

APPRAISAL REPORT

**MARGINALLY IMPROVED ACREAGE PARCEL
1399 PINEAPPLE LANE
CLEARWATER, FLORIDA 33759**

DATE OF VALUATION

JULY 31, 2023

PREPARED FOR

**MR. ROBERT KASMER
REAL ESTATE SERVICES COORDINATOR
CITY OF CLEARWATER ENGINEERING DEPARTMENT
110 S. MYRTLE AVENUE, SUITE 220
CLEARWATER, FLORIDA 33756**

SENT VIA E-MAIL: ROBERT.KASMER@MYCLEARWATER.COM

PREPARED BY

**JAMES M. MILLSPAUGH, MAI
JAMES MILLSPAUGH & ASSOCIATES, INC.
110 TURNER STREET
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August 3, 2023

Mr. Robert Kasmer
Real Estate Services Coordinator
City Of Clearwater Engineering Department
110 S. Myrtle Avenue, Suite 220
Clearwater, Florida 33756
Sent Via E-Mail: robert.kasmer@myclearwater.com

RE: Marginally Improved Acreage Parcel
1399 Pineapple Lane
Clearwater, Florida 33759

Dear Mr. Kasmer:

At your request, I have made an appraisal report of the market value of the fee simple estate of the subject real property only. The property and methods utilized in arriving at the final value estimate are fully described in the attached report, which contains 22 pages and Addenda.

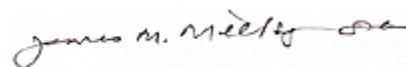
This Appraisal Report has been made in conformance with and is subject to the requirements of the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute and the Appraisal Foundation. The Appraisal Report and final value estimate are subject to all attached Contingent and Limiting Conditions.

I have made a careful and detailed analysis of the subject property and after analyzing the market data researched for this report, I estimate that the market value of the referenced real property only subject to the stated limitations, definitions and certifications set forth in the attached appraisal report as of July 31, 2023, was:

SIX HUNDRED THOUSAND DOLLARS
(\$600,000)

Respectfully submitted,

JAMES MILLSPAUGH & ASSOCIATES, INC.



James M. Millspaugh, MAI
JMM:sg

JAMES M. MILLSPAUGH, MAI
State-Certified General Real Estate Appraiser RZ58

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EXISTING CONDITIONS

MARGINALLY IMPROVED ACREAGE PARCEL
1399 PINEAPPLE LANE
CLEARWATER, FLORIDA 33759

DATE OF PHOTOGRAPHS: JULY 31, 2023



PINEAPPLE STREET SCENE LOOKING SOUTH FROM SUBJECT ACCESS



EDENWOOD STREET SCENE LOOKING WEST FROM SUBJECT ACCESS

IDENTIFICATION OF THE PROPERTY:

The subject is located at the south end of Pineapple Lane about ¼-mile south of SR #590 via West Virginia Lane and Kumquat Drive. The parcel also has access via Edenwood Street from the east. It is legally described in brief by the Pinellas County Property Appraiser as Metes and Bounds #24/01 located in the SE/4 of the NW/4 of Section 8, Township 29 South, Range 16 East and in detail in the Addenda. The site is also subject to a Pinellas County drainage easement bordering the north and west side of the parcel, which begins near the south end of Pineapple Lane and ends at the parkland acreage along the subject western boundary.

CENSUS TRACT LOCATION/ZIP CODE: #268.04/33759

FLOOD ZONE LOCATION: Pinellas County, Florida
Map #12103C0126G
Effective Date: September 3, 2003

The subject site and most adjacent lands are located in an X zone, which is not a special flood hazard district. Adjacent lands to the south and west, however, are located in an AE special flood hazard area where finished floor elevations must be above 20' to 27' elevation. Per city storm maps, the subject site appears to have elevations ranging from roughly 30' near the south boundary to 42' near the north boundary.

ENVIRONMENTAL AUDIT DATA:

The Appraisal has been performed without benefit of an environmental audit and presumes that no problems exist, however, I reserve the right to review and/or alter the value reported herein should a subsequent audit reveal problems.

OBJECTIVE AND INTENDED USE/USERS OF THE APPRAISAL REPORT:

The objective of this report is to estimate the current market value of the fee simple estate of the real property only as of July 31, 2023 (date of inspection and photographs). It is my understanding that the intended use of the report is to provide guidance to the City of Clearwater in their pending purchase negotiations for the subject and that the intended users are the City and ownership representatives and no others.

EXPOSURE PERIOD ESTIMATE:

This is the past period of time required to have sold the subject property at my value estimate on the appraisal date. The late Fall 2022 and Spring market 2023 had slowed in response to increased interest rates and inflation and now during Summer 2023 initial builder returns have begun in response to increased residential sales. As such and considering the best available historical data for the following transactions, I would estimate the subject exposure period at from one to three months.

STATEMENT OF OWNERSHIP AND RECENT SALES HISTORY:

The property is owned by the Woodring family that has held title for multiple decades. As such, there has been no recent transfer or known listing of the property that would impact the current market value.

SCOPE OF THE APPRAISAL:

The extent of my research effort for the sale of similar vacant or marginally improved land has focused on the greater Clearwater/North Pinellas County district while I am familiar with and have considered values from around Tampa Bay in general. Specifically, I have researched the public records through the Pinellas Property Appraiser's and Clerk's files, the local MLS data, my newspaper clipping files and several local business periodicals. I have field inspected the subject locale and the referenced Land Sales and verified the details with a related party. The report will include a Land Sales Comparison Approach, which is the only reliable methodology for valuing vacant acreage.

I previously appraised the property for the City of Clearwater on June 3, 2014 and October 10, 2022.

DEFINITION OF MARKET VALUE:¹

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in the definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

¹ Federal Deposit Insurance Corporation, 12 CFR, Part 323, RIN 3064-AB05, August 20, 1990, Section 323.2, Definitions.

STANDARD CONTINGENT AND LIMITING CONDITIONS:

This Appraisal is subject to the following limiting conditions and contingencies:

This Appraisal Report in no way represents a guaranty or warranty of estimated market value as reported herein. The Appraisal Report represents the opinion of the undersigned as to "one figure" based upon the data and its analysis contained herein.

The legal description furnished is assumed to be correct and unless otherwise noted, no survey or title search has been made. No responsibility is assumed by the Appraiser(s) for these or any matters of a legal nature and no opinion of the title has been rendered. The property is appraised as though under responsible ownership and management. The Appraiser(s) believe(s) that information contained herein to be reliable, but assume(s) no responsibility for its reliability.

