



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE
COUNTY
FLORIDA

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Special Assessments
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Date: March 27, 2019

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 the Existing Municipal Service Benefit Unit (MSBU) for Streetlighting

MSBU District: **Meadow Woods Planned Development**

Applicant: Denver Marlow
Meritage Homes of Florida, Inc.
Developer

District: Commissioner Gomez Cordero, District 4

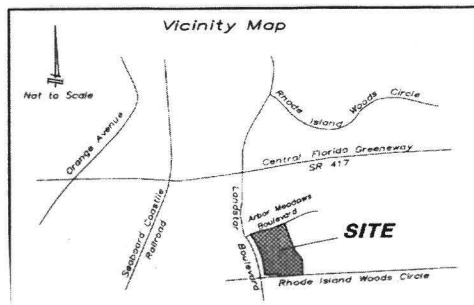
Report: The attached resolution will amend the existing MSBU. The amendment will add the 206 lots of Arbors at Meadow Woods into the Meadow Woods Planned Development district. This will allow all of the 8,850 lots / parcels / units to be assessed for streetlighting.

Streetlighting: The streetlighting inventory will consist 6 – 100 watt standard roadway fixtures, 324 – 150 watt roadway fixtures, 36 – 250 watt standard roadway fixtures, 2 – 400 watt standard roadway fixtures, 2 – 100 watt decorative flagler fixtures, 17 – 100 watt decorative ocala (acorn) fixtures and 8 – 400 watt shoebox fixtures, 6 – 108 watt LED roadway fixtures, 369 – 30/35 foot single standard concrete poles, 4 – 35 foot single tenon top concrete poles, 9 – 16 foot single standard concrete poles and 5 – 16 foot dual standard decorative colonial concrete poles. The estimated assessment for the amending MSBU for streetlighting is \$11.30 per lot / per parcel / per unit / per year. Last year's assessment was \$12.34 per lot / per parcel / per unit.

Effective Date: The amending MSBU would be effective November 1, 2019.

Action Requested: Approval of attached resolution.

Meadow Woods Planned Development



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

**Meadow Woods
Planned Development
11/2019**

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 areas 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 ("Board") is the governing board of the County pursuant to its charter; and

WHEREAS, by the Resolution dated **May 23, 2017**, the Board established the amending Meadow Woods Planned Development 11/2017 MSBU for master streetlighting ("Resolution"), said Resolution being recorded in Official Records as Document Instrument Number **20170305124**, Public Records of Orange County, Florida; and

WHEREAS, the Board has now received a request for the amendment of said Resolution within the established MSBU planned development for streetlighting for metes and bounds parcels and for subdivisions which are more fully described as shown in "Exhibit A" of this resolution; and the existing streetlighting inventory consists of 6 – 100 watt 9,500 lumen high pressure sodium standard roadway fixtures, 251 – 150 watt 16,000 lumen high pressure sodium standard overhead roadway fixtures, 73 - 150 watt 16,000 lumen high pressure sodium standard underground roadway fixtures, 36 – 250 watt 27,500 lumen high pressure sodium standard underground roadway fixtures, 2 – 400 watt 50,000 lumen high pressure sodium standard overhead roadway fixtures, 2 – 100 watt 9,500 lumen high pressure sodium decorative flagler fixtures, 6 – 108 watt LED underground roadway fixtures, 17 – 100 watt 9,500 lumen high pressure sodium decorative ocala (acorn) fixtures and 8 – 400 watt 50,000 lumen high pressure sodium shoebox fixtures with 369 – 30/35 foot single standard concrete poles, 4 – 35 foot single tenon top concrete poles, 9 – 16 foot single standard decorative colonial concrete poles and 5 – 16 foot dual standard decorative colonial concrete poles; and

WHEREAS, this Board has determined that the amendment of the existing MSBU, the purpose of which is to combine the subdivisions and metes and bounds parcels which are more fully described as shown in Exhibit "A" of this resolution, 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 properties within Meadow Woods Planned Development Master Streetlighting MSBU will be benefited, now and in the future, and that the

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

existing MSBU should be amended to include the attached Exhibit "A" of lots and metes and bounds parcels located in Orange County, Florida; and

