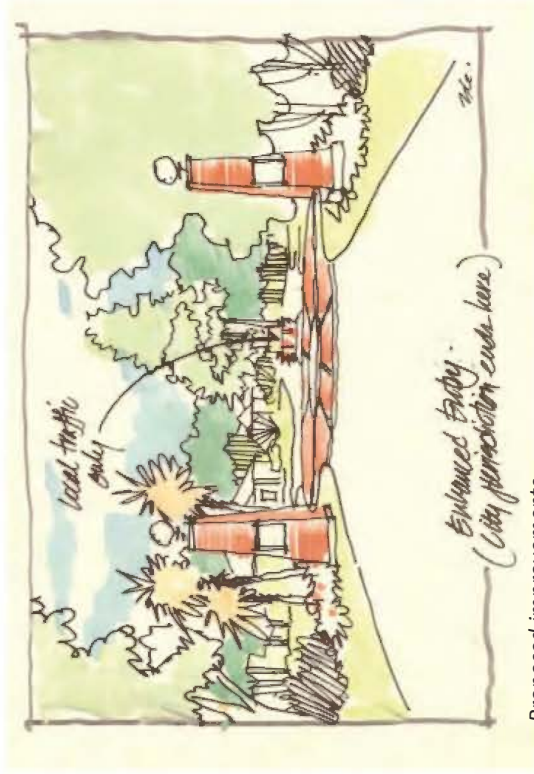


Visual preference map identification





Existing conditions

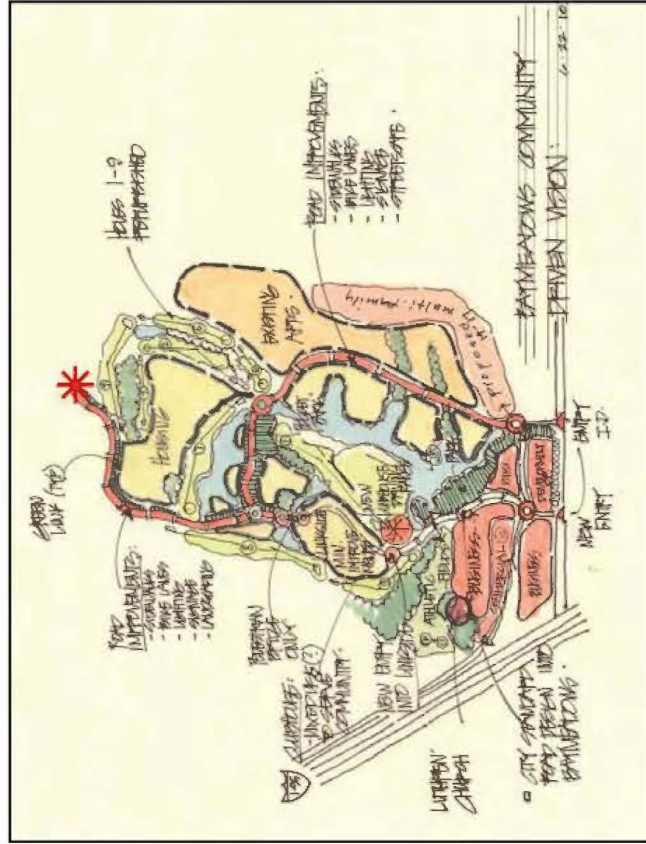


Proposed improvements

ing, etc. for neighborhood activities.

Northern Community Entrance:

Entering from Southside, the Southbrook community in Baymeadows currently has no significant identification as a neighborhood. By creating another "gateway" from the north, Baymeadows now has another distinct community identification element. A cul-de-sac offers a place to turn around for trucks, cars, etc. that may feel awkward entering the neighborhood or for



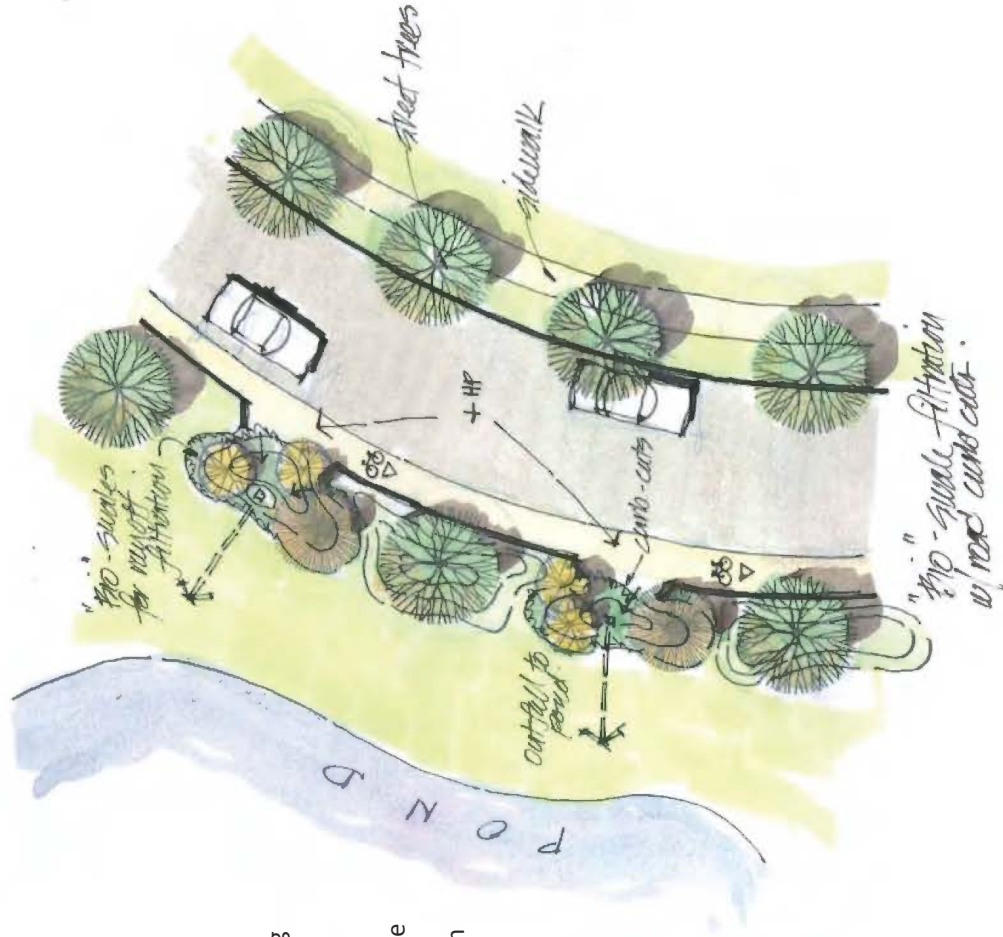
Visual preference map identification



Proposed Road Improvements:

As we begin our assessment of existing roadway sections, a minimal level of alternatives within the existing right-of-way (ROW) will be considered for the following:

- Roadway lane widths
- Availability for streetscape
- Opportunities for bike lanes
- Opportunities for sidewalks
- Opportunities for either improved medians or elimination of existing medians
- Where feasible, the implementation of “bio-swales” as a natural stormwater filtration system should be examined. Encourage the use of Florida native plant material along with plants indigenous to wet conditions for use within these bio-swale locations. This will assist in the reduction of pond volume needed for stormwater runoff.



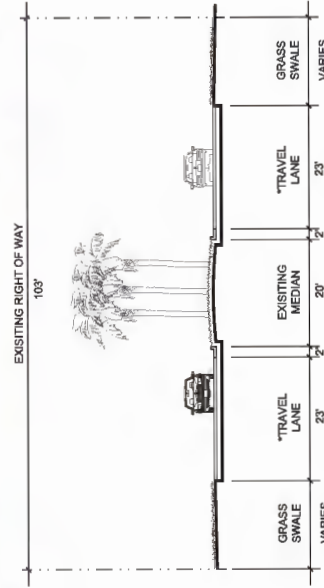
Section A:

Existing 103 Foot Right of Way (ROW)

- Wide ROW
- Travel lanes are too wide and have no designated lanes
- Excellent median width for enhanced landscaping
- No distinct streetscaping
- No sidewalks or bikelanes



Existing Cross Section A



*NOTE: NO LANES ARE MARKED (BOUNDARY OR TURNING)

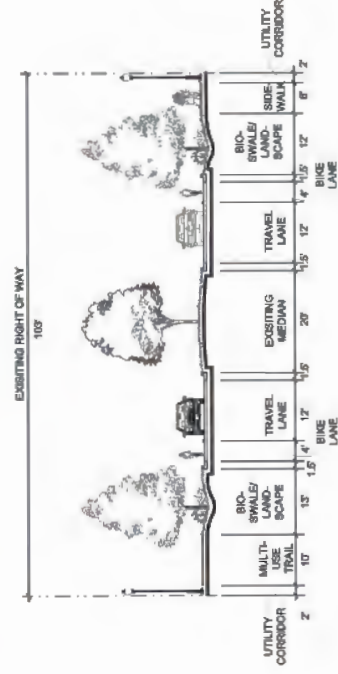
EXISTING SECTION A- 103' ROW

Proposed Solution:

- Ample room for the addition of multi-purpose walks on either side of road
- Sustainable design for stormwater runoff in the form of "bio-swales"



Proposed Cross Section A on Conceptual Site Plan



*NOTE: MINIMUM 4' HORIZONTAL OFFSET FROM CURB FOR VERTICAL STRUCTURES (LIGHTS, TREES, ETC.)

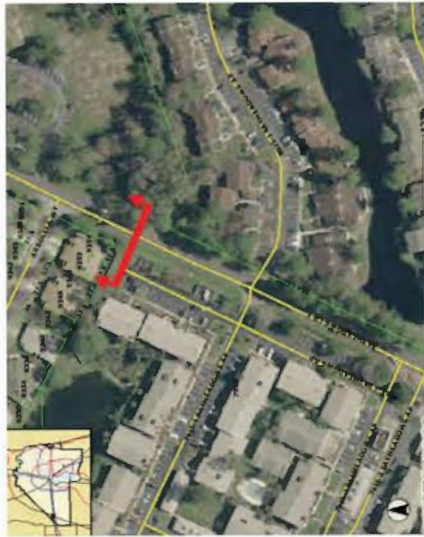
PROPOSED SECTION A- 103' ROW



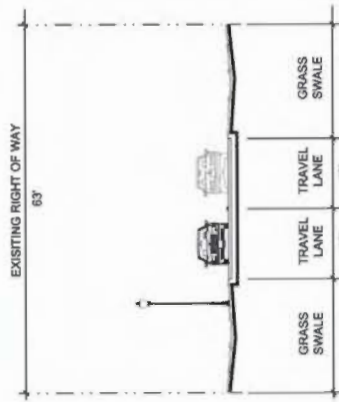
Section B:

Existing 63 Foot ROW

- Wide travel lanes
- No distinct landscaping
- Existing lighting
- No sidewalks or bike lanes



Existing Cross Section B



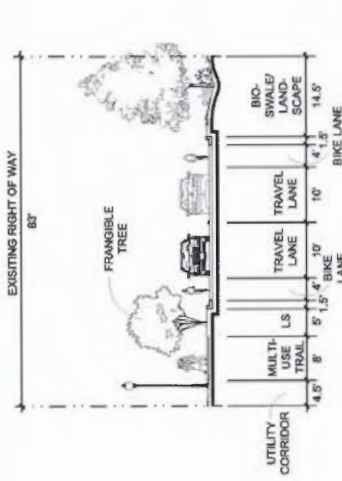
EXISTING SECTION B- 63' ROW

Proposed Solution:

- Minimize travel lanes to 10 feet
- Add bike lanes on both sides of road
- Opportunity for enhanced streetscape on either side of road along with sustainable stormwater runoff options.
- Add multi-use trail/walk at least on one side of road.



Proposed Cross Section B on Conceptual Site Plan



*NOTE: MINIMUM 4" HORIZONTAL OFFSET FROM CURB FOR VERTICAL STRUCTURES (LIGHTS, TREES, ETC.)