The Appraiser(s) assume(s) there are no hidden or unapparent conditions of the property, subsoil, or structure which would affect the value estimate. Unless otherwise noted, the Appraiser(s) has not commissioned termite or structural inspection reports on any improvements or subsoil tests on the land.

The attached photos, maps, drawings, and other exhibits in this report are intended to assist the reader in visualizing the property and have been prepared by the Appraiser(s) or his staff. These exhibits in no way are official representations/surveys of the subject property.

Any distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by the Appraiser; nor does he/she have any knowledge of the existence of such materials on or in the property. The Appraiser, however, is not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. The Appraiser urges the client to retain an expert in the field if desired.

The Appraiser(s) will not be required to appear in court unless previously arranged. The Appraiser's duties pursuant to his employment to make the Appraisal are complete upon delivery and acceptance of the Appraisal Report.

Possession of this report or copy thereof does not carry the right of publication. Neither all nor any part of the contents of this report (especially any; conclusions as to value, the identity of the Appraiser(s), or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI or SRA designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

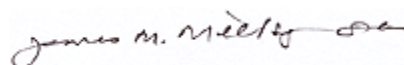
The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The Appraiser(s) has (have) not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the Appraiser(s) has (had) no direct evidence relating to this issue, the Appraiser(s) did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

CERTIFICATION

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. As of the date of this report, I, James M. Millspaugh, have completed the requirements under the continuing education program of the Appraisal Institute.
2. I have personally inspected the subject property and have considered all factors affecting the value thereof, and to the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct, subject to all attached Contingent and Limiting Conditions.
3. I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
4. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
5. My fee for this appraisal report is in no way contingent upon my findings. The undersigned further certifies that employment for this appraisal assignment was not based on a requested minimum valuation or an approval of a loan.
6. This appraisal report sets forth all of the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.
7. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute and the Appraisal Foundation and may be subject to peer review. Further, I have met USPAP's competency provision and am capable of completing this appraisal assignment.
8. No one other than the undersigned prepared the analyses, conclusions and opinions concerning the real estate that are set forth in this appraisal report.
9. In my opinion, the estimated current market value of the subject acreage as of July 31, 2023, was:

SIX HUNDRED THOUSAND DOLLARS
(\$600,000)



James M. Millspaugh, MAI
State-Certified General Real Estate Appraiser RZ58

AREA DESCRIPTION:

This eastern Clearwater district is bordered by US 19 on the west, Gulf To Bay Boulevard on the south, McMullen-Booth on the east and Sunset Point Road to the north. Clearwater Mall is about one mile south of the subject, Countryside Mall is about one and one-half miles to the north and the Clearwater Industrial Park is roughly one mile west. A recent acquisition by the Phillies will add another major proximate activity center at Drew Street and US Highway 19. The locale is served by the north county major traffic routes that lead to major employment centers (Gateway and Westshore) in Tampa Bay. These location features present a positive value benefit for the subject area.

The proximate income/housing values are at a relatively modest level and little vacant land exists for modern development as most of the nearby mobile home parks and apartment buildings are relatively upscale and modern and not likely current candidates for re-development. The massive Baycare office complex at Drew Street and Bayview Avenue replaced a former subsidized housing complex and the former Clearwater Christian College campus on Old Tampa Bay off the Courtney Campbell Causeway was re-developed with a medical college campus.

The area is dissected by an active railroad corridor and the Alligator Creek drainage basin, which has been upgraded for public storm drainage during the past several decades. The area just south of the subject also includes several public parkland areas that are located along this drainage system and have been upgraded to accommodate heavy storms. Otherwise, the areas has all typical public services and schools to serve the residents.

The past decade or so has attracted significant multi-family housing along Gulf To Bay east of US 19 where numerous older mobile home parks have Tampa Bay waterfrontage and proximity to the mall and employment centers add to the re-development logic. While the subject is virtually surrounded by moderately priced single family and apartments to the west, the overriding good location is considered to justify demand for any available acreage location here where single-family is enjoying a resurging demand as the buying public reassesses interest rate increases with the cost remaining reasonable over the long-term.



SITE DATA:

The site forms an “L” of adequate size and shape to accommodate residential use. Dimensions include 293’ along the west, some 420’ along the south, 483’ along the east and 255’ and 165’ along the northern notch. Without a current survey, the public Property Appraiser data notes the total land area at 3.4 acres MOL.

The site is basically level with a slope to the south. Per the city storm map, the northern line elevation is near 42’ while the southern line is at 30’ and drops further toward the south. As such, the property has extra storm drainage concerns if re-developed. There is in fact a drainage way extending along the north boundary to near Pineapple Lane and then extending south and west to the County storm structure near the southwest corner of the site. This headwall receives storm drainage off the end of Pineapple Lane that extends along the subject north boundary and then south along the west boundary to the County structure, with these improvements appearing to have corrected past storm drainage concerns. Per City Utility Atlas Page #273-A, all city utilities extend to the site and would be available for the site re-development. Public access is via Pineapple Lane from the north and Edenwood Street from the east.

The central portion of the site is cleared while the northeast, east and mostly south lands are heavily treed by native trees. The soil types are a range of sandy soils typically suitable for Florida residences and no wetland areas were obvious. This 1972 Pinellas County Soil Survey data was on Page 11 and also showed no evidence of a meandering natural stream.

Surrounding improvements are primarily one-story single-family residences while the south and part of the west boundary border Clearwater’s Moccasin Lake Nature Park. This nature preserve is roughly 16.5 acres in size and is primarily accessed from the Cliff Stevens Park to the south off of Drew Street. None of the adjacent or area uses are considered to be detriments to the subject.

ASSESSMENT AND TAX DATA:

<u>Pinellas County Parcel #</u>	<u>2022 Assessment</u>	<u>2022 Gross Tax</u>
8-29-16-00000-240-0100	\$455,633	\$ 6,716.51

* Notes: The 2022 gross tax also included a surface water charge of \$270.80.

ZONING AND LAND USE DATA:

The site is zoned RA for residential and agricultural uses with secondary uses of residential, equine, institutional, transportation/utility ancillary plus non-residential/open space, estate residential in nature with one-acre maximum at a .3 FAR and .6 ISR (Floor Area Ratio and Impervious Surface Ratio). The RA regulation has a two-acre minimum site size with setbacks of 25' front, 15' side, 20' rear plus a 35' height maximum.

