



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE  
COUNTY  
FLORIDA

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County Comptroller  
Finance and Accounting Department  
Special Assessments  
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Date: April 2, 2020  
To: Mayor Jerry L. Demings  
and  
Board of County Commissioners  
From: Eric Gassman, Chief Deputy Comptroller  
Contact: Ann Dawkins, 407-836-5770  
Subject: Public Hearing to Amend a Municipal Service Benefit Unit (MSBU) for  
Streetlighting

MSBU District: **Orlando Central Park Area**

Applicant: James I. Zboril  
John Young UHS I, LLC  
Developer

Brett M. Kingstone  
Maxking Realty LLC  
Developer

District: Commissioner Siplin, District 6

Report: The attached resolution will amend the existing MSBU for streetlighting. The amendment will add 3 lots of Presidents Drive Commerce Center and 7 parcels of World Design Center phase 3. This will allow all of the 545 parcels to be assessed for streetlighting.

Streetlighting: The streetlighting inventory for Duke Energy Florida, Inc. is on the second page of this memorandum as shown in Exhibit "D" and the streetlighting inventory for Orlando Utilities Commission is on the second page of this memorandum as shown in Exhibit "E". The estimated assessment for the amending MSBU for streetlighting is \$1.12 per front foot, per lot. Last year's assessment was \$1.12 per front foot, per lot.

Effective Date: The amending MSBU's would be effective November 1, 2020.

Action Requested: Approval of attached resolution for streetlighting.

To: Mayor Jerry Demings and Board of County Commissioners  
 Date: April 2, 2020  
 Subject: Public Hearing for Orlando Central Park Area  
 Page 2

Orlando Central Park  
 Exhibit "D" – Revised Inventory  
 Duke Energy Florida, Inc.

Quantity	Description	Per Unit, Per Month
7	100 watt 9500 LHPS type 320 standard roadway fixtures	8.20
128	200 watt 22000 LHPS type 330 standard roadway fixtures	11.36
227	250 watt 27500 LHPS type 335 standard roadway fixtures	12.92
151	250 watt 27500 LHPS type 345 standard roadway fixtures	13.90
2	216 watt equivalent light emitting diode standard black roadway fixtures	19.65
76	250 watt 27500 LHPS type 365 shoebox fixtures	20.92
50	250 watt 27500 LHPS type 370 hatbox fixtures	24.44
38	400 watt 38000 LHPS type 390 galleria fixtures	31.04
5	150 watt equivalent light emitting diode roadway fixtures	26.22
<b>6</b>	<b>150 watt equivalent light emitting diode roadway black fixtures</b>	<b>16.08</b>
378	Type 405 30/35 foot standard concrete poles	5.05
75	Type 431 41 foot fiber glass poles	17.18
2	Type 450 special poles	11.84
50	Type 477 30 foot promenade poles	18.70
21	Type 478 35 foot promenade poles	20.14
<b>11</b>	<b>Type 412 32 foot maitland (octagonal) poles</b>	<b>16.29</b>

LHPS – lumen high pressure sodium

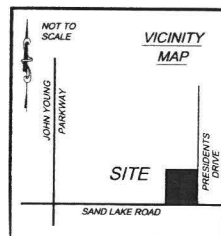
Orlando Central Park  
 Exhibit "E" – Existing Inventory  
 Orlando Utilities Commission.

Quantity	Description	Per Unit, Per Month
44	100 watt high pressure sodium standard cobra head fixtures	6.58
46	250 watt high pressure sodium standard cobra head fixtures	14.55
40	35 foot concrete poles	5.46
4	30/60 foot wood poles	3.36

# World Design Center Phase 3



# Presidents Drive Commerce Center



RESOLUTION  
OF THE  
BOARD OF COUNTY COMMISSIONERS  
AMENDING AND RESTATING A  
MUNICIPAL SERVICE BENEFIT UNIT  
FOR STREETLIGHTING  
FOR

**Orlando Central Park Area  
11/2020**

WHEREAS, Section 125.01 (1) (q), Florida Statutes, grants Orange County, Florida ("County") the power to establish Municipal Service Benefit Units ("MSBU") for any part of the unincorporated area of the County, and

WHEREAS, Section 197.3632, Florida Statutes, authorizes the levy, collection, and enforcement of non-ad valorem assessments in the same manner as ad valorem taxes; and

WHEREAS, the Board of County Commissioners of Orange County, Florida, ("Board"), is the governing board of the County; and

WHEREAS, by the Resolution dated **April 23, 2019**, the Board established the Orlando Central Park Area 11/2019 Municipal Service Benefit Unit ("MSBU") for streetlighting ("Resolution"), said Resolution being recorded in Official Records as Document Instrument Number **20190273186**, Public Records of Orange County, Florida; and