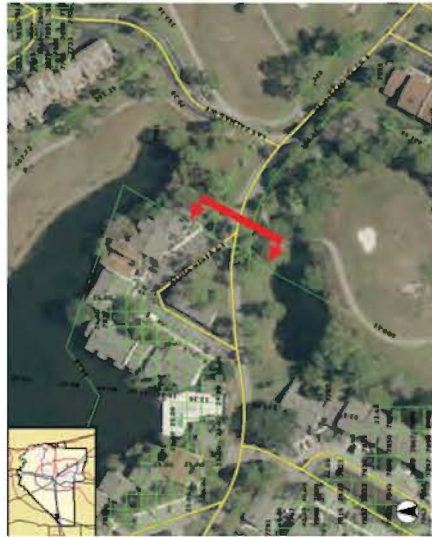
PROPOSED SECTION B- 63' ROW



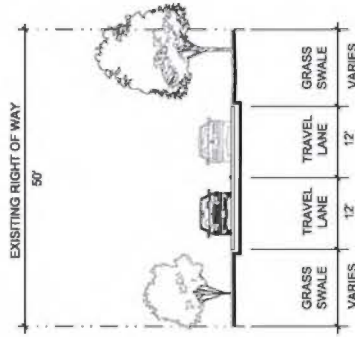
Section C:

Existing 50 Foot ROW

- Wide travel lanes
- Existing trees along road sides
- No existing sidewalks
- No existing bike lanes



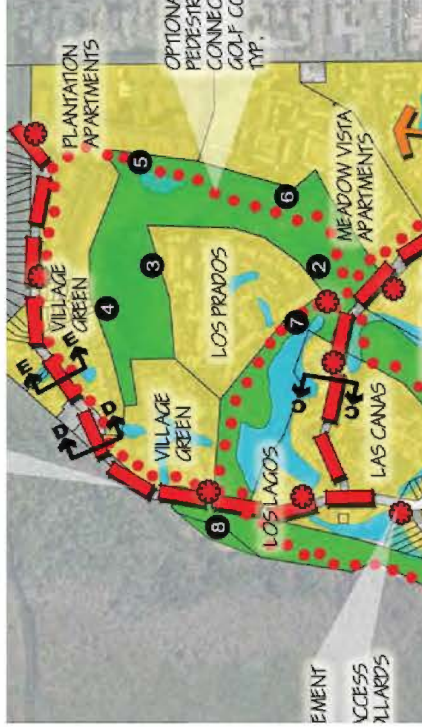
Existing Cross Section C



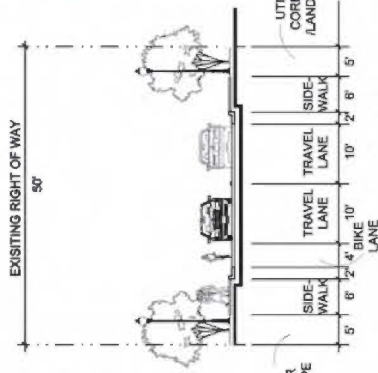
EXISTING SECTION C- 50' ROW

Proposed Solution:

- Minimize travel lanes
- Designate areas for streetscape enhancement and sustainable storm-water treatment
- Add sidewalk on at least one side
- Add bike lane



Proposed Cross Section C on Conceptual Site Plan



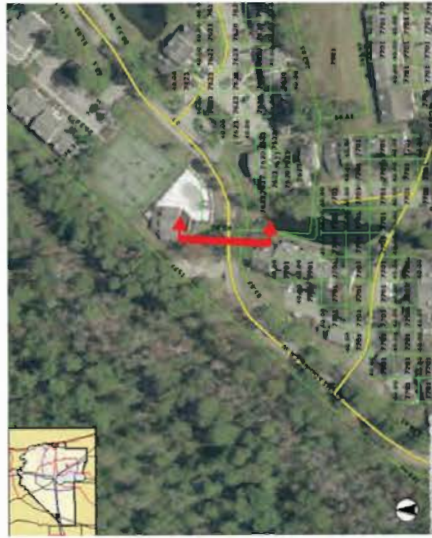
PROPOSED SECTION C- 50' ROW



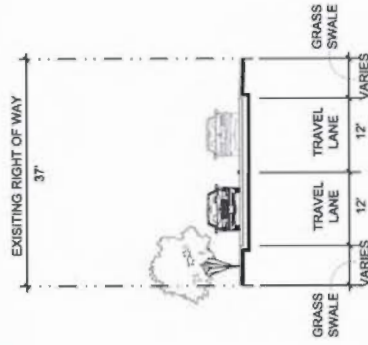
Section D:

Existing 37 Foot ROW

- Wide travel lanes
- Minimal area for additional streetscaping
- No walks or bike lanes



Existing Cross Section D



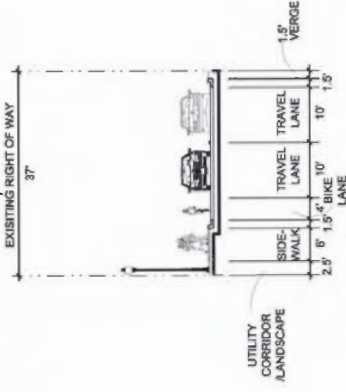
EXISTING SECTION D- 37' ROW

Proposed Solution:

- Reduce travel lanes
- Add a bike lane (one side only)
- Add minimal strip for lighting
- Add a sidewalk on one side



Proposed Cross Section D on Conceptual Site Plan



*NOTE: MINIMUM # HORIZONTAL OFFSET FROM CURB FOR VERTICAL STRUCTURES (LIGHTS, TREES, ETC.)

PROPOSED SECTION D- 37' ROW



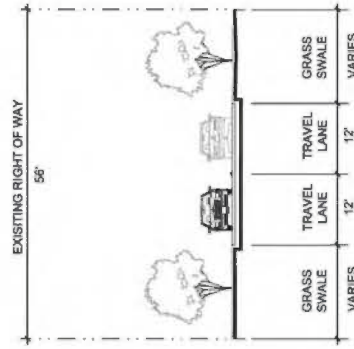
Section F:

Existing 56 Foot ROW

- Wide travel lanes
- Existing landscaped areas
- No bike lanes or sidewalks



Existing Cross Section F



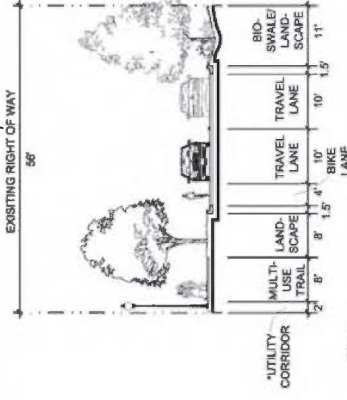
EXISTING SECTION F- 56' ROW

Proposed Solution:

- Minimize travel lane widths
- Add bike lane
- Enhance streetscape areas and stormwater treatment area
- Add walkway/multi-use trail



Proposed Cross Section F on Conceptual Site Plan



*NOTE:
-OPTION OF ROTATING STREET LIGHTS BETWEEN STREET TREES WITHIN LANDSCAPE AREA.
-MINIMUM 4' HORIZONTAL OFFSET OF CURB FOR VERTICAL STRUCTURES (LIGHTS, TREES, ETC.)

PROPOSED SECTION F- 56' ROW



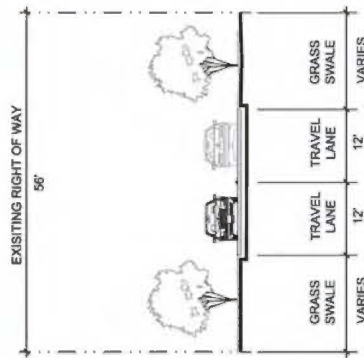
Section G:

Existing 56 Foot ROW

- Wide travel lanes
- Existing area for landscaping, but not overabundance of existing trees
- No bike lanes or sidewalks



Existing Cross Section G



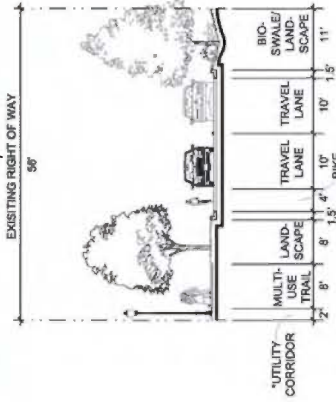
EXISTING SECTION G- 56' ROW

Proposed Solution:

- Minimize travel lane widths
- Add bike lane
- Enhance streetscape and stormwater treatment area
- Add walkway/multi-use trail



Proposed Cross Section G on Conceptual Site Plan



*NOTE:
-OPTION OF ROTATING STREET LIGHTS BETWEEN STREET TREES WITHIN LANDSCAPE AREA.
-MINIMUM HORIZONTAL OFFSET OF CURB FOR VERTICAL STRUCTURES (LIGHTS, TREES, ETC.)

PROPOSED SECTION G- 56' ROW



Community Center:

As the concept of a multi-functional facility on the site of the former golf course clubhouse began to be analyzed, it quickly became apparent that a “mini town center” idea would be a positively received destination point for the Baymeadows community. Its purpose becomes magnified in importance, so its design becomes a relevant issue as an upgrading component within the overall community vision plan. A concept plan was developed taking the golf learning center programming components and interfacing them with a cadre of mixed use elements in the form of cafes, neighborhood scale retail, conference rooms, recreation rooms, golf-oriented outdoor activities in the form of general use putting greens and chipping areas, outdoor dining and decks for viewing these activities, all of which create a ground level use yet maintains a pedestrian scaled transparency to the building.

With golf being the central theme, interior spaces can include an ample “club house/golf shop” lobby and reception, retail and locker rooms, while the facility could possibly take an “L” shape to respond to the existing lot layout, entrance access, existing pond location and orientation to the proposed driving range. Maintenance of the existing trees will be paramount to creating this neighborhood destination. Outdoor decks, eating areas, walkways, shops, cafes, etc., will all take full advantage of the site amenities with strategic orientation to all.

Separate golf chipping and putting areas will be designated for those who participate in the golf school programs. Second level loft space can also accommodate the golf school participants with adjoining meeting/recreational rooms.

The architectural scale is to fit the neighborhood while maintaining a “quaint” community scale, no more than two (2) stories with appropriate colors and materials to accent its function. Golf cart parking can be adjacent to the entrance for community use, while the existing former club house parking lot across Baymeadows Circle West can be used for general community center parking.

The former 18th green becomes a public putting green so that community users have the option to enjoy activities related to golf without the complexities of dealing with a private golf club.

The re-introduction of golf to this once flourishing golf course will act as a central component to the success of the revitalization plan for this community. It also affords the option to fulfill retail and recreational needs directly within the community.



Reclaimed water as an element in the BCC neighborhood master plan

BCC is interested in bringing reclaimed water into the neighborhood. Reclaimed water is highly treated wastewater that is used for landscape irrigation and, in some cases, to irrigate fruits and vegetables. The use of reclaimed water is intended to reduce the amount of fresh water withdrawn from the Floridan Aquifer and simultaneously reduce the amount of treated wastewater discharged into the St. Johns River. Reclaimed water service is currently limited to certain developments located in close proximity to water reclamation facilities and public access water transmission lines. It is our understanding that there are currently transmission lines present in the Deerwood neighborhood, which is located directly across Southside Boulevard from the Baymeadows community, and that the potential exists to extend the lines to accommodate additional users. The St. Johns River Water Management District and JEA actively promote the use of reclaimed water as a substitute for irrigation with potable water.

Benefits of using reclaimed water for commercial non-potable uses include (taken from the JEA website):

- Less expensive than potable water for holders of Consumptive Use Permits - up to 10 times cheaper.
- Not subject to watering restrictions.
- Reduction in the need for developing new sources of water for non-potable uses - decreased regulatory agency interaction for water use permitting.
- Reduction in the amount of water withdrawn from the Floridan Aquifer.
- Environmentally friendly - reduced discharge of treated wastewater into the St. Johns River means less impact on the environment.

Current basic eligibility requirements for commercial reclaimed water service are (taken from the JEA website):

1. Reclaimed water will replace groundwater withdrawals permitted in a Consumptive Use Permit (CUP) issued by the St. Johns River Water Management District, or, potable water from JEA.
2. Intended service location must be near, or, adjacent to JEA's reclaimed water transmission system in JEA's service territory, or, customer must be willing to pay the cost of construction of pipelines to serve the location.
3. JEA's reclaimed water system in Duval and Nassau Counties are low pressure delivery system (approximately 40 psi); customer must have the means to store and re-pump as necessary to meet pressure needs, such as a pond, or, a holding tank.
4. Customer's intended uses and distribution system downstream of the meter must be in compliance with Chapter 62-610, Part III, Florida Administrative Code and local building codes.

BCC believes that the neighborhood meets all of these requirements.



Stormwater drainage system improvements as an element in the Baymeadows Community Plan

BCC will take a phased approach to correcting the neighborhood's failing flood control system while incorporating cost-effective solutions to water quality problems. These improvements will be independent of street improvements but will consider opportunities to integrate street drainage using best management practices.

Phase 1: Define scope

1. Develop an understanding of flooding and water quality problems
2. Determine desired level of service (storm event protection)
3. Determine City of Jacksonville standards
4. Consult with St. Johns River Water Management District

Phase 2: Conceptual design of solutions/ stormwater master plan

1. Collect field data
2. Identify potential alternatives
3. Evaluate alternatives, using stormwater models if necessary
4. Develop preliminary permit-level drawings

Phase 3: Final design and permitting

1. Permit application – conditional
2. Engineer's Opinion of probable cost
3. Obtain City Council's approval for taxing district
4. Construction drawings
5. Final permitting

Phase 4: Construction

Note: Phases 2 and 3 assumes that significant improvements are needed as a result of Phase 1.



Proposed addition of Southbrook Drive to BCC's neighborhood master plan

BCC is interested in adding a portion of Baymeadows Circle West and Southbrook Drive to the neighborhood master plan, thus completing the shared street system currently serving the neighborhood. These street links are currently managed by Southbrook Drive Associates, LLC, (SDA) a subsidiary of Everest World Management. The proposed addition would include street improvements only.

This proposal will add the following properties to the proposed Dependent Special Taxing District:

- Laurel Oaks, a subdivision comprised of 64 single-family homes
- Braywick Village, a subdivision comprised of 69 single-family homes
- The Carriage Club, a senior-living complex comprised of 298 apartments and villas
- The Evergreen Apartments, a rental complex comprised of 240 apartments
- The Glades Apartments, a rental complex comprised of 360 apartments

The above properties total 1,031 additional households.