The site has a Residential Low Land Use regulation per Pinellas County Planning that allow a maximum density of five units per acre as described in the Addenda.

DESCRIPTION OF THE IMPROVEMENTS:

These comprise a relatively modern (1993) mobile home of roughly 1,800 SF, a detached cottage, several storage sheds, and a masonry garage. All appear to be in acceptable condition for continued use but would not be considered the highest and best use of the entire site as they are mostly clustered in the northeast corner of the site, had been used by a long-time family members and are not consistent with modern use trends. There are also various residential site improvements in this section of the site plus chain link fencing along a majority of the boundaries and several structures along the western boundary used by an adjacent relative.

HIGHEST AND BEST USE: (Defined In The Addenda)

The tucked away location, the prevailing single-family residential use plus the public parkland all indicate a low-density residential concept for this parcel. Further, the zoning/land use indicates the same residential low density (five per acre maximum) that typically results in small, 60' x 100' single-family lots as surround the subject. The unknown for projecting a

new use for the property primarily includes the sloping terrain and the related storm drainage issues. The existing drainage ditch along the northeast boundary and then extending south along the extended line of Pineapple Lane is evidence of the situation that will be required to be maintained in any re-development of the property. This drainage flow must be stored onsite in retention ponds plus in addition to any created by new impervious surfaces. The ponds would likely be located along the southern boundary with outfall into the existing storm structure that flows south into the Alligator Creek basin. The effects of this scenario will tend to increase development costs and likely result in fewer lots than the maximum five per acre density for the 3.4 acres MOL or seventeen (17) lots ($3.4 \times 5 = 17.00$).

The site would be difficult to maximize the density due to its irregular slope and the meandering ditches. It appears that 60-65' lot widths for 105' along the west and 205'-218' off the extension of Edenwood would yield 10 to 11 lots with storm retention to be located along the southern boundary. This preliminary concept could include extending both roadways to connect or more likely to create a cul-de-sac at Edenwood with access to three-four lots off Pineapple Lane. Further, dead-ending Edenwood at a cul-de-sac near the meandering creek-like section could create seven lots plus three-four fronting the extension of Pineapple Lane. Another less likely alternative would include two estate-sized lots divided by the meandering creek-like section with separate accesses.

The current demand for small lots is at a decade peak with local and regional builders scouring north Pinellas for lot inventory and/or vacant acreage to create more supply. As such and given the relatively small size of this parcel, the per acre or per lot price would be at a price premium for this locale.

LAND VALUE ESTIMATE:

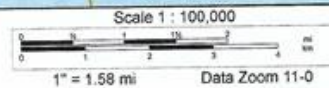
The following most current land sales are considered representative of the subject due to similar characteristics. They are arranged here in chronological order on separate detail sheets and then analyzed below in relation to the subject. Unless otherwise noted, they sold for cash or terms equivalent and did not require adjustment for cash equivalency.



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LAND SALE #1

Location: West side Belcher Road approximately 650' south of Nebraska Avenue, Palm Harbor

Legal Description: Block 122, Town of Sutherland unrecorded subdivision, Plat Book 1, Page 1, Less north 100' of east 217' and Belcher Road taking

Date of Sale: December 2017

Sales Price: \$975,000

Size: 480' x 615'; 7.709 Acres MOL

Price Per Lot: \$69,643

Price PA: \$126,476

Grantor/Grantee: Menorah Manor Senior Living, LLC./Gulfwind Contracting

Recording Data: O.R. Book 19873, Page 0620

Sale Confirmed With: Klein and Hutchen Realty, Broker

Zoning: R-1 Single-family RS – Residential Suburban Land Use, Pinellas County

Comments: This heavily wooded site was dissected by an existing creek and adjacent preservation land area of 1.92 acres MOL. The clearing costs, bridge construction and irregular shape of the developable land resulted in extraordinary site development costs for this 14-lot subdivision where lots ranged in size from 10,266 to 22,422 SF and averaged roughly 13,800 SF. The developer also constructed a privacy wall along Belcher with the entrance located at the southern boundary that bordered a Pinellas County storm retention pond for the roadway. The site had been purchased by the grantor for a mid-rise ALF that was objected to by the neighbors.

LAND SALE #2

Location: 93 Lexington Drive, Dunedin north of Union Street

Legal Description: Lot 16, Highland Estates Plat Book 49, Page 45 together with the N/4 of W/2 of SW/4 of SE/4, Section 35, Township 28 South, Range 15 East

Date of Sale: January, 2018

Sale Price: \$600,000

Size: 5.2 Acres MOL, Single Lot 9 Plus 5 Acres

Price Per Lot: \$30,000

Price PA: \$115,385

Grantor: T. Prociuk Estate/Belleair Grande L.P.

Recording Data: O.R. Book 19914, Page 0360

Sale Confirmed With: C. Whaley, Broker

Zoning: Single-family, 5 acre maximum, Dunedin

Comments: This was a former residence on acreage with a single-family platted lot as access. The platted lots were smaller with average valued residences with adjacent lands being low-rise condos and a power company transfer station to the east. The site was acquired for a 20-lot subdivision of 57.5' x 130' lots with a former onsite pond used partially for storm retention. The property was on the market at a low price due to the urgency of the estate to liquidate the property with the former house of no value. The site was not in a flood zone.

LAND SALE #3

Location: Southwest corner of Belcher and Alderman Roads, Palm Harbor

Legal Description: Lot 33, Tampa and Tarpon Springs Land Co. Subdivision, Plat Book 1, Page 116, in the NE/4 of SE/4 of Section 36, Township 27 South, Range 16 East

Date of Sale: October 2020

Sale Price: \$2,120,000

Size: 9.45 Acres MOL

Price Per Lot: \$70,667

Price PA: \$224,339

Grantor/Grantee: BAC Properties Green, LLC./Taylor Morrison Homes

Recording Data: O.R. Book 21194, Page 2017

Data Confirmed With: R. Dyer, Broker

Zoning: RDP, Pinellas County, R-L Land Use

Comments: This cleared corner parcel was purchased for the development of the 30 lot Silver Ridge Subdivision having 50' lots and one single entrance off Belcher Road south of the traffic signal. The developer was required to also add a masonry wall along the west boundary. The site was not located in a flood zone.