WHEREAS, the County has now received a requests, in writing, from Brett M. Kingstone ("Developer") from Maxking Realty LLC and James L. Zboril ("Developer") from John Young UHS II, LLC for the amendment of such Resolution to combine and include the metes and bounds parcels which are more fully described in **Exhibit "A"** of this resolution and the subdivisions which are more fully described in **Exhibit "B"** of this resolution and in that portion of the unincorporated area of Orange County and to increase the existing streetlighting inventory of Duke Energy Florida, Inc. as shown in **Exhibit "C"** of this resolution to the revised inventory as shown in **Exhibit "D"** of this resolution and to maintain the existing streetlighting inventory of Orlando Utilities Commission as shown in **Exhibit "E"**; and

WHEREAS, this Board has determined that the amendment and restatement of the existing MSBU, the purpose of which is to combine and include the metes and bounds parcels and subdivisions which are more fully described and shown in Exhibit "A" and Exhibit "B" of this resolution and to increase the existing streetlighting inventory as requested by the Developer, together with the other information pertaining to the operation of the proposed MSBU submitted therewith, to be feasible, necessary to facilitate the services desired and in the public interest, and that the properties will be benefited, now and in the future, and that the existing MSBU should be amended and restated to combine said metes and bounds parcels as shown in Exhibit "A" of this resolution and said subdivisions as shown in Exhibit "B" of this resolution and to increase the existing streetlighting inventory of Duke Energy Florida, Inc. as shown in Exhibit "D" of this resolution and to maintain the existing streetlighting inventory of Orlando Utilities Commission as shown in Exhibit "E"; and

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

1. The foregoing "WHEREAS" clauses are presumed to be true and correct and are hereby incorporated into the text of the resolution.

2. The **Orlando Central Park Area 11/2019** Resolution for streetlighting which is recorded in Official Records as Document Instrument Number **20190273186**, Public Records of Orange County, Florida, is hereby amended as the **Orlando Central Park Area 11/2020 MSBU**, subject to final adjustment and approval as provided for in Section 197.3632, Florida Statutes. This MSBU is to combine and include said subdivisions, the boundaries of which appear on the metes and bound parcels as shown in Exhibit "A" of this resolution and the recorded plats of subdivisions, Plat Book, Pages, Sections, Townships, Ranges, and Lots as shown in Exhibit "B" of this resolution, Public Records of Orange County, Florida and to increase the streetlighting inventory for Duke Energy Florida, Inc. which is more fully described in Exhibit "D" of this resolution and to maintain the existing streetlighting inventory for Orlando Utilities Commission as shown in Exhibit "E" of this resolution. The purpose of such MSBU is to provide for collection and disbursement by the County of such funds as may be necessary to pay the annual expense of standard operation and maintenance of streetlighting equipment within the MSBU, including energy charges, streetlighting fixtures, poles, wires, conduits, and all appurtenances necessary for such streetlighting, electrical services and current used in their operation, and for payment of administrative costs and appropriate reserves for cash balance. It is the understanding of the County that **Duke Energy Florida, Inc. and Orlando Utilities Commission** are to construct, or have constructed in accordance with standards approved by the Orange County Public Works Division, all necessary streetlighting equipment at no expense to the County, prior to or during construction of those portions of Orlando Central Park metes and bounds parcels as shown in Exhibit "A" of this resolution and subdivisions as shown in Exhibit "B" of this resolution and that Duke Energy Florida, Inc. and Orlando Utilities Commission will assume standard maintenance and operation of such equipment, subsequent to such construction, including computation of the annual and monthly charges for such standard maintenance and operation. Such equipment provided by Duke Energy Florida, Inc. is to include **7 – 100 watt 9500 lumen high pressure sodium standard roadway fixtures at \$8.20 per fixture, per month, 128 – 200 watt 22000 lumen high pressure sodium standard roadway fixtures at \$11.36 per fixture, per month, 227 – 250 watt 27500 lumen high pressure sodium standard roadway fixtures at \$12.92 per fixture, per month, 151 – 250 watt 27500 lumen high pressure sodium standard roadway fixtures at \$13.90 per fixture per month, 2 – 216 watt equivalent light emitting diode standard black roadway fixtures at \$19.65 per fixture, per month, 76 – 250 watt 27500 lumen high pressure sodium shoebox fixtures at \$20.92 per fixture, per month, 50 – 250 watt 27500 lumen high pressure sodium hatbox fixtures at \$24.44 per fixture, per month, 38 – 400 watt 38000 lumen high pressure sodium galleria fixtures at \$31.04 per fixture, per month, 5 – 150 watt equivalent light emitting diode standard roadway fixtures at \$26.22 per fixture, per month, 6 – 150 watt equivalent light emitting diode standard roadway fixtures at \$16.08 per fixture, per month 378 – 30/35 foot standard concrete poles at \$5.05 per pole, per month, 76 – 41 foot fiber glass poles at \$17.18 per pole, per month, 2 – special concrete poles at \$11.84 per pole, per month, 50 – 30 foot promenade poles at \$18.70 per pole, per month, 21 – 35 foot promenade poles at \$20.14 per pole, per month, and 11 – 32 foot maitland (octagonal) poles at \$16.29 per pole, per month, for a yearly rate of \$193,922.00. Such equipment provided by Orlando Utilities Commission is to include **44 - 100 watt high pressure sodium standard cobra head fixtures at \$6.58 per fixture, per month (installation paid upfront), 46 - 250 watt high pressure sodium standard cobra head fixtures at \$14.55 per fixture, per month (installation not paid upfront), 40 – 35 foot concrete poles at \$5.46 per pole, per month and 4 – 30/60 foot wood poles at \$3.36 per pole, per month for a yearly rate of \$19,802.81. All costs includes energy costs and excludes the cost of administering the district as set out below, or at a rate or rates as may be set by the properly****