SDA is interested in assigning its management interests to the Dependent Special Taxing District and believes that it has the legal right to do so. Once the street improvement portion of the neighborhood master plan is complete, BCC will share the criteria with SDA and extend the planned improvements to the additional street links.

BCC has been in discussion with the Braywick Village HOA and St. Johns Plantation Apartments for over a year concerning their interest in having Southbrook Drive included in the master plan. St. Johns Plantation Apartments (425 units) are already included in the plan as a result of their frontage on the front nine of the golf course. They currently pay maintenance fees to SDA; however this would end once the additional street links are added to the taxing district. St. Johns Plantation Apartments are members of BCC and have been represented on the working group for more than a year.

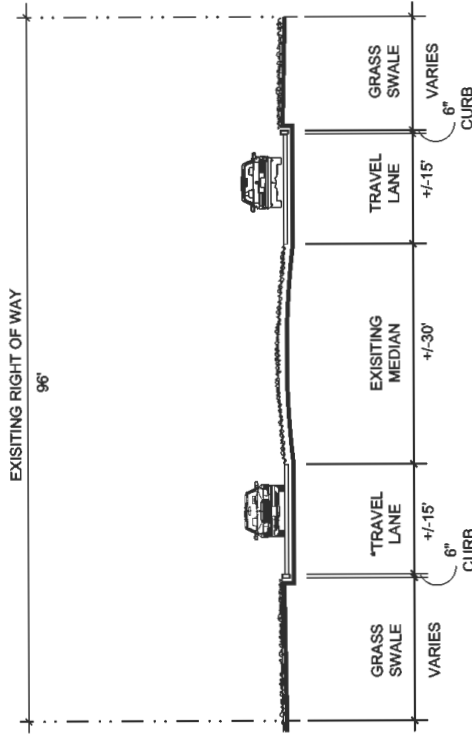




Section H:

Existing 96 Foot ROW

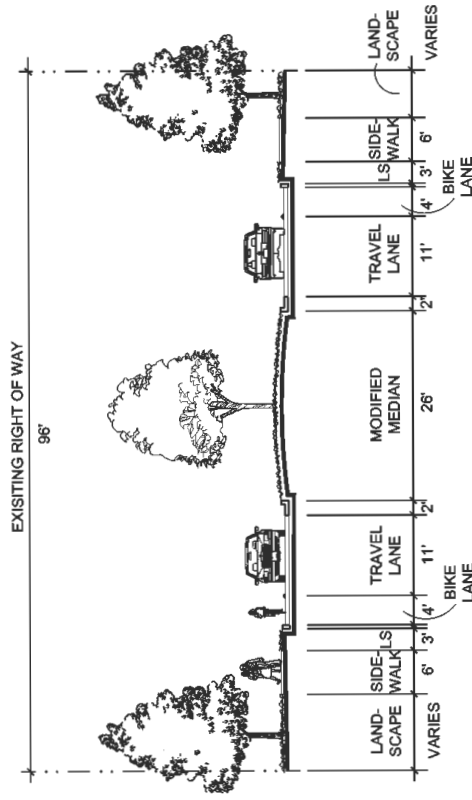
- Wide travel lanes
- Existing median is void of any vegetation or definition
- No bike lanes or sidewalks



EXISTING SECTION H 96' ROW

Proposed Solution:

- Minimize travel lane widths
- Add bike lanes and sidewalks
- Plant trees and shrubs to the median
- Create a more pleasing entrance



PROPOSED SECTION H 96' ROW

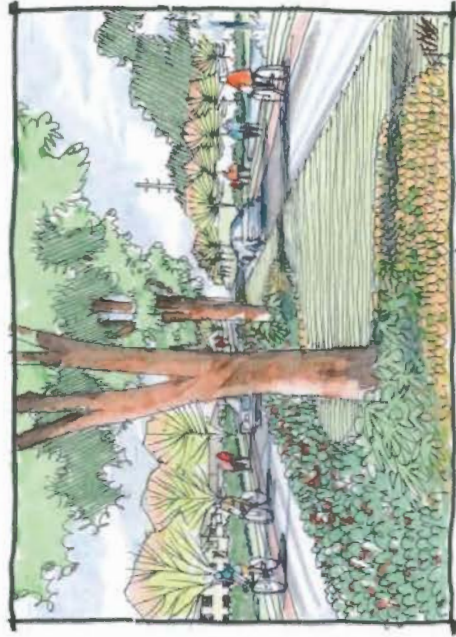


Entrance Roadway Enhancement:

Where appropriate combining new landscaped medians with streetscaping, sidewalks and bike lanes will greatly enhance the quality and safety of the entrance to the Southbrook neighborhood. Whenever these types of projects are considered, the use of sustainable practices related to stormwater retention, landscaping and pavement materials is imperative. The use of bio-swales, Florida Friendly landscape material and other 'sustainable' practices will enhance the roadways and provide safe pedestrian access.



Existing conditions



Southbrook Entrance Drive Improvements:

- Streetscape
- Median Planting
- Bike Lanes
- Side curbs



Bio-swales for stormwater retention



Bio-swales for stormwater retention



APPENDIX

Since 1994 when the City of Jacksonville adopted its first comprehensive transportation plan, the City has seen significantly more growth than was projected, especially in pockets of high employment. Much of this growth has occurred along the City's southeast area including the Southpoint employment center and surrounding residential areas. Although efforts continue to develop Downtown employment, this unexpected growth has led to significant increases in traffic and transportation issues with direct impact to the Baymeadows area further to the South.

The Baymeadows Area Transportation Study was initiated by the City of Jacksonville as a result of escalating traffic congestion along Baymeadows Road and the surrounding area. There was also tremendous opposition to further development along the roadway from adjacent land owners because of the anticipated increases in traffic congestion.



Extension of Salisbury Road from Belfort Road to Baymeadows Road

Alternative 3 provides a north-south connection between J.T. Butler Boulevard and Baymeadows Road to potentially alleviate congestion along I-95. Alternative 3 extends the existing Salisbury Road from its intersection with Belfort Road. It is intended to carry traffic south to an existing neighborhood and then to Baymeadows Road.



Widening of Baymeadows Road to Six Lanes

As most of the congestion experienced by Baymeadows Road is located near the I-95 interchange, the addition of one lane in each direction between Phillips Highway (US 1) and Southside Boulevard may aid substantially in accommodating heavy amounts of traffic within that region.



Attachment B

INTERA Letter Regarding Culvert Life

June 15, 2018

Mary Land-Hughes
President
Baymeadows Community Council

RE: Baymeadows Stormwater Infrastructure Service Life

Dear Ms. Land-Hughes:

We have observed existing stormwater infrastructure in the Baymeadows community and researched the expected useful life, or service life, for various types of stormwater infrastructure. Service life generally means the period of time from installation that the infrastructure requires significant maintenance or replacement/repair. This letter serves to summarize our findings.

The community includes a “master stormwater system” comprised of several large lakes, interconnecting stormwater infrastructure such as inlets and culverts, and interconnecting channels to provide flood protection for the entire community. Individual, local developments within the community have internal drainage systems to convey stormwater runoff to the master stormwater system. While the internal drainage systems may work effectively with proper maintenance and replacement after their service life, the individual developments remain vulnerable to flooding if the master system fails to convey stormwater from the community. If the master system lake levels rise too high due to failure, the individual systems cannot discharge stormwater. Thus, all culverts and channels should be inspected regularly and kept free of obstructions. Infrastructure showing signs of failure should be repaired or replaced to avoid a failure during a storm event. Failure of some critical infrastructure would certainly cause flooding of homes. Flooding with strong currents over roads (observed in some cases in the community) can pose life threatening situations if someone attempts to cross the flooding by foot or car. Given the age of the system, likely into the service life for some system components, and signs of failing components, it is important to prepare for costs to repair or replace some infrastructure in the near future.

Our service life research included reviewing sources such as the National Cooperative Highway Research Program (NCHRP), the Florida Department of Transportation, and manufacturer publications. According to these sources, the service life for culverts varies significantly. Environmental conditions, such as acidity and the presence of chlorides and sulfates in groundwater and surface water runoff, along with the construction materials, drive much of the variation in service life. A survey of 40 state departments of transportation suggest the life is 70-80 years. However, some surveys show the life could be as low as 20 years for concrete culverts. Most of the failure seems to be deteriorating headwalls, joints connecting culverts, and abutments, etc. For metal culverts, the service life seems to vary from 25 to 65 years depending on environmental conditions, metal type, and wall thickness. Zinc coated metal culverts’ service life general spans 50 to 80 years. Bituminous coating also extend life somewhat. A site survey and examination of limited construction drawings show a wide variety of construction materials in the community including PVC, corrugated metal (some with bituminous coatings), and concrete.





FDOT specifies a design life of 50 years for storm drains and cross (under road) drains for minor, secondary roads such as those in the Baymeadows community. Notably, the community roads are not FDOT roads and may have been designed to a lower standard. FDOT's design life for side drains and gutters is only 25 years. While the community was generally built out in the late 1980's, limited, available construction drawings indicate some of the community development dates back to 1971. Thus, some infrastructure approaches or exceeds 50 years in age and the likely design service life.

Figures 1-4 illustrate a few examples of observed failing stormwater infrastructure in the Baymeadows community. Failing infrastructure poses a significant threat to the community. Failing culverts under roads can collapse quickly under a load of a vehicle. Failing culverts can also become obstructed with roots and debris and cause upstream flooding.

Figures 5-8 show examples of observed obstructions to stormwater structure inlets and channels. Lack of maintenance creates obstructions to conveyance and upstream flooding. The stormwater system should be kept clear of obstructions.

In summary, every development within the Baymeadows community depends on a functioning, adequate stormwater system. This applies to both the individual development stormwater systems as well as the master stormwater system to which they drain. Although a detailed inspection, with cameras, of the master stormwater system is planned after the special taxing district is formed, visual observations of stormwater infrastructure and service life research indicate replacement or repair of infrastructure may be required in the near future to maintain adequate flood control for the entire community.

If you have any questions, please do not hesitate to contact me.