LAND SALE 4

Location: East side David Avenue approximately 275' north of Gulf To Bay Boulevard, Clearwater

Legal Description: Metes and Bounds #13/09 located in the SW/4 of the NE/4 of Section 17, Township 29 South, Range 16 East together with the N. 60' of Lot 34, Gulf To Bay Gardens, Subdivision Plat Book 50, Page 60

Date of Sale: December 2020

Sales Price: \$655,000

Size: 247,535 SF; 200' x 1045' main section plus 60' x 135' and 100' x 300' road segments; 5.68 Acres MOL

Price PA: \$115,317

Grantor/Grantee: City of Clearwater/Good Goat, LLC.

Recording Data: O.R. Book 21311, Page 2334

Sale Confirmed With: R. Byrzak, Grantor Rep.

Zoning: US 19 Regional Center Zoning/Land Use

Comments: This site comprises part wetlands (0.29 acres) plus a municipal wellhead site located in the southern 250' of the main parcel. Both roadway frontage parcels provide vehicle access off narrow residential roadways neither having traffic lights on the heavily traveled six-lane Gulf To Bay Boulevard (SR #60). The property was purchased for development of a 14,262 SF Office building plus supporting paved parking for use by a regional office builder seeking proximity to major traffic corridors. The central part of the site has a natural minor stream that will allow a positive storm outfall under Gulf To Bay Boulevard to Tampa Bay. Surrounding uses are primarily low density residential, a modern MHP to the north and retail along Gulf To Bay Boulevard. The zoning allows a multitude of high intensity uses for retail, office and multi-family to a 2.5 maximum FAR. Drainage/utility easements border the property but did not interfere with the proposed improvements located near the northern site boundary. At this point in time, the proximate retail sales fronting Gulf To Bay Boulevard had sold in the \$25.00-\$30.00 PSF range for ½ acre sizes and an 8.33 acre parcel off McMullen-Booth Road at Union Street for ALF use had sold at \$3,450,000/\$9.53 PSF.

LAND SALE #5

Location: 697 Klosterman Road, north side 142' east of Disston Avenue, Tarpon Springs

Legal Description: Lots 30-31, Less the W 142', Tampa and Tarpon Springs Land Company Subdivision, Plat Book 1, Page 116

Date of Sale: February 2021

Sale Price: \$3,650,000

Size: 15.3 Acres MOL

Price Per Lot: \$73,000

Price PA: \$238,562

Grantor/Grantee: R. Sprentall, et al/CND- Eagle Creek, LLC.

Recording Data: O.R. Book 21455, Page 0534

Data Confirmed With: R. Dyer, Broker

Land Use: RDP, Residential Planned Development, Tarpon Springs, R-L Land Use

Comments: This vacant sandhill acreage was acquired for the development of the 50-lot Eagle Creek Subdivision that included 50' wide lots having 5,470 SF minimum and 40' street rights-of-way. This fill dirt was sold by the developer offsite that decreased infrastructure development costs. The RPD zoning allowed for greater density than traditional single-family. The parcel is just east of Belcher Road near US Highway 19 and directly across from the SPC College campus. The initial contract was signed in mid-2020 with development approval in Fall 2020 and a closing in early 2021. This site was not located in a flood zone.

LAND SALE #6

Location: SE corner Jasmine Avenue and Melon Street, Tarpon Springs

Legal Description: Lots 3 and 4, less road R/W on north, official map of the Town of Tarpon Springs, plat Book H4, Page 79 plus south 268' of N 303' of the W/2 of vacant Camelia Avenue lying east and SW of the total parcel.

Date of Sale: September, 2021

Sale Price: \$630,000

Size: 305' x 620' MOL; 4.18 Acres MOL

Price Per Lot: \$35,000

Price PA: \$150,718

Grantor/Grantee: E.W. Young/GGR North Lake Trail

Recording Data: O.R. Book 21711, Page 0529

Data Confirmed With: G. Stamas (Grantee Rep)

Land Use: R-100, Residential Low Land Use, Tarpon Springs

Comments: This parcel is located across from the City cemetery and near the Rose Cemetery and public ball fields and is in within the modern development that extends north off Keystone Road along Jasmine Avenue. This development will include 18 lots and included adjacent utilities but required a sanitary sewer lift station. This site was not located in a flood zone.

LAND SALE #7

Location: West side S. Florida Avenue approximately 600' south of Castleworks Lane, Tarpon Springs

Legal Description: Part of Metes and Bounds #33/12 and #33/111 located in the SW/4 of the SW/4 of Section 14, Township 27 South, Range 15 East

Date of Sale: April 2023

Sale Price: \$728,000 including \$28,000 for perpetual drainage easement on the adjacent west parcel

Size: 216' x 707' Average; 3.51 Acres MOL

Price Per Lot: \$100,000

Price PA: \$199,430

Grantor/Grantee: H. Ross/City Of Tarpon Springs

Recording Data: O.R. Book 22408, Page 2283

Data Confirmed With: R. Robertson, City Representative

Land Use: R-100, Single-Family, RL - Residential Low Land Use, Tarpon Springs

Comments: This heavily wooded acreage parcel is surrounded by single-family residences within a popular suburban area just off the Gulf of Mexico. This site had a narrow shape which prevented double-loaded streets with a recent layout yielding seven lots. The buyer's primary motivation was to secure the open drainage ditch west adjacent by a perpetual drainage easement and then for open space parkland use for the proximate residents. A price was established by two appraisals with the \$700,000 being the basic average.

Land Sale Re-Cap Chart

Sale #	Date Of Sale	Sales Price	Site Size In Acres	# Of Lots	Price Per Acre	Price Per Lot
1	12/17	\$ 975,000	7.709	14	\$126,476	\$ 69,643
2	1/18	\$ 600,000	5.2	20	\$115,385	\$ 30,000
3	10/20	\$2,120,000	9.45	30	\$224,339	\$ 70,667
4	12/20	\$ 655,000	5.68	N/A	\$115,317	--
5	2/21	\$3,650,000	15.3	50	\$238,562	\$ 73,000
6	9/21	\$ 630,000	5.18	18	\$150,718	\$ 35,000
7	4/23	\$ 700,000	3.51	7	\$199,430	\$100,000
Subject	--	--	3.4	10-11	--	--

LAND SALES ANALYSIS AND CONCLUSIONS:

This is the best available known data to value the subject as in this general locale, there has not been an active land acreage market for the past several years. Land Sale #1 is dated in late 2017 but is shown due to the meandering creek that resulted in additional development costs that would likely be excessive for the subject that includes two alternate access points that would likely offset the creek impact. This example has a superior location in relation to the subject and includes larger lots with a lower zoning density. The subsequent Sale #3 has a proximate similar location to Sale #1 but was developed into smaller lot sizes that would match the likely best use for the subject. This sale, however, had no wetland/creek issues and allowed a more efficient layout than the subject with a prime main road frontage location (-25%) that is notably superior to the subject. The main roadway location provides a window type effect that attracts the larger national builders as partially offset by the subject parkland. As such, the PA and per lot prices would require downward adjustment in relation to the subject.