constituted legal authorities who control, govern and set the rates for Duke Energy Florida, Inc. and Orlando Utilities Commission for the services described herein. It is further understood by the County that Duke Energy Florida, Inc. and Orlando Utilities Commission may construct such streetlighting equipment only in those portions of the MSBU as may be necessary concurrent with the development of Orlando Central Park metes and bounds parcels as shown in Exhibit "A" of this resolution and subdivisions as shown in Exhibit "B" of this resolution and that the streetlighting district created herein will be operated only in such portions of the MSBU until such construction is completed in other portions of the MSBU; provided that if such construction is only to be in portions of such MSBU, a complete legal description of the portion or portions developed be filed with the Clerk of the Board. After presentation and approval by the Board, it is understood and agreed between the County and the Developer that (if applicable) as Orlando Central Park metes and bounds parcels as shown in Exhibit "A" of this resolution and subdivisions as shown in Exhibit "B" of this resolution expands the additional Additions, Phases, Sections, Units and/or etc., as the case may be permitted to join into this Resolution under the same terms and conditions as represented herein, by presenting an appropriate amendatory resolution to the Board for consideration. **It is further understood that the revised contract between the County and Duke Energy Florida, Inc. and Orlando Utilities Commission for the Orlando Central Park MSBU will not be effective until November 1, 2020.** Streetlights installed prior to this date are the responsibility of the developer and not the County. It is further understood that only 7 – 100 watt 9500 lumen high pressure sodium standard roadway fixtures at \$8.20 per fixture, per month, 128 – 200 watt 22000 lumen high pressure sodium standard roadway fixtures at \$11.36 per fixture, per month, 227 – 250 watt 27500 lumen high pressure sodium standard roadway fixtures at \$12.92 per fixture, per month, 151 – 250 watt 27500 lumen high pressure sodium standard roadway fixtures at \$13.90 per fixture per month, 2 – 216 watt equivalent light emitting diode standard black roadway fixtures at \$19.65 per fixture, per month, 76 – 250 watt 27500 lumen high pressure sodium shoebox fixtures at \$20.92 per fixture, per month, 50 – 250 watt 27500 lumen high pressure sodium hatbox fixtures at \$24.44 per fixture, per month, 38 – 400 watt 38000 lumen high pressure sodium galleria fixtures at \$31.04 per fixture, per month, 5 – 150 watt equivalent light emitting diode standard roadway fixtures at \$26.22 per fixture, per month, 6 – 150 watt equivalent light emitting diode standard roadway fixtures at \$16.08 per fixture, per month 378 – 30/35 foot standard concrete poles at \$5.05 per pole, per month, 76 – 41 foot fiber glass poles at \$17.18 per pole, per month, 2 – special concrete poles at \$11.84 per pole, per month, 50 – 30 foot promenade poles at \$18.70 per pole, per month, 21 – 35 foot promenade poles at \$20.14 per pole, per month, and 11 – 32 foot maitland (octagonal) poles at \$16.29 per pole, per month, for a yearly rate of \$. Such equipment provided by Orlando Utilities Commission is to include 44 - 100 watt high pressure sodium standard cobra head fixtures at \$6.58 per fixture, per month (installation paid upfront), 46 - 250 watt high pressure sodium standard cobra head fixtures at \$14.55 per fixture, per month (installation not paid upfront), 40 – 35 foot concrete poles at \$5.46 per pole, per month and 4 – 30/60 foot wood poles at \$3.36 per pole, per month provided by Duke Energy Florida Inc. and 44 - 100 watt high pressure sodium standard cobra head fixtures at \$6.58 per fixture, per month (installation paid upfront), 46 - 250 watt high pressure sodium standard cobra head fixtures at \$14.55 per fixture, per month (installation not paid upfront), 40 – 35 foot concrete poles at \$5.46 per pole, per month and 4 – 30/60 wood foot poles at \$3.36 per pole, per month provided by Orlando Utilities Commission are approved for this MSBU. Any additional streetlighting will be the responsibility of the developer.