Sincerely,

INTERA Incorporated

Terrence J. Hull, PE
Principal Engineer



Figure 1 Failing Stormwater Infrastructure



Figure 2 Failing Stormwater Infrastructure



Figure 3 Failing Stormwater Infrastructure



Figure 4 Failing Stormwater Infrastructure



Figure 4 Clogged Lake Outlet

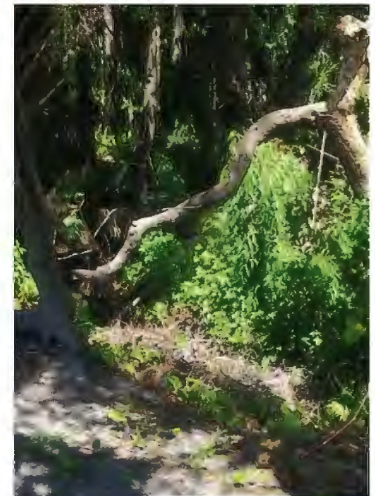


Figure 6 Dense Vegetation in Channel



Figure 7 Clogged Driveway Culvert

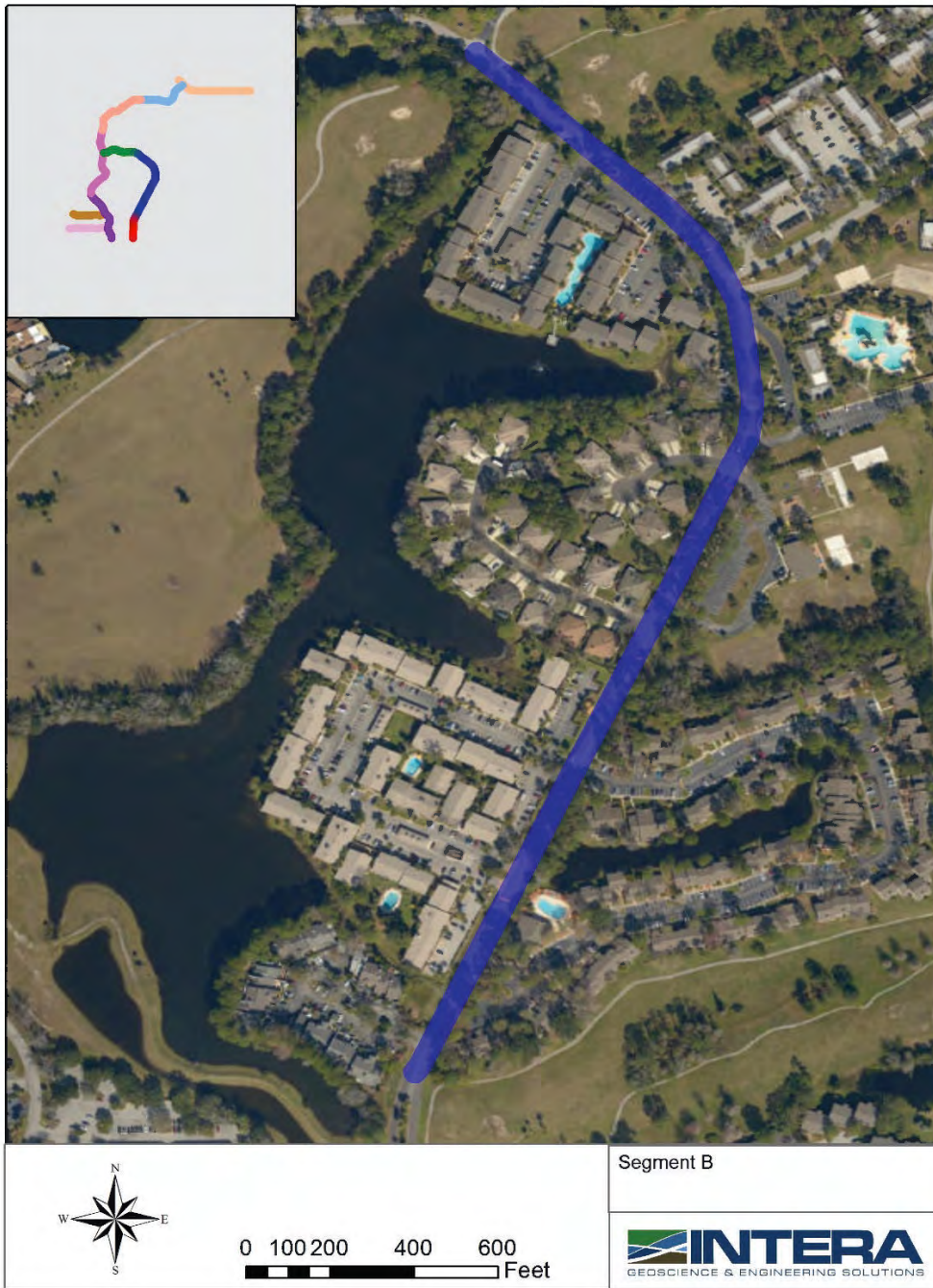


Figure 6 Clogged Inlet Grate

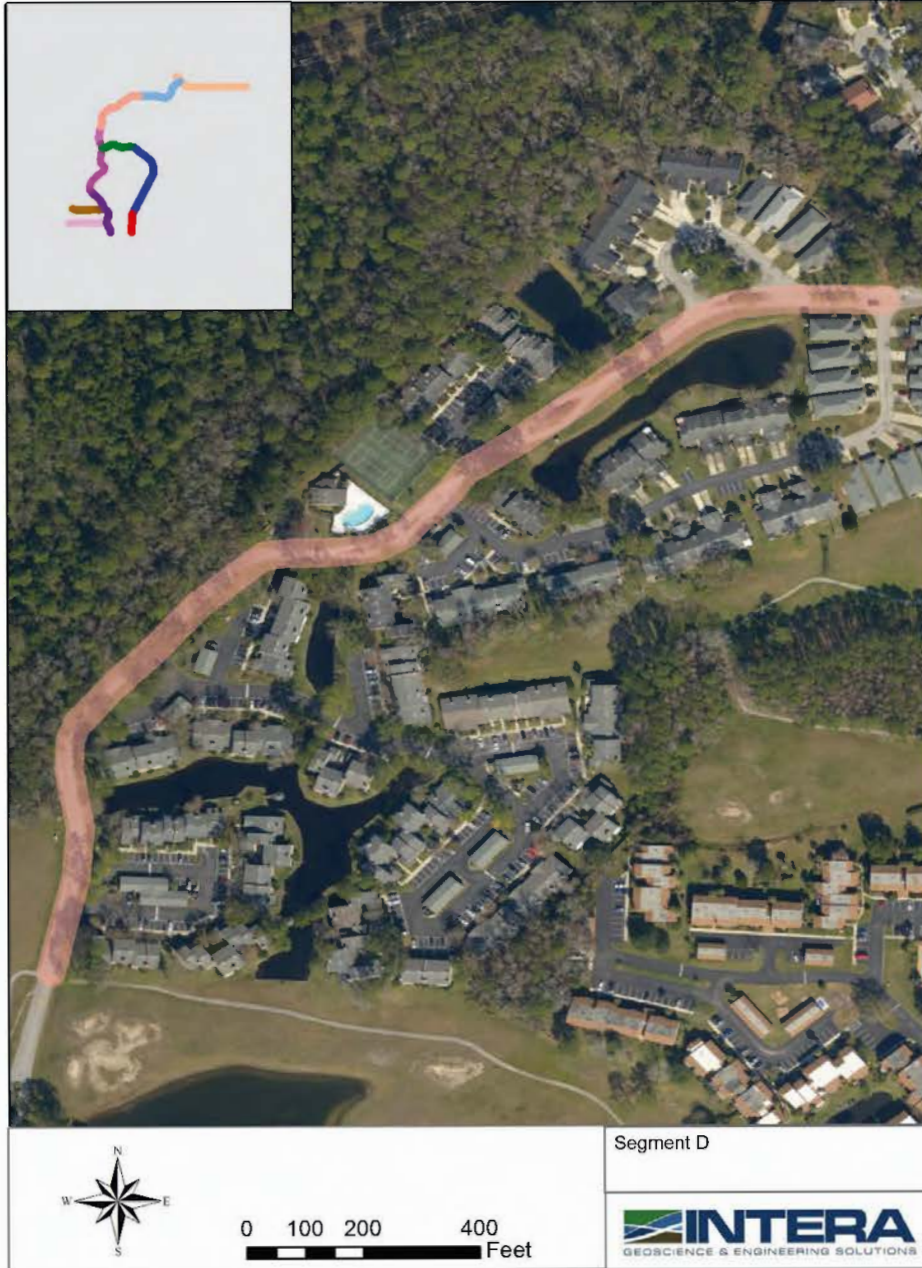
Attachment C

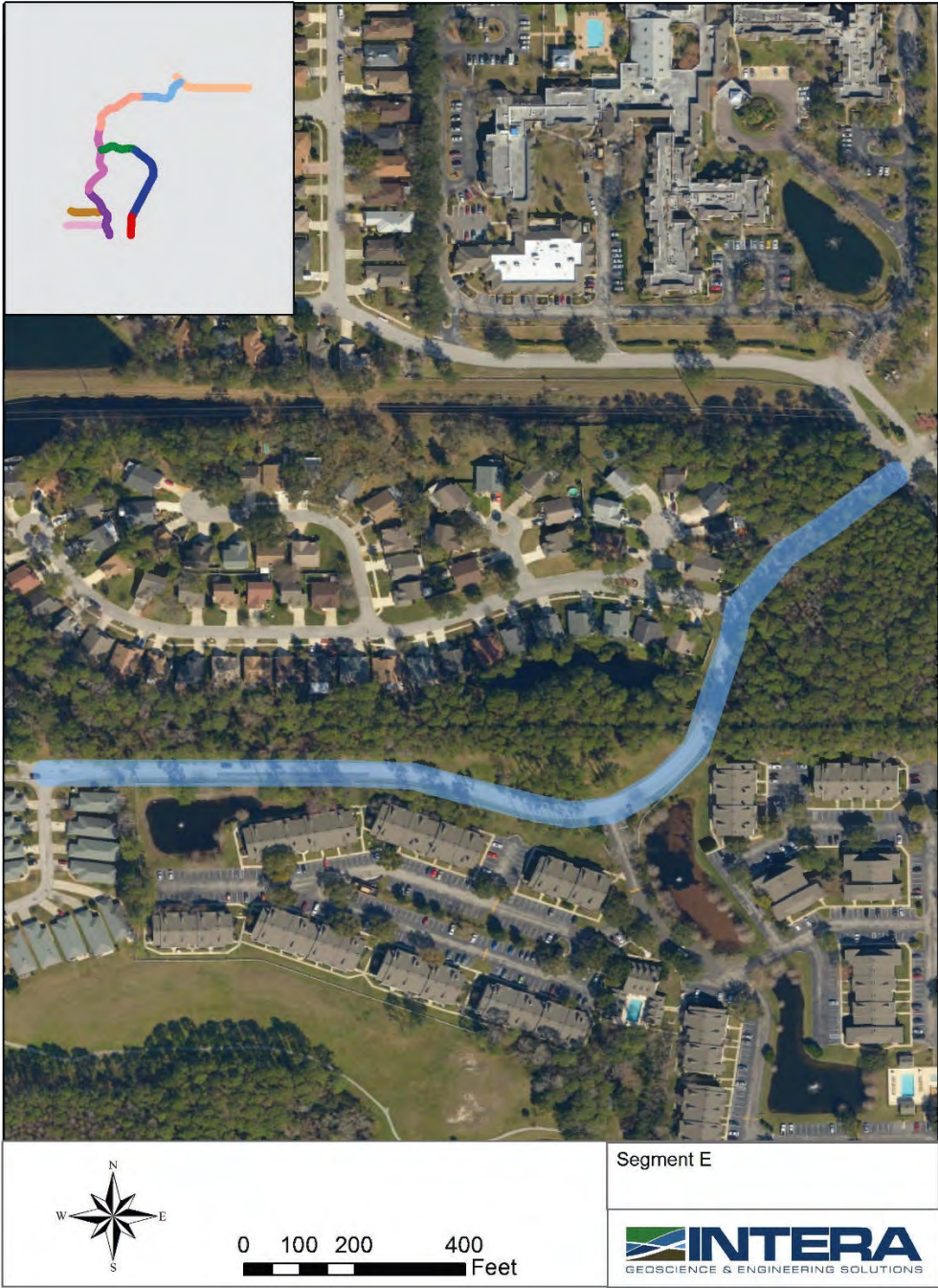
Road Segments





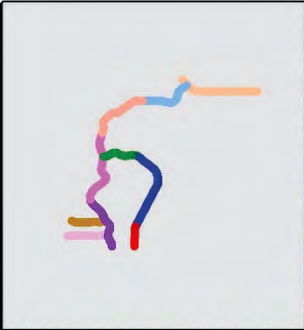






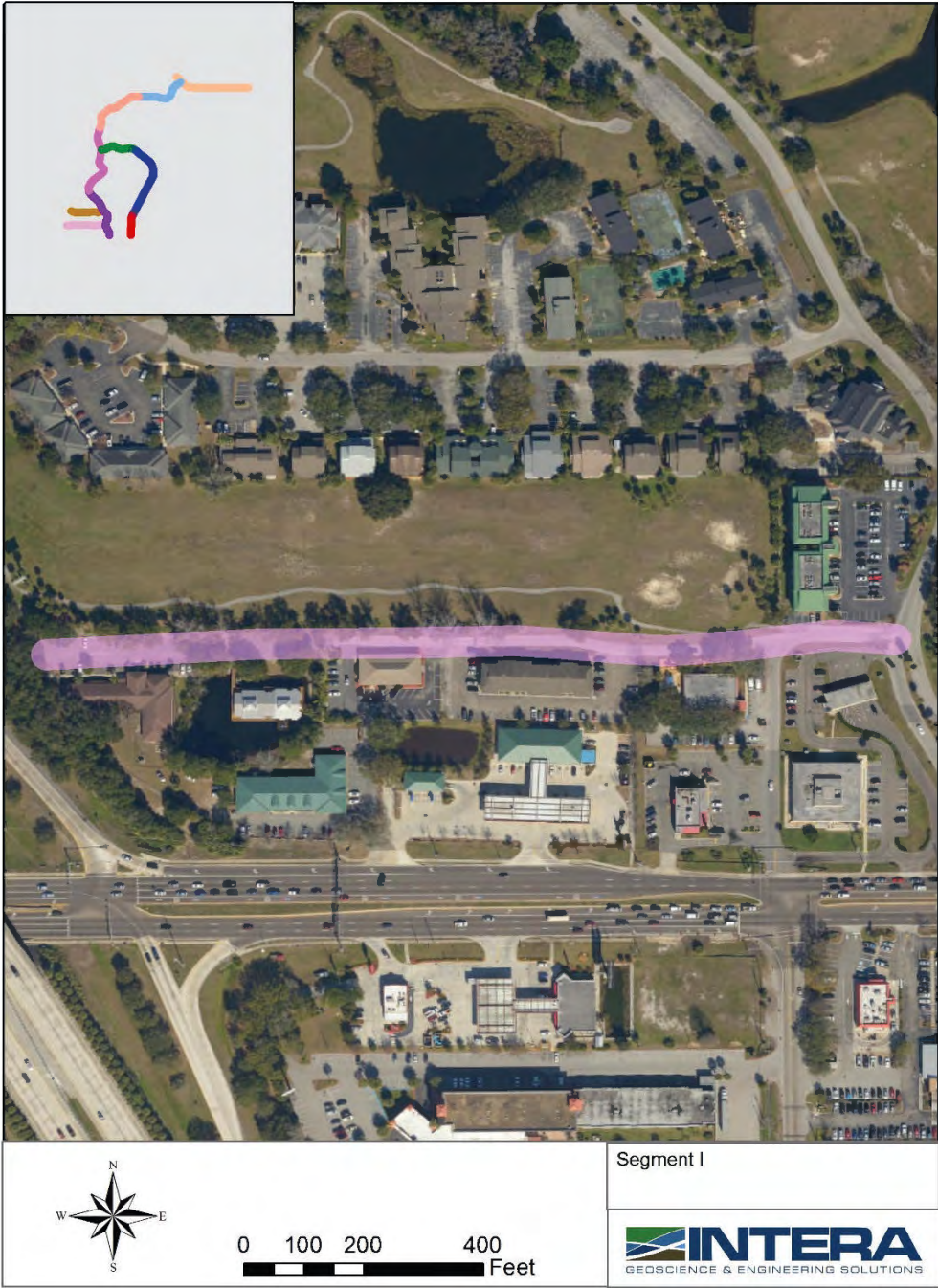






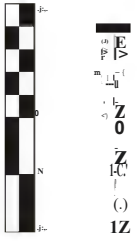
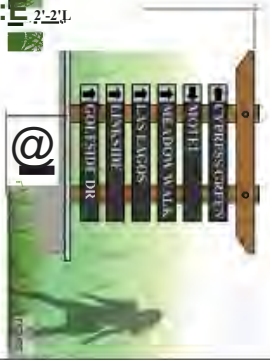
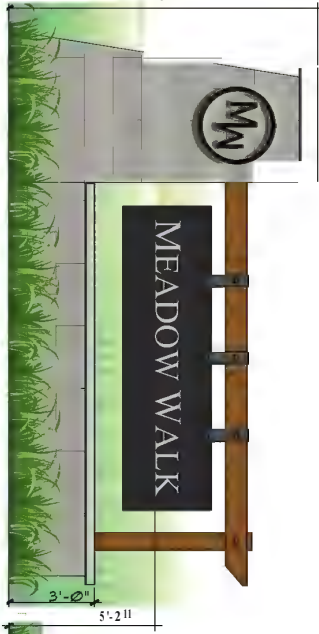
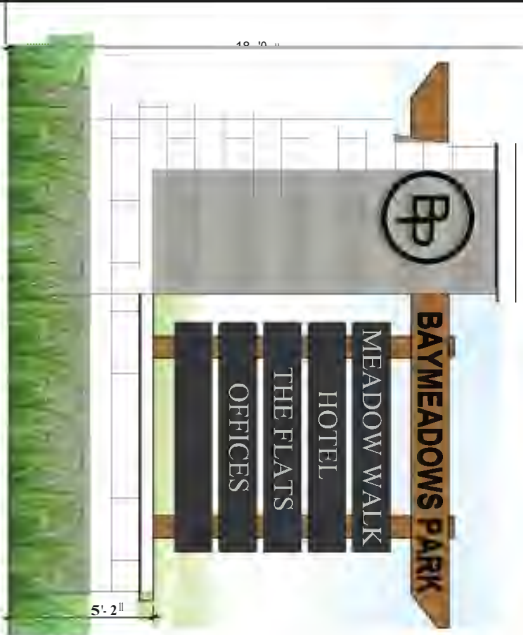
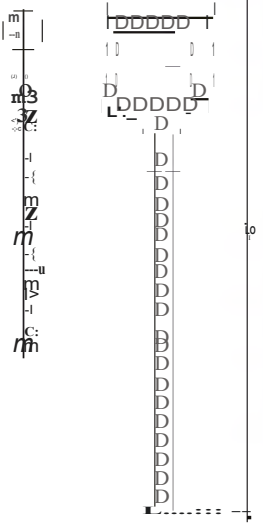
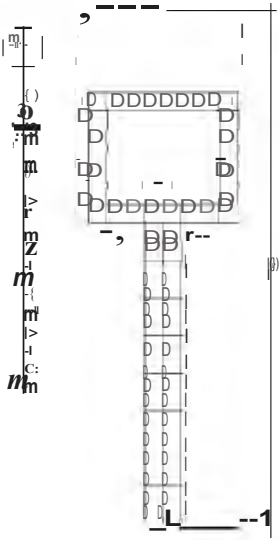
Segment H







Examples of Monument Signage



DEC 27, 18 ENTRY SIGN CONCEPTUAL DEVELOPMENT BAYMEADOWS PARK	DESIGNED BY GGI, LLC dba GENESIS JACKSONVILLE, FLORIDA 32246 (904) 730-9360 (904) 730-7165 FAX FL CA 00009660 FL LR 00005116 FL LC 26090202	NO. DATE DESCR. BY TOOK DESIGNED BY J.P.L. CHECKED BY J.P.L. REVISION DRAWN BY S.U.B. SCALE DATE 6.29.18	
		PROJECT NUMBER 8700-0032	

Baymeadows Community Improvement District

FEASIBILITY STUDY

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
www.rizzetta.com

REVISED

July 15, 2021

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I. INTRODUCTION

This Feasibility Report (this “Report”) is being presented in anticipation of a petition to establish a community improvement district to be known as Baymeadows Community Improvement District (“District”) a proposed local unit of special purpose government and taxing district established pursuant to Chapter 189, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare the feasibility and methodology for allocating the special assessments related to the District’s infrastructure project. This Report will cover several topics which are crucial to fully grasp the establishment, administration, financing, compliance and costs of a Special District.

If established, the District plans to issue bonds in one or more series to fund the Capital Improvement Program, as defined below. This report will detail the requirements to establish the District, the ongoing operations of the District, the compliance requirements, the estimated parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments may be allocated among all the landowners that will benefit from the Capital Improvement Program, per the requirements of Florida Statutes.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for the District, as specified in the Engineer’s Report of February 25, 2019. The total cost for the Capital Improvement Program is estimated to be \$4,825,195, as specified in the Engineer’s Report dated May 18, 2021.

“Engineer’s Report” – The report as provided by INTERA Incorporated and *with an updated revision by Dewberry Engineers, Inc.*

“District” – Baymeadows Community Improvement District.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Feasibility Study” – An analysis that takes all of a project’s relevant factors into account – including economic, technical, legal and scheduling considerations to ascertain the likelihood of completing the project successfully. To discern the pros and cons of undertaking a project before a large investment of time and money.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Special District” – A unit of local government created for a special purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

III. SPECIAL TAXING DISTRICTS

Florida has a long history with Special Districts, dating back to 1822, with the creation of the Road, Highway and Ferry Act. By the 1920’s, Special Districts were created to finance large engineering projects in response to an explosion in the state’s population. Some of these districts are still in existence today, such as the Florida Inland Navigation District, created in 1927. Following World War II, the baby boom and Florida’s growing popularity created the need for yet even more numerous and diverse Special Districts. Among them, the creation of Dependent and Independent Districts specific to the needs of local communities and populations.

Special Districts provide a solution to the state’s planning, management, and financing needs for delivery of capital infrastructure in order to serve the projected growth without overburdening other governments and their taxpayers. Today, Special Districts are the most numerous and diverse group of local governments in this state as well as the country. As of July 15, 2021, there were 1,808 Special Districts in Florida, of which 628 were Dependent Districts.

A. Dependent Special District – A Special District that meets at least one of the following criteria:

- (1) The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- (2) All members of its governing body are appointed by the governing body of a single county or a single municipality.
- (3) During their unexpired terms, members of the special district’s governing body are subject to removal at will by the governing body of a single county or a single municipality.
- (4) The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

B. Independent Special District – A district that is not a dependent special district as defined above.

A Special District funds the same as any local government. It is governed by a Board of Supervisors, its meetings must be publicly noticed and open to the public, it is subject to Sunshine and Open Records laws, and it enjoys sovereign immunity. The District also has certain local government powers, including the power to finance

(through bonds or loans), construct and maintain public infrastructure, as well as levy and collect special assessments. These topics will be covered in more detail later in the report.

IV. SPECIAL TAXING DISTRICTS VS. HOMEOWNERS ASSOCIATIONS

An alternative to the creation of a Special District would be for the use of the existing homeowners' associations ("HOA") for operations and maintenance of community facilities and services. For the current and future needs of Baymeadows, a Special District is a better option than a HOA for a variety of reasons.