Sale #2 has a tucked-away location similar to the subject in a reasonably comparable market. It was discounted due to the urgency of the estate heirs seeking a fast sale transaction and otherwise does not have the parkland benefit nor drainage issues similar to the subject. Overall, this parcel is somewhat inferior to the subject.

Sale #4 is also an example of a proximate parcel having a meandering natural creek that heavily restricted this parcels use. It also included a municipal wellhead enclosed by restrictions and had access from two secondary roadways off Gulf To Bay Boulevard. These physical restrictions were far greater than the subject while the parcel had the US 19 zoning regulations that had extensive use alternatives. This is not a good direct comparison but illustrates the discount related to a creek and other site restrictions that impact the subject. The subject parkland impact is a positive subject feature.

Sale #5 is near #3 but notably larger with a main road location near the SPC Campus just off US 19. The site also benefited from excess site fill that would lower the development costs. Overall, this site is superior in all regards with the SPC Campus offsetting the subject parkland impact.

Sale #6 had no creek impact but is located adjacent to numerous activity centers including a public cemetery that would be somewhat superior to the subject location. It also has an active roadway frontage near public recreation use that would offset the subject parkland impact.

Sale #7 has a superior market location in terms of pricing of proximate residences and has a similar tucked-away location. The narrow shape also restricts the private residential usage where the lack of public parkland was a secondary purchase motivation. The price metric was considered to have inflated the ultimate price level.

After review of this best available data and considering the re-surgent strong demand for small lot residential acreage within an otherwise high intensity district, I would value the subject in the \$150,000-\$175,000 PA range or \$55,000-\$60,000 per lot or a rounded \$57,500.

3.4 Acre @ \$150,000 PA = \$510,000

3.4 Acre @ \$175,000 PA = \$595,000

ROUNDED TO \$575,000

10 Lots @ \$57,500 Per Lot = \$575,000

11 Lots @ \$57,500 Per Lot = \$632,500

ROUNDED TO \$600,000

In spite of the positive parkland impact, the site development issues more than offset the benefit while the land scarcity would yield a value near the top of the likely range at a rounded **\$600,000**. The general land market remains inconsistent from location to location with the PA price range from \$115,317-\$238,562 with a \$167,175 average.

ADDENDA

QUALIFICATIONS OF THE APPRAISER
JAMES M. MILLSPAUGH, MAI

APPRAISAL EXPERIENCE:

Appraisal experience in Pinellas County, Florida, since 1968 when associated with Ross A. Alexander, MAI, of Clearwater. Formed James Millspaugh & Associates, June 1980, in Clearwater. The firm concentrates the majority of its appraisal activities in Pinellas County with experience throughout the Tampa/St. Petersburg/ Clearwater MSA.

APPRAISAL PLANT DATA:

In addition to maintaining its location near the main Pinellas County Courthouse complex for easy access to governmental offices and the official public records maintained in the Clerk's and Property Appraiser's offices for in-depth background research, the company subscribes to Stellar MLS statewide data, Pinellas Realtor Organization (PRO) Data, NAR Real Property Research demographic/trend data, the weekly Tampa Bay Business Journal, the daily Tampa Bay Newswire, quarterly RealtyRates.com plus the Marshall Valuation Service Cost Data, and national surveys on lodging, food service, office, industrial parks, mini-storage and shopping center markets.

COMMERCIAL APPRAISAL ASSIGNMENTS performed include golf courses, postal facilities, commercial buildings, shopping centers, warehouse/manufacturing buildings, mobile home and R.V. parks, financial institutions, nursing homes, motels, timeshares, restaurants, houses of worship, office buildings, apartment buildings, commercial and residential condominium projects (both proposed and conversions), marinas, theaters, fraternal buildings, school facilities, seaport facilities, railroad corridors, easements, leasehold and leased fee estates, life estates, vacant sites, including environmentally sensitive lands, and condemnation cases involving partial and total takings. Feasibility/market studies have been performed for industrial, office, retail, residential and timeshare markets.

APPRAISAL EDUCATION:

American Institute of Real Estate Appraisers (AIREA) courses successfully completed:

I-A: Basic Principles, Methods and Techniques - 1973

VIII: Single Family Residential Appraisal - 1973

I-B: Capitalization Theory and Techniques - 1974

II: Urban Properties - 1975

IV: Condemnation - 1978

: Standards of Professional Practice - 1992, Parts A & B

Society of Real Estate Appraisers (SREA) courses successfully completed:

301: Special Applications of Appraisal Analysis – 1980

JAMES M. MILLSPAUGH, MAI

(Qualifications Continued)

RECENT SEMINARS ATTENDED: Sponsored by The Appraisal Institute
Valuation of Wetlands, 2004.

Commercial Highest and Best Use – Case Studies., 2005.

Uniform Standards (Yellow Book) for Federal Land Acquisitions, 2007.

Condominiums, Co-Ops and PUDS, 2007.

Analyzing Distressed Real Estate, 2007.

Appraisal Curriculum Overview, Two-Day General, 2009.

Cool Tools: New Technologies for Real Estate Appraisers, 2010.

Valuation of Detrimental Conditions, 2010.

Analyzing Tenant Credit Risk/Commercial Lease Analysis, 2011.

Fundamentals of Separating Real and Personal Property and Intangible Business Assets,
2012.

Marketability Studies: Advanced Considerations and Applications, 2013.

Lessons From the Old Economy: Working in the New, 2013.

Critical Thinking in Appraisals, 2014.

Litigation Appraising, 2015.

Webinars on the FEMA 50% Rule, Wind Turbine Effects on Value and Contamination and The
Valuation Process, 2015.

Business Practice and Ethics, 2017.

Parking and its Impact on Florida Properties, 2018.

Solving Land Valuation Puzzles, 2018.

Insurance Appraisals, 2018.

Evaluating Commercial Leases, 2019.

Artificial Intelligence, AVMs and Blockchain, 2019.

Appraising Donated Real Estate Conservation Easements, IRS, 2020.

Florida State Law Update, 2022.

National USPAP Update, 2022.