3. Upon completion of construction of such streetlighting equipment and the placement of such equipment into operation, the Board shall determine the estimated non-ad valorem assessment amount required to pay the standard expense of maintaining and operating the streetlighting equipment in the MSBU. This non-ad valorem assessment is levied for the first time as of **November 1, 2020** and will be levied each and every year thereafter until discontinued by the Board. The Board may increase or decrease the amount of the assessment by twenty percent (20%) each and every year thereafter to any affected property based on the benefit, which the Board will provide or has provided to the property with the revenue generated by the assessment. The property owners within

Orlando Central Park metes and bounds parcels and subdivisions shall pay any cost exceeding standard operating and maintenance expense as determined by the Board. It is the intent of the County that the Uniform Method for the levy, collection, and enforcement of non-ad valorem assessments, as Section 197.3632, Florida Statutes, grants, shall be used for collecting the non-ad valorem assessments. One and one half dollars (\$1.50) for each lot or parcel of land shall be added by the Board to cover the costs of administering the MSBU and the total amount so determined shall be specially assessed against the real property of the freeholders in the MSBU as provided hereafter. Additional amounts will be added to provide for reimbursement of necessary administrative costs incurred by the Property Appraiser and Tax Collector for the collection of non-ad valorem assessments subject to the provision of Section 197.3632, Florida Statutes, and for the establishment and maintenance of a reserve for cash balance for the purpose of paying expenses from October 1 of the ensuing fiscal year until the time when the revenue for that year are expected to be available. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The County may spend from its general fund, such sums as may be necessary to operate, maintain, and administer the MSBU hereby created and the County will be reimbursed to such extent at such time as such assessments have been collected. The estimated annual cost of operating, maintaining, and administering such streetlighting equipment, including the establishment and maintenance of an appropriate reserve for cash balance, is **\$194,430.00** and the estimated annual charge to each individual freeholder is **\$1.12**. Proceeds of collection of such assessments as provided hereinafter put into a special revenue fund of the County to the credit of the MSBU, and are to be used only by the district as provided herein.

4. Upon completion of construction of such streetlighting equipment and the placement of such equipment into operation, and for each and every year thereafter, a non-ad valorem special assessment roll setting forth a description of each lot or parcel of land subject to the non-ad valorem special assessments in the MSBU as provided herein, including homesteads, shall be prepared by the Property Appraiser and delivered to the Board, which shall levy a non-ad valorem special assessment upon such lots or parcels as may be owned by individual freeholders, according to the meets and bound parcels as shown in Exhibit "A" of this resolution and the recorded plats of the subdivisions, Plat Books and Pages as shown in Exhibit "B" of this resolution, such sums as shall be necessary to pay the estimated expense of the annual operation and maintenance of such streetlighting equipment and administration of the district and appropriate reserves for cash balance for paying expenses, provided that such sums shall be assessed against the real property of each individual freeholder on a pro rata basis, and not on an ad valorem basis, so that each freeholder shall, at all times, pay an equal amount towards such cost. After the adoption of the non-ad valorem special assessment by the Board, the Property Appraiser shall extend the assessment upon the non-ad valorem assessment roll, which roll shall be fully completed prior to the time said Board sits as the Board of Tax Adjustment, during which time such assessments may be protested, reviewed, equalized, and adjusted to conform to the provisions of Sections 197.3632 and 197.3635, Florida Statutes. After adjournment as the Board of Tax Adjustment, said Board shall certify the non-ad valorem special assessment roll in the same manner and at the same time as the County Tax Roll is certified and delivered to the Tax Collector, and the said non-ad valorem special assessments shall be collected in the same manner and shall have the same priority rights, discounts for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment, and be subject to the same delinquent interest and penalties, and be treated in all respects the same as County ad valorem taxes. Said non-ad valorem special assessments, when collected by the Tax Collector shall be remitted to the Board, who shall deposit the same in such depository as shall be designated by the Board who shall apply the same to monthly bills rendered by Duke Energy Florida, Inc. and Orlando Utilities Commission, related administrative costs, and to the establishment and maintenance of an appropriate reserve for cash balance. From the proceeds of said non-ad valorem special assessments, the Board shall pay the costs for having a



non-ad valorem special assessment roll made and extended. The Tax Collector's office shall receive all fees and costs of sale as provided by law for the collection of ad valorem taxes, advertising, sale of lands, and issuance and sale of certificates. The Uniform Method for the levy, collection, and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used.