First, unlike a HOA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of fully collecting its needed funds than is a HOA. The District's annual assessments to collect the necessary debt service assessments for the repayment of any bond issuances would be collected on the property tax bill each year. The District would be required to enter into an interlocal agreement with both the Duval County Property Appraiser and the Duval County Tax Collector per F.S. 197.3632, Florida Statutes, which has a term for one year but automatically renews each year unless terminated by one of the parties. The tax collector charges a fee of 2% of the total assessment to be collected, and withholds this amount prior to distribution of the assessment revenue to the District. Similarly, the property appraiser charges a fee of 1.5% of the total assessment to be collected and the tax collector withholds this amount and distributes to the property appraiser prior to remitting the district's assessment revenue to the district. Although there are fees involved with using the services of both the property appraiser and tax collector, the District would have the full power of the tax collector to collect its assessments – virtually assuring the District will receive 100% of its assessment revenue. The District's assessments are co-equal to all county taxes and other non-ad valorem assessments. If a property owner fails to pay a tax bill, the tax collector will initiate the tax certificate auction process and the District will be paid from the purchase of those certificates. A failure of property owners to pay their assessments via the property tax bill does not create a burden on other property owners to pay. HOA's, since they are not governments, are unable utilize the services of these agencies.

Second, the proposed Special District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. All meetings of the Board of Supervisors must be open to the public, minutes of each meeting must be taken and all meetings of the board must be publicly advertised in a newspaper of general circulation. A HOA is a not-for-profit corporation which is made up of members with a specific geographic boundary and is considered private. The District would also be required to create and maintain a website (or provide a hyperlink on the Duval County

website) providing the property owners and the public-at-large with important information regarding the District's operations. At a minimum, the website must contain:

- a. The full legal name of the District.
- b. The public purpose of the District.
- c. The name, official address, official e-mail address, terms for each Supervisor.
- d. The fiscal year of the District.
- e. The full text of the District's charter, date of establishment, the establishing entity, and the statute(s) under which the District operates.
- f. The mailing address, e-mail address, telephone number and website uniform resource locator of the District.
- g. A description of the boundaries of the District.
- h. A listing of all assessments or charges imposed and collected by the District and the statutory authority.
- i. The primary contact information for the District.
- j. A code of ethics adopted by the District, if applicable.
- k. The annual budget of the District, including any amendments.
- l. The financial audit for the most recent completed fiscal year and all audit reports required by law or authorized by the District.
- m. A listing of its regularly scheduled public meetings.
- n. The public facilities report.
- o. A link to the Department of Financial Services' website.
- p. At least 7 days prior to each meeting or workshop, the agenda along with any meeting materials in an electronic format. This information must remain on the website for at least 1 year following the meeting or workshop.

The District will be required to follow certain public bidding requirements based on certain criteria such as the proposed amount of the project and the type of project, i.e. whether the project is for a maintenance or professional services.

Finally, and perhaps most importantly, a Special District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs. These bonds are typically issued for a term of thirty years, spreading the amount of the repayment cost over a longer period resulting in manageable assessment levels. Bonds are usually publicly offered to institutional investors or privately placed with a banking institution. In addition, the District will have the ability to obtain loans, if desired, at typically more favorable rate than a typical commercial loan. Details of the bond-issuance process and estimated costs will be covered later in this report.

V. ESTABLISHMENT PROCESS

A charter for the creation of a Dependent Special District is adopted only by ordinance of a county or municipal governing body having jurisdiction over the area affected. Per Chapter 189.02(4), Florida Statutes, Dependent Special Districts created by a county or municipality shall be created by adoption of an ordinance that includes:

- (a) The purpose, powers, functions, and duties of the district.
- (b) The geographic boundary limitations of the district.
- (c) The authority of the district.
- (d) An explanation of why the district is the best alternative.
- (e) The membership, organization, compensation, and administrative duties of the governing body.
- (f) The applicable financial disclosure, noticing, and reporting requirements.
- (g) The methods for financing the district.
- (h) A declaration that the creation of the district is consistent with the approved local government comprehensive plans.

A. Estimated Timeline of Establishment

The following is derived from the establishment of other special districts and is an estimation of key dates and may not provide for the actual dates or requirements of establishing Baymeadows Community Improvement District.

City of Jacksonville Establishment:

Major Event	Time from Today
1. Prepare and file Petition to Establish District	30 Days
2. Office of General Counsel review	60 Days
3. Planning and Development Department report & recommendation	75 Days
4. Introduction of Petition at City Council Meeting	90 Days
5. Public Hearing at City Council Meeting	120 Days
6. Initial Board of Supervisors meeting (Hire District staff)	135 Days

VI. ELECTIONS AND COMPLIANCE

Typically, a Special District’s Board of Supervisors consist of five (5) board

members. The petition to establish the District may require a listing of the initial Board Supervisors. The Jacksonville City Council will probably appoint the initial board to serve a term that lasts until the next available general election, November 2024. Once the general election process commences, only qualified electors residing within the boundaries of the District will be able to vote for candidates to serve on the board and only qualified electors can serve on the board (registered voters in Duval County and citizens of the state of Florida and the United States). For the November 2024 election, and all subsequent general elections, individuals interested in serving on the board will have to qualify with the Duval County Supervisor of Elections by the statutory deadline. Those candidates that qualify will appear on the ballot (unless only 5 or fewer individuals qualify) and elected by their peers. There are certain criteria and filing requirements for general election candidates, including the filing of a financial disclosure form, known as the Form 1, Statement of Financial Interests. The details of the form are best addressed by contacting the Supervisor of Elections Office.