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 **Meadow Woods Planned Development 11/2017** Resolution for Master Streetlighting, which is recorded in Official Records as Document Instrument Number **20170305124**, Public Records of Orange County, Florida, is hereby amended as the **Meadow Woods Planned Development 11/2019 MSBU**, subject to final adjustment and approval as provided for in Section 197.3632, Florida Statutes. This MSBU is to combine said parcel identification numbers and subdivisions, the boundaries of which appear on the metes and bounds parcels and on the recorded plats, that are more fully described as shown in **Exhibit "A"** of this resolution, Public Records of Orange County, Florida. 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.** is to construct, or has 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 Meadow Woods Planned Development Master Streetlighting MSBU and that Duke Energy Florida, Inc. will assume standard maintenance and operation of such equipment, subsequent to such construction, including computation of the annual and monthly charges for such maintenance and operation. Such equipment is to include **6 – 100 watt 9,500 lumen high pressure sodium standard overhead roadway fixtures at \$8.17 per fixture, per month, 251 – 150 watt 16,000 lumen high pressure sodium standard overhead roadway fixtures at \$9.89 per fixture, per month, 73 - 150 watt 16,000 lumen high pressure sodium standard underground roadway fixtures at \$13.69 per fixture, per month, 36 – 250 watt 27,500 lumen high pressure sodium standard roadway fixtures at \$17.06 per fixture, per month, 2 – 400 watt 50,000 lumen high pressure sodium standard overhead roadway fixtures at \$18.11 per fixture, per month, 2 – 100 watt 9,500 lumen high pressure sodium decorative flagler fixtures at \$21.48 per fixture, per month, 17 – 100 watt 9,500 lumen high pressure sodium decorative ocala (acorn) fixtures at \$13.78 per fixture, per month and 8 – 400 watt 50,000 lumen high pressure sodium shoebox fixtures at \$25.02 per fixture, per month, 6 – 108 watt LED roadway underground fixtures at \$12.49 per fixtures, per month with 369 - 30/35 foot single standard concrete poles at \$5.05 per pole, per month, 4 – 35 foot tenon top concrete poles at \$13.37 per pole, per month, 9 – 16 foot single standard decorative colonial concrete poles at \$8.99 per pole, per month and 5 – 16 foot dual standard decorative colonial concrete poles at \$13.35 per pole, per month for a yearly rate of \$83,630.90** which 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. for the services described herein. It is further understood by the County that Duke Energy Florida, Inc. may construct such streetlighting equipment only in those portions of the MSBU as may be necessary concurrent with the development of Meadow Wood Planned Development Master Streetlighting MSBU 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 Meadow Woods Planned Development Master Streetlighting MSBU expands the additional Additions, Phases, Sections, Units and/or etc., as the case may be, 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. for Meadow Woods Planned Development 11/2019 MSBU is effective November 1, 2019.**

Streetlights installed prior to this date are the responsibility of the developer and not the County. It is further understood that only 6 – 100 watt 9,500 lumen high pressure sodium standard overhead roadway fixtures at \$8.17 per fixture, per month, 251 – 150 watt 16,000 lumen high pressure sodium standard overhead roadway fixtures at \$9.89 per fixture, per month, 73 - 150 watt 16,000 lumen high pressure sodium standard underground roadway fixtures at \$13.69 per fixture, per month, 36 – 250 watt 27,500 lumen high pressure sodium standard roadway fixtures at \$17.06 per fixture, per month, 2 – 400 watt 50,000 lumen high pressure sodium standard overhead roadway fixtures at \$18.11 per fixture, per month, 2 – 100 watt 9,500 lumen high pressure sodium decorative flagler fixtures at \$21.48 per fixture, per month, 17 – 100 watt 9,500 lumen high pressure sodium decorative ocala (acorn) fixtures at \$13.78 per fixture, per month and 8 – 400 watt 50,000 lumen high pressure sodium shoebox fixtures at \$25.02 per fixture, per month 6 – 108 watt LED roadway underground fixtures at \$12.49 per fixture, per month with 369 - 30/35 foot single standard concrete poles at \$5.05 per pole, per month, 4 – 35 foot tenon top concrete poles at \$13.37 per pole, per month, 9 – 16 foot single standard decorative colonial concrete poles at \$8.99 per pole, per month and 5 – 16 foot dual standard decorative colonial concrete poles at \$13.35 per pole, per month 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 **November 1, 2019** 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 the Meadow Woods Planned Development Master Streetlighting MSBU 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 **\$100,005.00** and the estimated annual charge to each individual freeholder is

\$11.30. Proceeds of collection of such assessments as provided hereinafter are to be 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 parcel identification numbers and the recorded plats of Meadow Woods Planned Development Master Streetlighting MSBU, which are more fully described in Exhibit "A", 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, 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 said 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., 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 as Document Instrument Number 20170305124, is controlling and supersedes the resolution recorded as Document Instrument Number 20170305124, Public Records of Orange County, Florida.