5. The Board intends that non-ad valorem special assessments authorized by this resolution be collected pursuant to the Uniform Assessment Collection Act, Sections 197.3632 and 197.3635, Florida Statutes. The Board authorizes utilization of this Uniform Method of collection for all affected parcels. The non-ad valorem special assessment will be listed on the assessment roll for all affected parcels and will be included in the notice of proposed property taxes and the tax notice for each affected parcel. These non-ad valorem special assessments will be subject to all collection provisions applicable to ad valorem taxes, including discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, issuance of and sale of tax certificates and tax deeds for non-payment, and commissions of the Property Appraiser and the Tax Collector as provided by Florida Law.

6. In the event of division or splitting of any of the tax parcels or lots assessed herein, any such newly subdivided or split parcels shall be included in the MSBU assessments.

7. Each property owner affected by this resolution has been provided first class mail notice of the potential for loss of his or her title when the Uniform Method of collection is used and that all affected property owners have a right to appear at the hearing and to file written objections with the Board. Each property owner affected by this resolution has been provided first class mail notice of the time and place of the public hearing at which this resolution was adopted. However, under Section 119.07, Florida Statutes, certain records may be noted as exempt and confidential. This public record exemption may cause certain property owners not to receive the above first class mail notice, however, a public hearing notice conforming to the provisions of Section 197.3632, Florida Statutes, has been published in a newspaper of general circulation within Orange County.

8. The Board of County Commissioners shall be the governing board of said Municipal Service Benefit Unit.

9. This resolution which amends and restates the resolution recorded in Official Records as Document Instrument Number 20190273186, is controlling and supersedes the resolution recorded in Official Records as Document Instrument Number 20190273186, Public Records of Orange County, Florida.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

ORANGE COUNTY, FLORIDA

BY: \_\_\_\_\_  
ORANGE COUNTY MAYOR

DATE: \_\_\_\_\_

ATTEST: Phil Diamond, CPA, County Comptroller  
as Clerk of the Board of County Commissioners

BY: \_\_\_\_\_  
DEPUTY CLERK

Orlando Central Park  
Metes and Bound Parcels  
Exhibit "A"

Parcel ID Number	Legal Description	Number Of Parcels
04-24-29-0000-00-009	BEG 1120.69 FT N OF SE COR OF NE1/4 TH RUN N 63 DEG W 67.56 FT W 612.77 FT S 75 DEG W 165.52 FT S 727.10 FT S 64 DEG E 200 FT S 25 DEG W 1242.88 FT SELY 101.12 FT N 25 DEG E 1248.40 FT N 51 DEG E 365.42 FT N 70 DEG E TO E LINE OF SEC TH N TO POB IN SEC 04-24-29 & BEG 1120.29 FT N OF SW COR OF NW1/4 OF SEC 03-24-29 TH RUN S 63 DEG E 147.02 FT S 42 DEG E 167.78 FT S 23 DEG E 174.79 FT S 181.67 FT S 30 DEG W 87.57 FT S 07 DEG W 99.29 FT S 70 DEG W 77.77 FT N ALONG W LINE OF SEC TO POB	1 N/C
21-23-29-0000-00-003	FROM S1/4 COR OF SEC RUN E 1108.56 FT FOR A POB TH N 200 FT E 200 FT S 200 FT W 200 FT TO POB SEC 21-23-29	1
27-23-29-0000-00-022	BEG AT PT ON SLY R/W OF PREMIER ROW 360.66 FT SELY FROM NE COR BLK B ORLANDO CENTRAL PARK NO 2 FOR POB TH RUN S 79 DEG E 200 FT ALONG SLY R/W OF PREMIER ROW S 14 DEG W 200 FT N 79 DEG W 200 FT N 14 DEG E 200 FT TO POB IN SEC 27-23-29 SEE 3966/3496	1
27-23-29-0000-00-028	BEG 157.8 FT E OF NW COR OF SE1/4 OF NW1/4 RUN E 22 FT S 150 FT W 22 FT N 150 FT TO POB IN SEC 27-23-29	1
04-24-29-0000-00-004	COMM AT THE NW COR OF NW1/4 OF SEC 04-24-29 RUN N89-28-21E 409.91 FT S27-35-42E 364.60 FT TO CURVE CONCAVE SWLY RAD 2976.79 FT DELTA 27-00-20 CHORD S13-53-11E 1390.11 FT FOR DISTANCE OF 1403.06 FT TH S00-27-43E 238.10 FT TO POB TH RUN N89-20-25E 245.14 FT TO CURVE CONCAVE SLY RAD 2175 FT DELTA 08-57-13 CHORD S86-11-16E 339.54 FT FOR ARC DISTANCE OF 339.89 FT TH S81-39-00E 93.30 FT S05-39-19W 27.94 FT TO CURVE CONCAVE NWLY RAD 532.35 FT DELTA 06-54-10 CHORD S09-15-02W 64.10 FT FOR ARC DISTANCE OF 64.14 FT TO CURVE CONCAVE NWLY RAD 533 FT DELTA 32-09-12 CHORD S28-46-28W 295.20 FOR ARC DISTANCE OF 299.11 FT TO CURVE CONCAVE SELY RAD 831.99 FT DELTA 25-04-08 CHORD S32-19-26W 361.13 FT FOR ARC DISTANCE OF 364.02 FT TH S19-47-23W 80.09 FT S70-12-37E 82.76 FT TO CURVE CONCAVE NELY RAD 239.98 FT DELTA 31-45-43 CHORD S86-05-24E 131.34 FT FOR ARC DISTANCE OF 133.03 FT TH N78-03-15E 22.90 FT TH S12-07-31E 258.36 FT TH S78-01-20W 62.01 FT TH S11-58-40E 882.11 FT TO NON-TANGENT CURVE CONCAVE NELY RAD 600 FT DELTA 92-18-08 CHORD N47-43-45W 865.40 FT FOR ARC DISTANCE OF 966.59 FT TH N03-11-51W 1207.84 FT TH N00-27-43W 136.20 FT TO POB	1