EDUCATION:

Bachelor of Science in Business Administration, University of Florida
Associates of Arts, St. Petersburg Junior College

PROFESSIONAL AFFILIATIONS AND CERTIFICATION

Member: Appraisal Institute with the MAI designation, Certificate #6087, awarded April, 1980. Mr. Millspaugh is a past President of The Gulf Atlantic Florida Chapter of the AI (formerly Florida Chapter No. 2), served as an admissions team leader for the West Coast Florida Chapter, is the past Chairman for the National Ethics Administration Division of the Appraisal Institute and served as the Region X Member of the Appellate Division of the Appraisal Institute. Mr. Millspaugh is a State-Certified General Real Estate Appraiser (RZ58) and has served as a pro-bono expert witness for the Florida Real Estate Appraisal Board.

Member: Pinellas Realtors Organization, National Association of Realtors

Note: The AIREA and SREA merged into one organization on January 1, 1991, that is now known as the AI - Appraisal Institute.

STANDARD DEFINITIONS

HIGHEST AND BEST USE:

1. **The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.**
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an assets existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)
4. [For fair value determination] The use of a nonfinancial asset by market participants that would maximize the value of the asset or the group of assets and liabilities (for example, a business) within which the asset would be used. (FASB Glossary) The highest and best use of a nonfinancial asset takes into account the use that is physically possible, legally permissible, and financially feasible. (FASB 820-10-35-10B). The highest and best use of a nonfinancial asset establishes the valuation premise used to measure the fair value of the asset, as follows: (a) The highest and best use of a nonfinancial asset might provide maximum value to market participants through its use in combination with other assets as a group (as installed or otherwise configured for use) or in a combination with other assets and liabilities (for example, a business). (b) The highest and best use of the asset might provide maximum value to market participants on a standalone basis. (FASB 820-10-35-10E)

FEE SIMPLE ESTATE: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

LEASEHOLD ESTATE: The right held by the lessee to use and occupy real estate for a stated term and under conditions specified in the lease.

LEASED FEE INTEREST: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

REPLACEMENT COST: The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design and layout.

REPRODUCTION COST: The estimated cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout and quality of workmanship and embodying all the deficiencies, super-adequacies, and obsolescence of the subject building.

2. Appraisal Institute, The Dictionary of Real Estate Appraisal - Seventh Edition, 2022. pages 83, 88, 105 and 163.

SCHEDULE "A" LEGAL DESCRIPTION

Parcel No. 1

Begin at SW corner, Lot 1, Block 9, VIRGINIA GROVES ESTATES FIRST ADDITION, then East 195 feet, then South 293 feet, then West 360 feet then North 183 feet, then East 165 feet, then North 105 feet to P.O.B., Pinellas County, Florida.

Parcel No. 2

A parcel of Land being in Section 8, Township 29 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows: Commence at the SW corner of Lot 1, Block 9, map or plat entitled VIRGINIA GROVES FIRST ADDITION, as recorded in Plat Book 47, Pages 41 through 43, inclusive, of the Public Records of Pinellas County, Florida; thence S 89 deg. 40'09" East, along the Southerly line of said Block 9, for 195.04 feet, to the Point of Beginning; thence continue along said southerly line of Block 9, S 89 deg. 40'09" East, for 60.00 feet; thence S 01 deg. 12'04" West for 204.87 feet; thence North 89 deg. 59'35" West for 60.01 feet; thence N 01 deg. 12'04" East for 205.21 feet to the Point of Beginning.

TOGETHER WITH Ingress-Egress Easement described as follows: Commence at the Southwest corner of Lot 1, Block 9, map or plat entitled VIRGINIA GROVES FIRST ADDITION, as recorded in Plat Book 47, Pages 41 through 43, inclusive, of the Public Records of Pinellas County, Florida; thence South 89 deg. 40'09" East, along the Southerly line of said Block 9 for 255.04 feet to the Northwest corner of Lot 1, Block 1, map or plat entitled WOODVALLEY UNIT NO. 1, as recorded in Plat Book 68, Page 30, of the Public Records of Pinellas County; thence S 01 deg. 12'04" West, along the westerly line of said Lot 1, Block 1, for 204.87 feet to the Point of Beginning, said point being the Southwest corner of said Lot 1, Block 1; thence continue South 01 deg. 12'04" West for 60.01 feet; thence North 89 deg. 59'35" West for 60.01 feet; thence North 01 deg. 12'04" East for 60.01 feet; thence South 89 deg. 59'35" East for 60.01 feet to the Point of Beginning.

Parcel No. 3

Beginning at the southwest corner of Lot 13, Block 10, VIRGINIA GROVES ESTATES FIRST ADDITION, thence run S. 0 deg. 05'38" West, 183 feet for the P.O.B., thence run east 360 feet, thence run north 27.79 feet, thence run east 60 feet, thence run south 190.11 feet, thence run west 420.78 feet, thence run north 105 feet, to P.O.B., Section 08, Township 29, Range 16, Public Records of Pinellas County, Florida - Less that portion of said property, if any, conveyed to the City of Clearwater in O.R. Book 5096, Page 361, Pinellas County records.

THIS DEED IS INTENDED TO CONVEY ALL RIGHT, TITLE AND INTEREST IN ALL REAL PROPERTY TITLED TO MARILYN C. WOODRING a/k/a MARILYN C. RASCH IN SECTION 8, TOWNSHIP 29S, RANGE 16E.

PINELLAS COUNTY FLA.
INST # 90-301968

*** OFFICIAL RECORDS ***
BOOK 7422 PAGE 1996

DRAINAGE EASEMENT

THIS INDENTURE made this 13th day of September,
A.D. 1990, BETWEEN MARILYN WOODRING 622 Lembo Circle, Clearwater, Florida
34616 of the County of Pinellas and State of Florida, party of the first part,
and PINELLAS COUNTY, a political subdivision of the State of Florida, ATTN:
Engineering - Right of Way Division, with offices located at 315 Court Street,
Clearwater, Florida 34616, party of the second part,

WITNESSETH, that the said party of the first part, for and in
consideration of the sum of One Dollar and other good and valuable
considerations to these in hand paid by the said party of the second part, the
receipt whereof is hereby acknowledged, does hereby grant and release unto the
said party of the second part, a perpetual drainage easement over and across
the following described property, together with reasonable access thereto for
necessary construction or maintenance, lying in the County of Pinellas, State
of Florida, to wit:

Lands described in legal description attached hereto
and by this reference made a part hereof.

prepared by:
Bob Powell
440 Court St
Clear F134685

IN WITNESS WHEREOF, the said party of the first part has hereunto set
his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature] J. R. Holt
Witness
[Signature]
Witness
(Signatures of two witnesses
required by Florida Law)
STATE OF FLORIDA
COUNTY OF PINELLAS

OF RECORDING	
RFC	
DN	SS
INT	
FEES	
MIT	
D C	
REV	
TOTAL	SS

[Signature] Marilyn C Woodring, S.
Marilyn Woodring

Documentary Tax Pd. \$.....
Intangible Tax Pd. \$.....
Karlson F. DeBlaker, Notary Public
By..... Deputy Clerk

I HEREBY CERTIFY that on this day personally appeared before me, an
officer duly authorized to administer oaths and take acknowledgements,
Marilyn Woodring
to me well known and known to me to be person described in and she executed
the foregoing instrument and she acknowledged before me that she executed the
same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 13th day September,
A.D. 1990.