ADOPTED THIS _____ DAY OF _____, 2019

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

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

BY: _____
DEPUTY CLERK

Meadow Woods Planned Development Master Streetlighting MSBU
Subdivisions
Exhibit "A"

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Property Boundaries	# of Lots / Parcels
Meadow Woods Village 1	24-24-29-5570	11/132	Lots 1-39, Block 101 Lots 1-26, Block 102 Lots 1-19, Block 103 Lots 1-26, Block 104 Lots 1-15, Block 105 Lot 1, Block 107 Lots 1-2, Block 109	128
Meadow Woods Village 2	24-24-29-5578	11/145	Lots 16-30, Block 105 Lots 1-26, Block 106 Lots 2-12, Block 107 Lots 3-25, Block 109	75
Meadow Woods Village 3	24-24-29-5586	12/99-100	Lots 1-23, Block 110 Lots 1-20, Block 111 Lots 1-19, Block 112 Lots 1-28, Block 113 Lots 1-33, Block 114 Lots 1-23, Block 115	146
Meadow Woods Village 4	24-24-29-5594	13/38-40	Lots 1-23, Block 116 Lots 1-24, Block 117 Lots 1-38, Block 118 Lots 1-50, Block 119 Lots 1-15, Block 120 Lots 1-14, Block 121 Lots 1-20, Block 122 Lots 1-10, Block 123 Lots 1-8, Block 124 Lots 1-11, Block 125	213
Meadow Woods Village 5	24-24-29-6000	13/41-43	Lots 1-43, Block 126 Lots 1-9, Block 127 Lots 1-15, Block 128 Lots 1-19, Block 129 Lots 1-22, Block 130 Lots 1-12, Block 131 Lots 1-16, Block 132 Lots 1-19, Block 133 Lots 1-14, Block 134 Lots 1-2, Block 134A Lots 1-4, Block 134B	175
Meadow Woods Village 5A	24-24-29-6006	14/85	Lots 1-13, Block 134C	13
Meadow Woods Village 6	24-24-29-6010	14/70	Lots 3-33, Block 135 Lots 1-32, Block 136 Lots 1-21, Block 137 Lots 1-20, Block 138 Lots 1-22, Block 139	126
Meadow Woods Village 7 Phase 1	25-24-29-6018	16/60-61	Lots 1-33, Block 141 Lots 1-22, Block 141A Lots 1-18, Block 144 Lots 1-35, Block 145 Lots 1-67, Block 146	175

Meadow Woods Planned Development Master Streetlighting MSBU
Subdivisions
Exhibit "A"

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Property Boundaries	# of Lots / Parcels
Meadow Woods Village 7 Phase 2	25-24-29-6022	17/93-94	Lots 1-62, Block 141B Lots 1-60, Block 142 Lots 1-35, Block 143 Lots 1-17, Block 144A	174
Meadow Woods Village 8	25-24-29-6050	19/1-2	Lots 1-4, Block 157 Lots 1-31, Block 158 Lots 1-12, Block 159 Lots 1-34, Block 160 Lots 1-4, Block 161	85
Meadow Woods Village 9 Phase 1	25-24-29-6023	20/10	Lots 1-14, Block 150 Lots 1-19, Block 151	33
Meadow Woods Village 9 Phase 2	30-24-30-6053	20/104-105	Lots 1-21, Block 152 Lots 1-49, Block 153 Lots 1-55, Block 154 Lots 1-17, Block 155	142
Meadow Woods Village 10	30-24-30-5579	24/17	Lots 1-90, Block 162 Lots 1-14, Block 163 Lots 1-51, Block 164	155
Meadow Woods Commercial Center DOT/State of Florida	24-24-29-5551	21/132	Lots 1-2	0
Club Courts at Meadow Woods Phase 1	25-24-29-1433	27/29	Lots 1-41	41
Creekside Villas at Meadow Woods	24-24-29-1809	13/101-103	Lots 1-126	126
Fairway Townhomes at Meadow Woods Replat	24-24-29-2661	20/66-37 22/21-22	Lot 1 Lots 1A-1D Lots 2A-2F Lots 3A-3D Lots 4A-4F Lots 5A-5F Lots 6A-6D Lots 7A-7F Lots 8A-8D Lots 9A-9F Lots 10A-10F Lots 11A-11F Lots 12A-12D Lots 13A-13F Lots 14A-14D	0 4 6 4 6 6 4 6 4 6 6 6 4 6 4 6 4
Golfview Villas at Meadow Woods	24-24-29-3069	24/112	Lots 1-44	44
Greenwood Village at Meadow Woods	24-24-29-3210	16/13	Lots 1-38	38
Parkside Villas at Meadow Woods	24-24-29-6705	18/51-52	Lots 1-57	57
Spring Lake	36-24-29-8243	26/94-95	Lots 1-20, Block 165 Lots 1-63, Block 166 Lots 1-28, Block 167 Lots 1-9, Block 168 Lots 1-69, Block 169	189
Forest Ridge	36-24-29-2855	26/91-93	Lots 1-111, Block 170 Lots 1-16, Block 171 Lots 1-20, Block 172 Lots 1-85, Block 173 Lots 1-23, Block 174	255
Club Courts at Meadow Woods Phase 2	25-24-29-1447	28/41	Lots 1-24	24