Orlando Central Park  
Subdivisions  
Exhibit "B"

Subdivisions	Plat Book / Page(s)	Section Township Range Subcode	Lots/ Blocks / Buildings / Tracts Units	Number Of Parcels
Orlando Central Park No 1	Z/63	27-23-29-6311	Blocks A, B and C	18
Orlando Central Park No 2	1/45	27-23-29-6312	Blocks A-B	9
Orlando Central Park No 2A	2/75	27-23-29-6321	Blocks A-B	2
Orlando Central Park No 3A	2/38	27-23-29-6317	Block A	1
Orlando Central Park No 4	1/130	27-23-29-6314	Blocks A, B, C	4
Orlando Central Park No 4A	2/56	27-23-29-6319	Block A	2
Orlando Central Park No 5	2/7	27-23-29-6315	Block A	1
Orlando Central Park No 6	2/24 3/139	27-23-29-6316	Block A Block A&B from OCP No 19	1
Orlando Central Park No 7	2/43	27-23-29-6318	Block A	2
Orlando Central Park No 8	2/78	27-23-29-6322	Blocks A, B and C	6
Orlando Central Park No 9	2/74	27-23-29-6320	Block A	1
Orlando Central Park No 10	2/94	27-23-29-6323	Block A Lot 2	1
Orlando Central Park No 11	2/107	27-23-29-6324	Block A Block B Lots 1-2	3
Orlando Central Park No 12	2/114	27-23-29-6325	Blocks B	1
Orlando Central Park No 13	2/123	22-23-29-6328	Block A Lots 1-2 Block B Lots 1-2	4
Orlando Central Park No 14	3/18	28-23-29-6311	Block A	1
Orlando Central Park No 16	3/23	27-23-29-6327	Blocks A-B	2
Orlando Central Park No 17	3/38	27-23-29-6329	Blocks B	2
Orlando Central Park No 18	3/95	27-23-29-6330	Block A Lots 1-2 Blocks B-C	4
Orlando Central Park No 19 Combined with No 6	3/139	27-23-29-6332	Block B	0
Orlando Central Park No 20	3/145	27-23-29-6334	Blocks A-B	3
Orlando Central Park No 21	4/9	28-23-29-6336	Block A	1
Orlando Central Park No 22	4/18	28-23-29-6337	Blocks A, B, C and D	4
Orlando Central Park No 23	4/22	22-23-29-6338	Blocks A-B	2
Orlando Central Park No 24	4/28	28-23-29-6339	Blocks A-B	3
Orlando Central Park No 25	4/62	28-23-29-6340	Block A	3
Orlando Central Park No 26	4/95	28-23-29-6341	Block A Lots 1-2	3
Orlando Central Park No 27	4/96	22-23-29-6342	Block A	2
Orlando Central Park No 28	4/110	28-23-29-6343	Block A	1
Orlando Central Park No 29	5/58	28-23-29-6345	Blocks A, B, C Block D Lots 1-2 Block E Lots 1-2	10
Orlando Central Park No 30	5/7	22-23-29-6345	Block A	1
Orlando Central Park No 31	6/121	21-23-29-6345	Blocks A-B 21-23-29-6346-02-002 21-23-29-6346-02-003 N/C	6
Orlando Central Park No 32	5/59	33-23-29-6347	Block A Block B Lots 1-2	5