It's recommended to stagger the terms for the Supervisors so you don't have five members coming up for election every two years. One way to do this is to designate the two candidates that receive the greatest number of votes in the first general election to receive four-year terms and the other three to receive two-year terms. Each Supervisor's term would be for a period of four years, so you will have the three Supervisors' terms end on the second general election and the other two terms would end on the third general election. Note: We manage a Special District in Pasco County in which the state legislature did not provide for a provision of staggered terms in the rule establishing the district, so their 5 Supervisors do come up for election every general election. Their board is trying to get the state to change the legislation to allow for staggered terms.

Due to the public nature of a Special District, there are several compliance-related matters that both Supervisors and the District must comply with. Following is a detailed listing of these compliance matters that the reader should consider.

- A. Supervisors – As mentioned previously, Supervisors will be subject to certain compliance requirements. These requirements are similar to other public officials in Florida and include adherence to the Government-in-the-Sunshine Law. This means all communication between Supervisors regarding any District-related matters, which may possibly come up for a vote, must be held in the public (at publicly advertised meetings). This requirement also applies to e-mails, phone calls, texts, etc. Secondly, all District documents that may be distributed to the Supervisors are subject to public records laws, so it is recommended that if Supervisors elect to retain these documents, they keep them separated from any personal files. The District Manager, or records custodian, will be required to maintain the official records of the District, so its not necessary for a Supervisor to keep these documents. Thirdly, Supervisors will be subject

to a Code of Ethics. Lastly, each year the Supervisors will be required to file the Form-1, Statement of Financial Interests, disclosure to the Duval County Supervisor of Elections by July 1st.

- B. District – Similar to compliance requirements of Supervisors, the District will also be required to comply with certain statutory and regulatory provisions. Special Districts, as long as they have revenues or expenditures of \$100,000 or more, are required to have their financial statements independently audited and submitted to the Auditor General. Dependent Districts may provide for an annual financial audit by being included in the audit of the local governmental entity upon which it is dependent. In addition, each year, the District will report an annual financial report to the Department of Financial Services. Other reporting requirements of the District are:

1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
3. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
4. Provide an initial Public Facilities report to the County to be submitted within one (1) year after the District's creation.
5. Provide annual updates of the Public Facilities report when changes are made. Provide a Public Facilities report update every seven (7) years.
6. Submit the District's meeting schedule to Duval County each year.
7. Request from the Supervisors of Elections the number of registered voters within the boundaries of the District as of April 15, each year, and report that number to the community.
8. Update the Board Supervisor names, titles and contact information to the state's Commission on Ethics each year.
9. File Form DR 421, Truth in Millage document with the Department of Revenue each year.

In addition, if publicly-offered bonds are issued, there will be continuing disclosure requirements associated with those bonds. These reports are posted on the Municipal Securities Rulemaking Board's web portal for public disclosure – EMMA. The reports to post on this portal may include:

- a. Quarterly Reports – These are reports associated with development of residential and commercial property and filing requirements continue until certain development thresholds are met.
- b. Annual Reports – Provides certain financial activity for the District, assessment collections, all of the fund balances for the District, the most recent audited financial statements, etc.
- c. Significant Event Notices – Principal and interest payment delinquencies, unscheduled draws on the debt service reserve fund, rating changes, failure to provide a quarterly or annual report, change in trustee, etc.

VII. BOND ISSUANCE PROCESS AND ESTIMATED COSTS

The following information is general in nature and assumed as a publicly-offered bond issuance. All of these assumptions may or may not be applicable for the District's bond issuance, but this will provide a thorough picture of the process and potential issuance costs.

Following the establishment of the District, at a public meeting of the board, the District will announce its intent to issue bond debt. Typically, the District will hire an underwriter to market its bonds. As part of that process, the board will need to approve an engineer's report which identifies the improvements as well as good faith estimated costs that the district intends to finance. The report will also need to identify which properties within the District receive benefit from the improvements. Likewise, the board will also approve a preliminary assessment methodology report which explains the manner in which special assessments will be levied to defray the cost for the improvements and the bond-associated costs. A public hearing will be held, no fewer than 30 days after a mailed notice is distributed to all impacted property owners. In addition, the bonds will have to be validated by a circuit court judge in the jurisdiction of the District. Following the validation hearing and the public hearing, the District will finalize the process and issue the bonds. Several legal documents will have to be approved by the board at a public meeting and a pre-closing meeting is typically held to sign all the documents and close shortly thereafter.

Timeline:

Day 1 - At the first organizational meeting of the District, as long as the board is ready, the District can begin the assessment process with the presentation of a preliminary engineer's report and assessment methodology report. The board can also adopt a bond validation resolution to instruct counsel and staff to submit its complaint for the validation hearing. It usually takes approximately seven (7) days to submit the complaint.

Days 30 – 60 - At the second or third meeting of the board, the District can hold its required public hearing on assessments.

Days 120-150 – The bond validation hearing is held by the judge assigned to the case depending on the availability of hearing dates on the court docket.

Days 150-180 – A mandatory 30-day appeal period begins once the bonds are validated by the judge.

Days 180 – 210 – The District will hold a meeting to approve all the final bond documents including the final engineer’s report, methodology report and any other final legal documents. These documents could be approved at earlier meetings, just depending on the timing. The underwriter will also market and price the bonds at this time and the District will be ready to issue its bonds.

Estimated costs based on a publicly offered bond to fund a \$4,825,195 construction account:

Fund a Debt Service Reserve Account	\$390,309
Capitalized Interest for 18 months	\$450,000
Costs of Issuance	\$214,496
Underwriter’s Discount	<u>\$120,000</u>
Total	\$1,174,805

VIII. ASSESSMENT ANALYSIS

As mentioned previously, one of the steps in issuing bonds is the adoption of an assessment methodology to allocate the costs and benefits of the CIP. This requirement is also necessary for the Operations and Maintenance Assessments of the District and would be adopted separate from the debt assessments. Certain state statutory requirements must be followed in order to levy a legal assessment. Unlike property taxes, which are ad valorem in nature, special assessments are based on the special benefit of the improvements, not on the assessed value of the properties benefitting from those improvements. These special benefits are peculiar to the lands within the district and differ in nature to those general or incidental benefits that property owners outside the District may enjoy. Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District’s board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Section 170.201, Florida Statutes, states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

If a District has multiple product types (residential, commercial, apartments, office, retail, etc.), it is appropriate to adopt an allocation factor that identifies the relationship between the product types to effectively demonstrate the measure of the special benefit conferred on a particular product relative to the other products. We call this factor an Equivalent Assessment Unit or ("EAU") and offers a quantitative measurement to assign the assessments across the various products.

An estimated assessment analysis of the proposed Capital Improvement Program provided by INTERA, Inc., with an updated revision by Dewberry Engineers, Inc. and the proposed products to benefit from the CIP is included with this report based on the information provided. These are preliminary assumptions only, and Rizzetta & Company, Inc. makes no recommendation of the allocation of assessments nor did we confirm the information provided.

IX. ONGOING ADMINISTRATIVE COSTS

In addition to the assessments necessary to repay the bond debt via the District's debt service assessments, the District will also levy operations and maintenance assessments on an annual basis for the ongoing administration of the District and for any maintenance that the District will undertake. Similar to the debt service assessments, the operations and maintenance assessments will be levied on the properties benefiting from those assessments. The following are examples of potential costs associated with the administration of the District based on one bond issuance. These costs would be in addition to any maintenance costs.

Description	Annual
Accounting Services	\$ 18,000
Administrative Services	\$ 5,000
Assessment Roll Preparation	\$ 5,000
District Counsel	\$ 25,000
District Engineer	\$ 15,000
District Management	\$ 25,000
Financial Audit	\$ 5,000
General Liability Insurance	\$ 5,000
Legal Advertising	\$ 4,000
Public Officials Liability Insurance	\$ 2,500
Website Hosting, Maintenance	\$ 4,500
Bond-related Costs:	
Arbitrage Rebate Calculation	\$ 500
Continuing Disclosure Reports	\$ 5,000
Trustees Fees	\$ 5,000
Total Administrative Costs	\$ 124,500

*Depending on the language within the establishment ordinance, the Supervisors may also receive compensation for their services. For example, each Supervisor of a Community Development District is entitled to receive \$200/meeting not to exceed \$4,800/year per statute.

X. CONCLUSION

This Feasibility Study is intended to provide the Baymeadows Community Council with a thorough analysis of all the factors to weigh in considering the establishment of a Community Improvement District or similar Special District. As described throughout this report there are many aspects of a Special District, primarily due to its public nature, which provide for increased compliance adherence and implied costs. However, the findings in this report show that this initiative will be highly beneficial to the Baymeadows community in fulfilling its primary goal of identifying an entity which is structured in the best possible manner to fully and efficiently fund the Capital Improvement Program and provide a maintenance program for the long term. Key findings are as follows:

Organizational: The Baymeadows Community Improvement District will be governed by a board of residents, electing by residents, to provide direction and governance over the operations of the District. This will allow for efficiencies which may or may not be available with an alternative structure. All meetings of the District will be conducted "in the sunshine", minutes will be kept for each meeting and workshop and all such meetings and workshops will be publicly advertised. In

addition, a website will be maintained to provide the best manner of disseminating information regarding the District's ongoing activities.

Financial: As identified in this report, a Special District has certain unique costs for its administration. However, and more importantly, a Special District has the ability to issue tax-exempt municipal grade bonds that provide for the most efficient means to fund a large improvement program. Those financing costs can be spread over a longer period of time to minimize the annual amount imposed on the benefitting property owners. All costs of the District are only an obligation of the property owner for the period of time he/she owns property within the Baymeadows community. That obligation transfers to the new property owner when the property is sold.

Stability: A Special District is designed to be established for perpetuity unless merged with another District or absorbed by a general-purpose government. Thus, a Special District provides for a stable entity to conduct its business and provide for the services designed to benefit the community it serves. In addition, as explained in the report, a District has the ability to levy special assessments and include those assessments on property tax bills. This enables it to collect its revenue necessary to efficiently fulfill its payment obligations.

XI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by others. The analysis and allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the Baymeadows Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Baymeadows Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT A:

ALLOCATION METHODOLOGY

**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

<u>PRODUCT</u>	<u>UNITS/DOORS</u>	<u>PER PRODUCT EAU</u>
Single Family:		
Village Green III	12	
Putters Cove	17	
Linkside	81	
Lake Side	26	
Las Casas	48	
Meadow Walk	143	
Total Single Family Units	327	1.25
Townhomes		
Las Prados	125	
Village Green I	109	
Village Green II	54	
Los Lagos	166	
BayPointe South	200	
BayPointe North	218	
Terrance Pines (1)	46	
Mallard Creek (1)	16	
Golfside (1)	52	
Total Townhome Units	986	1.00
Business Suites	81	1.25
Business Condos	10	1.75
Business - Small	9	2.50
Business - Large	2	6.00
Multifamily		
The Villages	592	
The Village Del Mar	147	
The Lofts	103	
Total Multifamily Doors	842	0.05
TOTAL UNITS/DOORS:	2,257	

(1) The undeveloped products are estimates only and are subject to change.



**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 2: TOTAL CIP COST DETAIL

IMPROVEMENTS	TOTAL
Drainage/Flood Control	\$1,047,746
Water Quality Treatment	\$304,863
Lake Aesthetics	\$315,895
Transportation and Lighting	\$2,476,927
Parks and Related Amenities	\$422,218
Signage and Roadway Landscaping	\$257,546
Total CIP Costs	<u>\$4,825,195</u>

NOTE: Infrastructure cost estimates provided by INTERA Incorporated.



**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 3: TOTAL CIP COST ALLOCATION

<u>DESCRIPTION</u>	<u>EAU FACTOR</u>	<u>PRODUCTS</u>	<u>TOTAL COSTS</u>	<u>PER PRODUCT COSTS</u>
Single Family	1.25	327	\$1,240,361.27	\$3,793
Townhomes/Condos	1.00	986	\$2,992,039.66	\$3,035
Business Suites	1.25	81	\$307,245.45	\$3,793
Business Condos	1.75	10	\$53,104.15	\$5,310
Business - Small	2.50	9	\$68,276.77	\$7,586
Business - Large	6.00	2	\$36,414.28	\$18,207
Multifamily	0.05	842	\$127,753.42	\$152
TOTAL UNITS/DOORS:		<u>2.257</u>	<u>\$4,825,195.00</u>	

**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 4: FINANCING INFORMATION - ESTIMATED BOND SIZING

Estimated Coupon Rate		5.000%
Maximum Annual Debt Service ("MADS")		\$390,309
SOURCES:		
	ESTIMATED PRINCIPAL AMOUNT	\$6,000,000 ⁽¹⁾
	Total Net Proceeds	\$6,000,000
USES:		
	Construction Account	(\$4,825,195)
	Debt Service Reserve Fund	(\$390,309) ⁽²⁾
	Capitalized Interest	(\$450,000) ⁽³⁾
	Costs of Issuance	(\$214,496)
	Underwriter's Discount	(\$120,000) ⁽⁴⁾
	Total Uses	(\$6,000,000)

- (1) The District is not obligated to issue this amount of bonds.
(2) 100% of MADS
(3) 18 Months of Capitalized Interest
(4) 2% of PAR
(5) Numbers provided by a Bond Underwriter

TABLE 5: FINANCING INFORMATION - ESTIMATED ASSESSMENTS

Estimated Interest Rate		5.000%
Aggregate Initial Principal Amount		\$6,000,000
Aggregate Annual Installment		\$390,309 ⁽¹⁾
Estimated County Collection Costs	3.50%	\$14,768 ⁽²⁾
Early Payment Discounts	4.00%	\$16,878 ⁽²⁾
Estimated Total Annual Installment		<u>\$421,955</u>

- (1) Based on MADS for the Maximum Bonds.
(2) May vary as provided by law.