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 22, 1992
BONDED - FIVE THOUSAND DOLLARS, USD.

KARLEEN F. DEBLAKER, CLERK
NOV 8, 1990 2:32PM

[Signature]
Notary Public

Held for Pinellas County R/W
Special Acts RP



PINELLAS COUNTY PUBLIC WORKS OPERATIONS
LAND SURVEY DIVISION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 34625



SECTION 8, TOWNSHIP 29 SOUTH, RANGE 16 EAST

DESCRIPTION

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 29 South, Range 16 East. Being a portion of grantor's tract, said tract being described in Official Record Book 3838, Page 765-766, of the Public Records of Pinellas County, Florida.

Said parcel being further described as follows:

Begin at the South East corner of Lot 13, Block 10, VIRGINIA GROVES ESTATES FIRST ADDITION, as recorded in Plat Book 47, Pages 41-43, of the Public Records of Pinellas County, Florida; Thence S 89°40'09"E, along the Easterly extension of the South line of said Lot 13, a distance of 30.00 feet; Thence S 01°10'40"W, along the Southerly extension of the center line of Pineapple Lane, 15.00 feet; Thence N 89°40'09"W, for a distance of 120.00 feet; Thence S 01°10'40"W, a distance of 65.00 feet; Thence S 89°40'09"E, for a distance of 5.00 feet; Thence S 01°10'40"W, a distance of 50.00 feet; Thence N 89°40'09"W, for a distance of 20.00 feet to the West line of said Grantor's tract; Thence N 01°10'40"E, a distance of 130.00 feet to the South West corner of the aforesaid Lot 13; Thence S 89°40'09"E, along the South line of said Lot 13, a distance of 105.00 feet to the POINT OF BEGINNING.

Containing 4000 square feet, 0.092 acres MORE OR LESS.

BASIS OF BEARINGS:
Bearings are based on the South
Line of Lot 13, Block 10, of
VIRGINIA GROVES ESTATES FIRST ADDITION
Being N 89°40'09"W.

GRANTOR: Marilyn C. Woodring, a single person
f/k/a Marilyn C. Rasch

1398 Pineapple Lane, 08-90 13:25:38
Clearwater, Florida 33519
DI EAS-WOODRING

DOC STAMPS 2 \$0.55
TOTAL: \$0.55
CASH AMT. TENDERED: \$0.55
CHANGE: \$0.00

SEE SKETCH SHEET 1 OF 2

CALCULATED BY: CW	ADDITIONS OR DELETIONS BY OTHER THAN THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE IS PROHIBITED. LAND DESCRIPTION IS INVALID WITHOUT SIGNATURE AND/OR EMBOSSED SEAL OF THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE. THE ABOVE DESCRIPTION WAS PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BY: PINELLAS COUNTY PUBLIC WORKS OPERATIONS, LAND SURVEY DIVISION <i>Charles N. Gibson, Jr.</i> DATE 9-5-90 CHARLES N. GIBSON, JR., LAND SURVEYOR CERTIFICATE NUMBER: 4238 STATE OF FLORIDA. PHONE # (813) 462-4541	SEAL SHEET 2 OF 2
CHECKED BY: CW/dwb		
S.F.N. 595		
PARCEL No.: B00.1-R2		