			33-23-29-6347-02-020 N/C	
Orlando Central Park No 33	5/72	22-23-29-6348	Blocks A, B, C 22-23-29-6348-03-010 N/C	8
Orlando Central Park No 34	5/67	28-23-29-6349	Blocks A, B, C	4
Orlando Central Park No 35	6/12	33-23-29-6350	Blocks A-B 33-23-29-6350-01-000 N/C	1
Orlando Central Park No 36	8/71	28-23-29-6353	Blocks A-B	2
Orlando Central Park No 37	6/13	33-23-29-6352	Block A (6352) Block A (6360)	1
Orlando Central Park No 38	6/60	33-23-29-6354	Block A	2
Orlando Central Park No 39	8/111	27-23-29-6337	Block A	1
Orlando Central Park No 40	7/9	27-23-29-6338	Block A Block B 27-23-29-6338-01-000 N/C	6
Orlando Central Park No 41	7/137	33-23-29-6360	Merged with OCP# 37	0
Orlando Central Park No 42	9/21	33-23-29-6360	Blocks A-B Lots 1-2 Block C	7
Orlando Central Park No 43	9/87	28-23-29-6362	Block A	2
Orlando Central Park No 44	10/101	28-23-29-6364	Blocks A, B, C and D	12
Orlando Central Park No 45	10/126	33-23-29-6366	Blocks A and C	6
Orlando Central Park No 45 - Continued	10/126	33-23-29-6366	Block B Lots 1-2	
Orlando Central Park No 46	11/60	28-23-29-6368	Block A	3
Orlando Central Park No 48	11/98	33-23-29-6370	Blocks A-B	5
Orlando Central Park No 49	12/64	33-23-29-6372	Block A	1
Orlando Central Park No 50	13/52	33-23-29-6374	Blocks A-B Block C 33-23-29-6374-03-000 33-23-29-6374-03-001 N/C	7
Orlando Central Park No 51	14/68	28-23-29-6376	Block A Lots 1-2	2
Orlando Central Park No 52	15/117	28-23-29-6380	Block A	1
Orlando Central Park No 53	16/1	28-23-29-6386	Blocks A-B 28-23-29-6386-03-000 N/C	3
Orlando Central Park No 54	16/25	21-23-29-6352	Blocks A-B 21-23-29-6352-00-003 N/C	6
Orlando Central Park No 55	16/79	28-23-29-6390	Block A	2
Orlando Central Park No 56	17/133	03-24-29-6364	Blocks A, B, C and D	11
Orlando Central Park No 56A	21/88	03-24-29-6365	Block A 03-24-29-6365-01-002 N/C	5
Orlando Central Park No 58	17/29	28-23-29-6394	Blocks A, B and C 28-23-29-6394-02-000 N/C	3
Orlando Central Park No 60	18/79	04-24-29-6362	Blocks A-B	6
Orlando Central Park No 61	20/22	04-24-29-6401	Blocks A-B	4
Orlando Central Park No 61A	29/51	04-24-29-6351	Block A	2
Orlando Central Park No 62	20/138	04-24-29-6402	Blocks A and C 04-24-29-6402-02-000	2

			N/C	
Orlando Central Park No 65	35/140	04-24-29-6385	Block A	1
Prosper Colony Plan of Block 1	D/109	22-23-29-7268	Lots 1-121 Block 1 22-23-29-7268-72-001 N/C 22-23-29-7268-73-000 22-23-29-7268-88-000	3
Prosper Colony Plan of Block 2	D/110	33-23-29-7268	Lots 1-128 33-23-29-7268-00-102 N/C 33-23-29-7268-00-105 33-23-29-7268-00-140 33-23-29-7268-00-901	4
Consulate Business Center Condo	7597/3839*	03-24-29-1529	Units 1-21	21
Duke Park South Unit 1	68/80	04-24-29-2296	Lots 1-4	4
Duke Park South Unit 2	70/23	04-24-29-2297	Lots 1 and 5 04-24-29-2297-02-000 04-24-29-2297-03-000 04-24-29-2297-04-000 N/C	5
Gran Park at Southpark Phase 2	55/41	04-24-29-3045	Lots 1-9 04-24-29-3045-00-001 N/C	10
JY I Business Center Condo	8994/0310*	32-23-29-4061	Units 1-14	14
JY II Business Center Condo	8994/0310*	32-23-29-4062	Units 1-14	14
OSP Service Condominium	7937/1798*	32-23-29-6437	Units 1-12 Units 14-43	42
OSP 2 Business Center Condominium	9136/0087*	32-23-29-6439	Units 1-12A Units 12B-24 Bldg A Units 1-12A Units 12B-26 Bldg B	50
Preserve Business Center Condominium	8746/2815*	32-23-29-7249	Units 1-12 Units 14-19	18
Southpark Business Center Condo	9760/4357*	32-23-29-8173	Units 1-27	27
Southpark Unit 1	14/84	33-23-29-8183	Block A	1
Southpark Unit 2	16/41	33-23-29-8187	Blocks A, B, C and D 33-23-29-8187-01-000 33-23-29-8187-03-000 33-23-29-8187-04-000 N/C	4
Southpark Unit 3	17/28	33-23-29-8191	Block A 33-23-29-8191-01-001 N/C	9
Southpark Unit 5	41/13	32-23-29-8186	Block A	1
Southpark Unit 6	42/22	32-23-29-8188	Blocks A, B and C	2
Southpark Unit 4A	44/116	32-23-29-8190	Block A, Lots 1-2 Block B	3
Southpark Unit 4	20/137	32-23-29-8207	Blocks A, B, C, D and E 32-23-29-8207-01-007 32-23-29-8207-02-000 N/C	23
Southpark Unit 8	64/12	32-23-29-8221	Blocks A-B	3
WPK Service Center Condo	8088/1601*	32-23-29-9471	Units 1-12 Units 14-17	16