**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 6: ASSESSMENT ALLOCATION - ESTIMATED ASSESSMENTS ⁽¹⁾

PRODUCT	PRODUCTS	EAU	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER PRODUCT PRINCIPAL	PRODUCT ANNUAL ASSESSMENT ⁽²⁾⁽³⁾	PER PRODUCT ANNUAL ASSESSMENT
Single Family	327	1.25	\$1,542,356	\$4,717	\$108,468	\$332
Townhomes/Condos	986	1.00	\$3,720,521	\$3,773	\$261,649	\$265
Business Suites	81	1.25	\$382,051	\$4,717	\$26,868	\$332
Business Condos	10	1.75	\$66,034	\$6,603	\$4,644	\$464
Business - Small	9	2.50	\$84,900	\$9,433	\$5,971	\$663
Business - Large	2	6.00	\$45,280	\$22,640	\$3,184	\$1,592
Multifamily	842	0.05	\$158,858	\$189	\$11,172	\$13
TOTAL	2,257		\$6,000,000		\$421,955	

(1) Represents estimated assessments based on allocation of the total CIP costs.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Duval County collection costs/payment discounts, which may fluctuate.



**BAYMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED ASSESSMENT LIEN ROLL**

Parcel	Acreage	Principal/Acre	Annual Assessment/Acre ⁽¹⁾
*See attached legal description	1	\$10,714.29	\$753.49
Total	560	\$6,000,000.00	\$421,955.25

(1) Includes estimated county collection costs/early payment discounts, which may fluctuate.

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

On File Document

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Baymeadows Community Improvement District

FEASIBILITY STUDY

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REVISED

July 15, 2021

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I. INTRODUCTION

This Feasibility Report (this “Report”) is being presented in anticipation of a petition to establish a community improvement district to be known as Baymeadows Community Improvement District (“District”) a proposed local unit of special purpose government and taxing district established pursuant to Chapter 189, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare the feasibility and methodology for allocating the special assessments related to the District’s infrastructure project. This Report will cover several topics which are crucial to fully grasp the establishment, administration, financing, compliance and costs of a Special District.

If established, the District plans to issue bonds in one or more series to fund the Capital Improvement Program, as defined below. This report will detail the requirements to establish the District, the ongoing operations of the District, the compliance requirements, the estimated parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments may be allocated among all the landowners that will benefit from the Capital Improvement Program, per the requirements of Florida Statutes.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for the District, as specified in the Engineer’s Report of February 25, 2019. The total cost for the Capital Improvement Program is estimated to be \$4,825,195, as specified in the Engineer’s Report dated May 18, 2021.

“Engineer’s Report” – The report as provided by INTERA Incorporated and *with an updated revision by Dewberry Engineers, Inc.*

“District” – Baymeadows Community Improvement District.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Feasibility Study” – An analysis that takes all of a project’s relevant factors into account – including economic, technical, legal and scheduling considerations to ascertain the likelihood of completing the project successfully. To discern the pros and cons of undertaking a project before a large investment of time and money.

“Maximum Assessments” – The maximum amount of special assessments to be levied against a parcel in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Special District” – A unit of local government created for a special purpose, which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance, or by rule of the Governor and Cabinet.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

III. SPECIAL TAXING DISTRICTS

Florida has a long history with Special Districts, dating back to 1822, with the creation of the Road, Highway and Ferry Act. By the 1920’s, Special Districts were created to finance large engineering projects in response to an explosion in the state’s population. Some of these districts are still in existence today, such as the Florida Inland Navigation District, created in 1927. Following World War II, the baby boom and Florida’s growing popularity created the need for yet even more numerous and diverse Special Districts. Among them, the creation of Dependent and Independent Districts specific to the needs of local communities and populations.

Special Districts provide a solution to the state’s planning, management, and financing needs for delivery of capital infrastructure in order to serve the projected growth without overburdening other governments and their taxpayers. Today, Special Districts are the most numerous and diverse group of local governments in this state as well as the country. As of July 15, 2021, there were 1,808 Special Districts in Florida, of which 628 were Dependent Districts.

A. Dependent Special District – A Special District that meets at least one of the following criteria:

- (1) The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- (2) All members of its governing body are appointed by the governing body of a single county or a single municipality.
- (3) During their unexpired terms, members of the special district’s governing body are subject to removal at will by the governing body of a single county or a single municipality.
- (4) The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

B. Independent Special District – A district that is not a dependent special district as defined above.

A Special District funds the same as any local government. It is governed by a Board of Supervisors, its meetings must be publicly noticed and open to the public, it is subject to Sunshine and Open Records laws, and it enjoys sovereign immunity. The District also has certain local government powers, including the power to finance

(through bonds or loans), construct and maintain public infrastructure, as well as levy and collect special assessments. These topics will be covered in more detail later in the report.

IV. SPECIAL TAXING DISTRICTS VS. HOMEOWNERS ASSOCIATIONS

An alternative to the creation of a Special District would be for the use of the existing homeowners' associations ("HOA") for operations and maintenance of community facilities and services. For the current and future needs of Baymeadows, a Special District is a better option than a HOA for a variety of reasons.

First, unlike a HOA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of fully collecting its needed funds than is a HOA. The District's annual assessments to collect the necessary debt service assessments for the repayment of any bond issuances would be collected on the property tax bill each year. The District would be required to enter into an interlocal agreement with both the Duval County Property Appraiser and the Duval County Tax Collector per F.S. 197.3632, Florida Statutes, which has a term for one year but automatically renews each year unless terminated by one of the parties. The tax collector charges a fee of 2% of the total assessment to be collected, and withholds this amount prior to distribution of the assessment revenue to the District. Similarly, the property appraiser charges a fee of 1.5% of the total assessment to be collected and the tax collector withholds this amount and distributes to the property appraiser prior to remitting the district's assessment revenue to the district. Although there are fees involved with using the services of both the property appraiser and tax collector, the District would have the full power of the tax collector to collect its assessments – virtually assuring the District will receive 100% of its assessment revenue. The District's assessments are co-equal to all county taxes and other non-ad valorem assessments. If a property owner fails to pay a tax bill, the tax collector will initiate the tax certificate auction process and the District will be paid from the purchase of those certificates. A failure of property owners to pay their assessments via the property tax bill does not create a burden on other property owners to pay. HOA's, since they are not governments, are unable utilize the services of these agencies.

Second, the proposed Special District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. All meetings of the Board of Supervisors must be open to the public, minutes of each meeting must be taken and all meetings of the board must be publicly advertised in a newspaper of general circulation. A HOA is a not-for-profit corporation which is made up of members with a specific geographic boundary and is considered private. The District would also be required to create and maintain a website (or provide a hyperlink on the Duval County

website) providing the property owners and the public-at-large with important information regarding the District's operations. At a minimum, the website must contain:

- a. The full legal name of the District.
- b. The public purpose of the District.
- c. The name, official address, official e-mail address, terms for each Supervisor.
- d. The fiscal year of the District.
- e. The full text of the District's charter, date of establishment, the establishing entity, and the statute(s) under which the District operates.
- f. The mailing address, e-mail address, telephone number and website uniform resource locator of the District.
- g. A description of the boundaries of the District.
- h. A listing of all assessments or charges imposed and collected by the District and the statutory authority.
- i. The primary contact information for the District.
- j. A code of ethics adopted by the District, if applicable.
- k. The annual budget of the District, including any amendments.
- l. The financial audit for the most recent completed fiscal year and all audit reports required by law or authorized by the District.
- m. A listing of its regularly scheduled public meetings.
- n. The public facilities report.
- o. A link to the Department of Financial Services' website.
- p. At least 7 days prior to each meeting or workshop, the agenda along with any meeting materials in an electronic format. This information must remain on the website for at least 1 year following the meeting or workshop.

The District will be required to follow certain public bidding requirements based on certain criteria such as the proposed amount of the project and the type of project, i.e. whether the project is for a maintenance or professional services.

Finally, and perhaps most importantly, a Special District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs. These bonds are typically issued for a term of thirty years, spreading the amount of the repayment cost over a longer period resulting in manageable assessment levels. Bonds are usually publicly offered to institutional investors or privately placed with a banking institution. In addition, the District will have the ability to obtain loans, if desired, at typically more favorable rate than a typical commercial loan. Details of the bond-issuance process and estimated costs will be covered later in this report.

V. ESTABLISHMENT PROCESS

A charter for the creation of a Dependent Special District is adopted only by ordinance of a county or municipal governing body having jurisdiction over the area affected. Per Chapter 189.02(4), Florida Statutes, Dependent Special Districts created by a county or municipality shall be created by adoption of an ordinance that includes:

- (a) The purpose, powers, functions, and duties of the district.
- (b) The geographic boundary limitations of the district.
- (c) The authority of the district.
- (d) An explanation of why the district is the best alternative.
- (e) The membership, organization, compensation, and administrative duties of the governing body.
- (f) The applicable financial disclosure, noticing, and reporting requirements.
- (g) The methods for financing the district.
- (h) A declaration that the creation of the district is consistent with the approved local government comprehensive plans.

A. Estimated Timeline of Establishment

The following is derived from the establishment of other special districts and is an estimation of key dates and may not provide for the actual dates or requirements of establishing Baymeadows Community Improvement District.

City of Jacksonville Establishment:

Major Event	Time from Today
1. Prepare and file Petition to Establish District	30 Days
2. Office of General Counsel review	60 Days
3. Planning and Development Department report & recommendation	75 Days
4. Introduction of Petition at City Council Meeting	90 Days
5. Public Hearing at City Council Meeting	120 Days
6. Initial Board of Supervisors meeting (Hire District staff)	135 Days

VI. ELECTIONS AND COMPLIANCE

Typically, a Special District’s Board of Supervisors consist of five (5) board

members. The petition to establish the District may require a listing of the initial Board Supervisors. The Jacksonville City Council will probably appoint the initial board to serve a term that lasts until the next available general election, November 2024. Once the general election process commences, only qualified electors residing within the boundaries of the District will be able to vote for candidates to serve on the board and only qualified electors can serve on the board (registered voters in Duval County and citizens of the state of Florida and the United States). For the November 2024 election, and all subsequent general elections, individuals interested in serving on the board will have to qualify with the Duval County Supervisor of Elections by the statutory deadline. Those candidates that qualify will appear on the ballot (unless only 5 or fewer individuals qualify) and elected by their peers. There are certain criteria and filing requirements for general election candidates, including the filing of a financial disclosure form, known as the Form 1, Statement of Financial Interests. The details of the form are best addressed by contacting the Supervisor of Elections Office.

It's recommended to stagger the terms for the Supervisors so you don't have five members coming up for election every two years. One way to do this is to designate the two candidates that receive the greatest number of votes in the first general election to receive four-year terms and the other three to receive two-year terms. Each Supervisor's term would be for a period of four years, so you will have the three Supervisors' terms end on the second general election and the other two terms would end on the third general election. Note: We manage a Special District in Pasco County in which the state legislature did not provide for a provision of staggered terms in the rule establishing the district, so their 5 Supervisors do come up for election every general election. Their board is trying to get the state to change the legislation to allow for staggered terms.

Due to the public nature of a Special District, there are several compliance-related matters that both Supervisors and the District must comply with. Following is a detailed listing of these compliance matters that the reader should consider.

- A. Supervisors – As mentioned previously, Supervisors will be subject to certain compliance requirements. These requirements are similar to other public officials in Florida and include adherence to the Government-in-the-Sunshine Law. This means all communication between Supervisors regarding any District-related matters, which may possibly come up for a vote, must be held in the public (at publicly advertised meetings). This requirement also applies to e-mails, phone calls, texts, etc. Secondly, all District documents that may be distributed to the Supervisors are subject to public records laws, so it is recommended that if Supervisors elect to retain these documents, they keep them separated from any personal files. The District Manager, or records custodian, will be required to maintain the official records of the District, so its not necessary for a Supervisor to keep these documents. Thirdly, Supervisors will be subject

to a Code of Ethics. Lastly, each year the Supervisors will be required to file the Form-1, Statement of Financial Interests, disclosure to the Duval County Supervisor of Elections by July 1st.

- B. District – Similar to compliance requirements of Supervisors, the District will also be required to comply with certain statutory and regulatory provisions. Special Districts, as long as they have revenues or expenditures of \$100,000 or more, are required to have their financial statements independently audited and submitted to the Auditor General. Dependent Districts may provide for an annual financial audit by being included in the audit of the local governmental entity upon which it is dependent. In addition, each year, the District will report an annual financial report to the Department of Financial Services. Other reporting requirements of the District are:

1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
3. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
4. Provide an initial Public Facilities report to the County to be submitted within one (1) year after the District's creation.
5. Provide annual updates of the Public Facilities report when changes are made. Provide a Public Facilities report update every seven (7) years.
6. Submit the District's meeting schedule to Duval County each year.
7. Request from the Supervisors of Elections the number of registered voters within the boundaries of the District as of April 15, each year, and report that number to the community.
8. Update the Board Supervisor names, titles and contact information to the state's Commission on Ethics each year.
9. File Form DR 421, Truth in Millage document with the Department of Revenue each year.