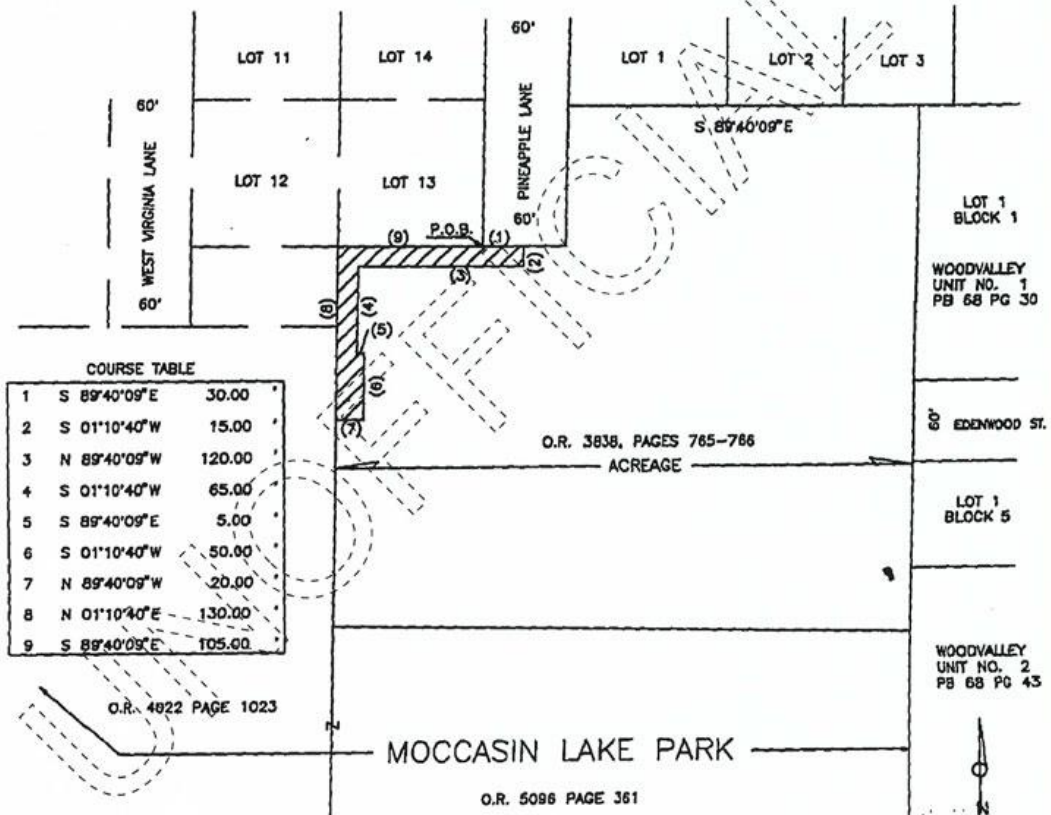


PINELLAS COUNTY PUBLIC WORKS OPERATIONS
LAND SURVEY DIVISION
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 34625



SECTION 8, TOWNSHIP 29 SOUTH, RANGE 16 EAST

VIRGINIA GROVES ESTATES FIRST ADDITION
PLAT BOOK 47 PAGES 41-43



COURSE TABLE		
1	S 89°40'09"E	30.00
2	S 01°10'40"W	15.00
3	N 89°40'09"W	120.00
4	S 01°10'40"W	65.00
5	S 89°40'09"E	5.00
6	S 01°10'40"W	50.00
7	N 89°40'09"W	20.00
8	N 01°10'40"E	130.00
9	S 89°40'09"E	105.00

SKETCH: NOT A SURVEY

SEE DESCRIPTION SHEET 2 OF 2

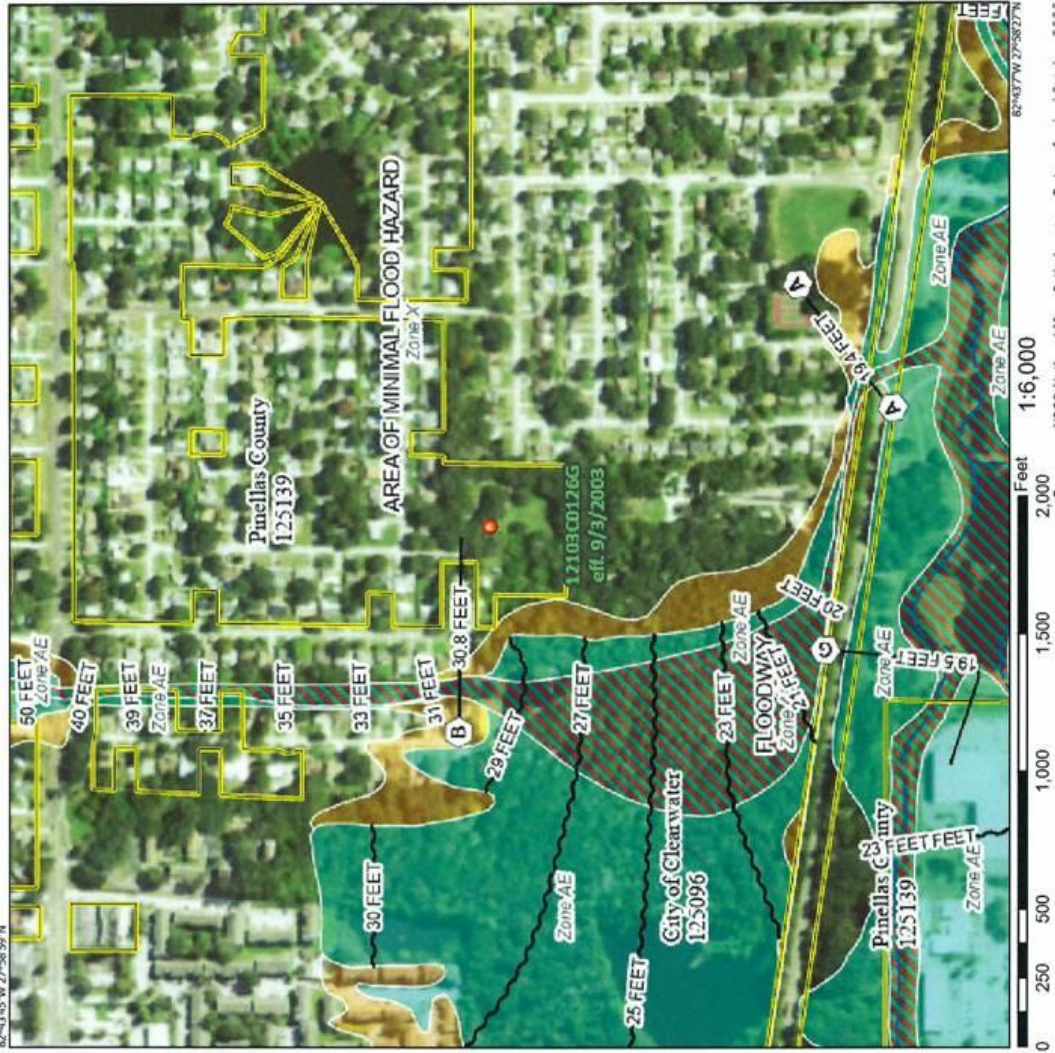
SCALE 1" = 100'

CALCULATED BY: CW	<p>ADDITIONS OR DELETIONS BY OTHER THAN THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE IS PROHIBITED. LAND DESCRIPTION IS INVALID WITHOUT SIGNATURE AND/OR EMBOSSED SEAL OF THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE.</p> <p>THE ABOVE SKETCH WAS PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p>BY: <u>Charles N. Gibson, Jr.</u> PINELLAS COUNTY PUBLIC WORKS OPERATIONS, LAND SURVEY DIVISION</p> <p>DATE <u>9-5-90</u></p> <p>CHARLES N. GIBSON, JR., LAND SURVEYOR CERTIFICATE NUMBER: 4238</p> <p>STATE OF FLORIDA PHONE # (813) 462-4541</p>
CHECKED BY: CW/dwb	
S.F.K. 595	
PARCEL No.: 800.1-R2	

SEAL

National Flood Hazard Layer FIRMette

82°43'45" W 27°58'59" N



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, and
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone B
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- No Stream
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/11/2022 at 3:31 PM and does not reflect any changes or updates to the data and time. The NFHA and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

RESIDENTIAL CLASSIFICATION – (cont'd)**Category/Symbol – Residential Low (RL)**

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

Use Characteristics – those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent, Institutional; Transportation/Utility, Ancillary Nonresidential; Recreation/Open Space.

Locational Characteristics – This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are low density residential in nature, in areas serving as a transition between more suburban and more urban residential areas; and in areas within the 100-year floodplain (where preservation, open space/restricted, or recreation/open space are not feasible).

- Residential Use – Shall not exceed five (5) dwelling units per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- See 'Additional Standards' section of these Category Descriptions and Rules.