Ipanema III Service Center	8329/4858*	33-23-29-1171	Units 1-10	10
Sand Lake Corners at Southpark	39/147	33-23-29-7457	Tract 1-4 Lot 10 33-23-29-7457-00-002	5
Sky Lake Unit 3	1/83	27-23-29-8086	Blocks A-B	5
LMG Warehouse	72/48-49	04-24-29-5102	Lots 1-2	2
Southridge Commerce Park	72/37-42	04-24-29-8242	Lots 1-5	5
World Design Center Parcel 6A	79/146	04-24-29-9500	Lot 1	1
World Design Center Parcels 5, 6B, & 7A	95/31-34	04-24-29-9501	04-24-29-9501-05-000 04-24-29-9501-06-002 04-24-29-9501-07-001	3
<b>Presidents Drive Commerce Center</b>	<b>98/12-13</b>	<b>28-23-29-7255</b>	<b>Lot 1-3</b>	<b>3</b>
<b>World Design Center Phase 3</b>	<b>100/96-106</b>	<b>33-23-29-9463</b>	<b>Parcels 1-2</b> <b>Parcels 4-5</b> <b>Parcels 8-10</b>	<b>7</b>
			<b>Total Parcels</b>	<b>545</b>

Orlando Central Park  
Exhibit "C" – Existing Inventory  
Duke Energy Florida, Inc.

Quantity	Description	Per Unit, Per Month
7	100 watt 9500 LHPS type 320 standard roadway fixtures	8.23
128	200 watt 22000 LHPS type 330 standard roadway fixtures	11.42
229	250 watt 27500 LHPS type 335 standard roadway fixtures	12.99
151	250 watt 27500 LHPS type 345 standard roadway fixtures	13.97
2	216 watt equivalent light emitting diode standard black roadway fixtures	19.59
76	250 watt 27500 LHPS type 365 shoebox fixtures	20.99
50	250 watt 27500 LHPS type 370 hatbox fixtures	24.51
38	400 watt 38000 LHPS type 390 galleria fixtures	31.15
5	150 watt equivalent light emitting diode roadway fixture	26.22
378	Type 405 30/35 foot standard concrete poles	5.05
76	Type 431 41 foot fiber glass poles	17.18
2	Type 450 special poles	1.75
50	Type 477 30 foot promenade poles	18.70
21	Type 478 35 foot promenade poles	20.14
5	Type 412 32 foot maitland (octagonal) poles	16.29

LHPS – lumen high pressure sodium

Orlando Central Park  
Exhibit "D" – Revised Inventory  
Duke Energy Florida, Inc.

Quantity	Description	Per Unit, Per Month
7	100 watt 9500 LHPS type 320 standard roadway fixtures	8.20
128	200 watt 22000 LHPS type 330 standard roadway fixtures	11.36
227	250 watt 27500 LHPS type 335 standard roadway fixtures	12.92
151	250 watt 27500 LHPS type 345 standard roadway fixtures	13.90
2	216 watt equivalent light emitting diode standard black roadway fixtures	19.65
76	250 watt 27500 LHPS type 365 shoebox fixtures	20.92
50	250 watt 27500 LHPS type 370 hatbox fixtures	24.44
38	400 watt 38000 LHPS type 390 galleria fixtures	31.04
5	150 watt equivalent light emitting diode roadway fixtures	26.22
<b>6</b>	<b>150 watt equivalent light emitting diode roadway black fixtures</b>	<b>16.08</b>
378	Type 405 30/35 foot standard concrete poles	5.05
76	Type 431 41 foot fiber glass poles	17.18
2	Type 450 special poles	11.84
50	Type 477 30 foot promenade poles	18.70
21	Type 478 35 foot promenade poles	20.14
<b>11</b>	<b>Type 412 32 foot maitland (octagonal) poles</b>	<b>16.29</b>

LHPS – lumen high pressure sodium

Orlando Central Park  
Exhibit "E" – Existing Inventory  
Orlando Utilities Commission.

Quantity	Description	Per Unit, Per Month
44	100 watt high pressure sodium standard cobra head fixtures	6.58
46	250 watt high pressure sodium standard cobra head fixtures	14.55
40	35 foot concrete poles	5.46
4	30/60 foot wood poles	3.36