In addition, if publicly-offered bonds are issued, there will be continuing disclosure requirements associated with those bonds. These reports are posted on the Municipal Securities Rulemaking Board's web portal for public disclosure – EMMA. The reports to post on this portal may include:

- a. Quarterly Reports – These are reports associated with development of residential and commercial property and filing requirements continue until certain development thresholds are met.
- b. Annual Reports – Provides certain financial activity for the District, assessment collections, all of the fund balances for the District, the most recent audited financial statements, etc.
- c. Significant Event Notices – Principal and interest payment delinquencies, unscheduled draws on the debt service reserve fund, rating changes, failure to provide a quarterly or annual report, change in trustee, etc.

VII. BOND ISSUANCE PROCESS AND ESTIMATED COSTS

The following information is general in nature and assumed as a publicly-offered bond issuance. All of these assumptions may or may not be applicable for the District's bond issuance, but this will provide a thorough picture of the process and potential issuance costs.

Following the establishment of the District, at a public meeting of the board, the District will announce its intent to issue bond debt. Typically, the District will hire an underwriter to market its bonds. As part of that process, the board will need to approve an engineer's report which identifies the improvements as well as good faith estimated costs that the district intends to finance. The report will also need to identify which properties within the District receive benefit from the improvements. Likewise, the board will also approve a preliminary assessment methodology report which explains the manner in which special assessments will be levied to defray the cost for the improvements and the bond-associated costs. A public hearing will be held, no fewer than 30 days after a mailed notice is distributed to all impacted property owners. In addition, the bonds will have to be validated by a circuit court judge in the jurisdiction of the District. Following the validation hearing and the public hearing, the District will finalize the process and issue the bonds. Several legal documents will have to be approved by the board at a public meeting and a pre-closing meeting is typically held to sign all the documents and close shortly thereafter.

Timeline:

Day 1 - At the first organizational meeting of the District, as long as the board is ready, the District can begin the assessment process with the presentation of a preliminary engineer's report and assessment methodology report. The board can also adopt a bond validation resolution to instruct counsel and staff to submit its complaint for the validation hearing. It usually takes approximately seven (7) days to submit the complaint.

Days 30 – 60 - At the second or third meeting of the board, the District can hold its required public hearing on assessments.

Days 120-150 – The bond validation hearing is held by the judge assigned to the case depending on the availability of hearing dates on the court docket.

Days 150-180 – A mandatory 30-day appeal period begins once the bonds are validated by the judge.

Days 180 – 210 – The District will hold a meeting to approve all the final bond documents including the final engineer’s report, methodology report and any other final legal documents. These documents could be approved at earlier meetings, just depending on the timing. The underwriter will also market and price the bonds at this time and the District will be ready to issue its bonds.

Estimated costs based on a publicly offered bond to fund a \$4,825,195 construction account:

Fund a Debt Service Reserve Account	\$390,309
Capitalized Interest for 18 months	\$450,000
Costs of Issuance	\$214,496
Underwriter’s Discount	<u>\$120,000</u>
Total	\$1,174,805

VIII. ASSESSMENT ANALYSIS

As mentioned previously, one of the steps in issuing bonds is the adoption of an assessment methodology to allocate the costs and benefits of the CIP. This requirement is also necessary for the Operations and Maintenance Assessments of the District and would be adopted separate from the debt assessments. Certain state statutory requirements must be followed in order to levy a legal assessment. Unlike property taxes, which are ad valorem in nature, special assessments are based on the special benefit of the improvements, not on the assessed value of the properties benefitting from those improvements. These special benefits are peculiar to the lands within the district and differ in nature to those general or incidental benefits that property owners outside the District may enjoy. Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District’s board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Section 170.201, Florida Statutes, states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.

If a District has multiple product types (residential, commercial, apartments, office, retail, etc.), it is appropriate to adopt an allocation factor that identifies the relationship between the product types to effectively demonstrate the measure of the special benefit conferred on a particular product relative to the other products. We call this factor an Equivalent Assessment Unit or ("EAU") and offers a quantitative measurement to assign the assessments across the various products.

An estimated assessment analysis of the proposed Capital Improvement Program provided by INTERA, Inc., with an updated revision by Dewberry Engineers, Inc. and the proposed products to benefit from the CIP is included with this report based on the information provided. These are preliminary assumptions only, and Rizzetta & Company, Inc. makes no recommendation of the allocation of assessments nor did we confirm the information provided.

IX. ONGOING ADMINISTRATIVE COSTS

In addition to the assessments necessary to repay the bond debt via the District's debt service assessments, the District will also levy operations and maintenance assessments on an annual basis for the ongoing administration of the District and for any maintenance that the District will undertake. Similar to the debt service assessments, the operations and maintenance assessments will be levied on the properties benefiting from those assessments. The following are examples of potential costs associated with the administration of the District based on one bond issuance. These costs would be in addition to any maintenance costs.

Description	Annual
Accounting Services	\$ 18,000
Administrative Services	\$ 5,000
Assessment Roll Preparation	\$ 5,000
District Counsel	\$ 25,000
District Engineer	\$ 15,000
District Management	\$ 25,000
Financial Audit	\$ 5,000
General Liability Insurance	\$ 5,000
Legal Advertising	\$ 4,000
Public Officials Liability Insurance	\$ 2,500
Website Hosting, Maintenance	\$ 4,500
Bond-related Costs:	
Arbitrage Rebate Calculation	\$ 500
Continuing Disclosure Reports	\$ 5,000
Trustees Fees	\$ 5,000
Total Administrative Costs	\$ 124,500

*Depending on the language within the establishment ordinance, the Supervisors may also receive compensation for their services. For example, each Supervisor of a Community Development District is entitled to receive \$200/meeting not to exceed \$4,800/year per statute.

X. CONCLUSION

This Feasibility Study is intended to provide the Baymeadows Community Council with a thorough analysis of all the factors to weigh in considering the establishment of a Community Improvement District or similar Special District. As described throughout this report there are many aspects of a Special District, primarily due to its public nature, which provide for increased compliance adherence and implied costs. However, the findings in this report show that this initiative will be highly beneficial to the Baymeadows community in fulfilling its primary goal of identifying an entity which is structured in the best possible manner to fully and efficiently fund the Capital Improvement Program and provide a maintenance program for the long term. Key findings are as follows:

Organizational: The Baymeadows Community Improvement District will be governed by a board of residents, electing by residents, to provide direction and governance over the operations of the District. This will allow for efficiencies which may or may not be available with an alternative structure. All meetings of the District will be conducted "in the sunshine", minutes will be kept for each meeting and workshop and all such meetings and workshops will be publicly advertised. In

addition, a website will be maintained to provide the best manner of disseminating information regarding the District's ongoing activities.

Financial: As identified in this report, a Special District has certain unique costs for its administration. However, and more importantly, a Special District has the ability to issue tax-exempt municipal grade bonds that provide for the most efficient means to fund a large improvement program. Those financing costs can be spread over a longer period of time to minimize the annual amount imposed on the benefitting property owners. All costs of the District are only an obligation of the property owner for the period of time he/she owns property within the Baymeadows community. That obligation transfers to the new property owner when the property is sold.

Stability: A Special District is designed to be established for perpetuity unless merged with another District or absorbed by a general-purpose government. Thus, a Special District provides for a stable entity to conduct its business and provide for the services designed to benefit the community it serves. In addition, as explained in the report, a District has the ability to levy special assessments and include those assessments on property tax bills. This enables it to collect its revenue necessary to efficiently fulfill its payment obligations.

XI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by others. The analysis and allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the Baymeadows Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Baymeadows Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT A:

ALLOCATION METHODOLOGY

**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN

<u>PRODUCT</u>	<u>UNITS/DOORS</u>	<u>PER PRODUCT EAU</u>
Single Family:		
Village Green III	12	
Putters Cove	17	
Linkside	81	
Lake Side	26	
Las Casas	48	
Meadow Walk	143	
Total Single Family Units	327	1.25
Townhomes		
Las Prados	125	
Village Green I	109	
Village Green II	54	
Los Lagos	166	
BayPointe South	200	
BayPointe North	218	
Terrance Pines (1)	46	
Mallard Creek (1)	16	
Golfside (1)	52	
Total Townhome Units	986	1.00
Business Suites	81	1.25
Business Condos	10	1.75
Business - Small	9	2.50
Business - Large	2	6.00
Multifamily		
The Villages	592	
The Village Del Mar	147	
The Lofts	103	
Total Multifamily Doors	842	0.05
TOTAL UNITS/DOORS:	2,257	

(1) The undeveloped products are estimates only and are subject to change.



**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 2: TOTAL CIP COST DETAIL

IMPROVEMENTS	TOTAL
Drainage/Flood Control	\$1,047,746
Water Quality Treatment	\$304,863
Lake Aesthetics	\$315,895
Transportation and Lighting	\$2,476,927
Parks and Related Amenities	\$422,218
Signage and Roadway Landscaping	\$257,546
Total CIP Costs	<u>\$4,825,195</u>

NOTE: Infrastructure cost estimates provided by INTERA Incorporated.

**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 3: TOTAL CIP COST ALLOCATION

<u>DESCRIPTION</u>	<u>EAU FACTOR</u>	<u>PRODUCTS</u>	<u>TOTAL COSTS</u>	<u>PER PRODUCT COSTS</u>
Single Family	1.25	327	\$1,240,361.27	\$3,793
Townhomes/Condos	1.00	986	\$2,992,039.66	\$3,035
Business Suites	1.25	81	\$307,245.45	\$3,793
Business Condos	1.75	10	\$53,104.15	\$5,310
Business - Small	2.50	9	\$68,276.77	\$7,586
Business - Large	6.00	2	\$36,414.28	\$18,207
Multifamily	0.05	842	\$127,753.42	\$152
TOTAL UNITS/DOORS:		<u>2.257</u>	<u>\$4,825,195.00</u>	



**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 4: FINANCING INFORMATION - ESTIMATED BOND SIZING

Estimated Coupon Rate		5.000%
Maximum Annual Debt Service ("MADS")		\$390,309
 SOURCES:		
	ESTIMATED PRINCIPAL AMOUNT	\$6,000,000 ⁽¹⁾
	Total Net Proceeds	\$6,000,000
 USES:		
	Construction Account	(\$4,825,195)
	Debt Service Reserve Fund	(\$390,309) ⁽²⁾
	Capitalized Interest	(\$450,000) ⁽³⁾
	Costs of Issuance	(\$214,496)
	Underwriter's Discount	(\$120,000) ⁽⁴⁾
	Total Uses	(\$6,000,000)

- (1) The District is not obligated to issue this amount of bonds.
(2) 100% of MADS
(3) 18 Months of Capitalized Interest
(4) 2% of PAR
(5) Numbers provided by a Bond Underwriter

TABLE 5: FINANCING INFORMATION - ESTIMATED ASSESSMENTS

Estimated Interest Rate		5.000%
Aggregate Initial Principal Amount		\$6,000,000
Aggregate Annual Installment		\$390,309 (1)
Estimated County Collection Costs	3.50%	\$14,768 (2)
Early Payment Discounts	4.00%	\$16,878 (2)
Estimated Total Annual Installment		<u>\$421,955</u>

- (1) Based on MADS for the Maximum Bonds.
(2) May vary as provided by law.



**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT ALLOCATION**

TABLE 6: ASSESSMENT ALLOCATION - ESTIMATED ASSESSMENTS ⁽¹⁾

PRODUCT	PRODUCTS	EAU	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER PRODUCT PRINCIPAL	PRODUCT ANNUAL ASSESSMENT ⁽²⁾⁽³⁾	PER PRODUCT ANNUAL ASSESSMENT
Single Family	327	1.25	\$1,542,356	\$4,717	\$108,468	\$332
Townhomes/Condos	986	1.00	\$3,720,521	\$3,773	\$261,649	\$265
Business Suites	81	1.25	\$382,051	\$4,717	\$26,868	\$332
Business Condos	10	1.75	\$66,034	\$6,603	\$4,644	\$464
Business - Small	9	2.50	\$84,900	\$9,433	\$5,971	\$663
Business - Large	2	6.00	\$45,280	\$22,640	\$3,184	\$1,592
Multifamily	842	0.05	\$158,858	\$189	\$11,172	\$13
TOTAL	2,257		\$6,000,000		\$421,955	

(1) Represents estimated assessments based on allocation of the total CIP costs.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Duval County collection costs/payment discounts, which may fluctuate.



**BAYMEADOWS
COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED ASSESSMENT LIEN ROLL**

Parcel	Acreage	Principal/Acre	Annual Assessment/Acre ⁽¹⁾
*See attached legal description	1	\$10,714.29	\$753.49
Total	560	\$6,000,000.00	\$421,955.25

(1) Includes estimated county collection costs/early payment discounts, which may fluctuate.