Meadow Woods Planned Development Master Streetlighting MSBU
Subdivisions
Exhibit "A"

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Property Boundaries	# of Lots / Parcels
Park Place at Meadow Woods	24-24-29-6703	28/1	Lots 1-14 Lots 21-22	16
Island Cove Villas Phase 1	36-24-29-3902	30/66-67	Lots 1-88	88
Willowbrook Phase 1	36-24-29-9309	29/63-64	Lots 1-42, Block 175 Lots 1-63, Block 176 Lots 1-3, Block 177 Lots 1-12, Block 178	120
Willowbrook Phase 2	36-24-29-9311	29/105-106	Lots 1-12, Block 179 Lots 1-22, Block 180 Lots 1-11, Block 181 Lots 1-10, Block 182 Lots 1-22, Block 183 Lots 1-44, Block 184	121
Meadow Woods Village 6 Replat	24-24-29-5638	26/40	Lots 1-2, Block 135	2
Island Cove Villas Phase 2	36-24-29-3903	30/111-113	Lots 1-114	114
Island Cove Villas Phase 3	36-24-29-3905	32/20-22	Lots 1-174	174
Lakewood at Meadow Woods	25-24-29-4941	31/56	Lot 1	0
Park Place at Meadow Woods Phase 2	24-24-29-6723	32/90	Lots 1-6	6
Willowbrook Phase 3	36-24-29-9313	32/97-99	Lots 1-11, Block 185 Lots 1-50, Block 186 Lots 1-2, Block 187	63
Woodbridge at Meadow Woods	30-24-30-9467	34/1-3	Lots 1-32, Block 188 Lots 1-59, Block 189 Lots 1-67, Block 190	158
Greenpointe	25-24-29-3205	35/61-64	Lots 1-8, Block 191 Lots 1-16, Block 192 Lots 1-38, Block 193 Lots 1-30, Block 194 Lots 1-17, Block 195 Lots 1-27, Block 196 Lots 1-25, Block 197	161
Hidden Lakes Phase 1	36-24-29-3070	37/1-4	Lots 1-121	121
Fairway Glen at Meadow Woods Condos Phase 1 Phase 2-3 Phase 4 Phase 5 Phase 7 Phase 13	30-24-30-2665	35/132 *5832/2836 *5171/2412 *5328/0455 *5373/2150 *5376/3906 *5373/2141 Official Records Book / Page	Lot 1 All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units	0 8 16 8 8 8 8
Hidden Lakes Phase 2	35-24-29-3071	39/17-20	Lots 1-122	122
Keystone	36-24-29-3072	41/7-10	Lots 1-179	179
Pebble Creek Phase 1	36-24-29-6723	38/97-98	Lots 1-109	109
Sandpoint at Meadow Woods	36-24-29-3906	40/25-27	Lots 1-134	134
Summerfield	25-24-29-8385	35/65-67	Lots 1-153	153
Islebrook Phase 1	31-24-30-3870	42/48-51	Lots 1-110	110
Pebble Creek Phase 2	36-24-29-6724	41/32-35	Lots 110-214	105

Meadow Woods Planned Development Master Streetlighting MSBU
Subdivisions
Exhibit "A"

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Property Boundaries	# of Lots / Parcels
Willow Pond Phase 1	35-24-29-9314	42/29-32	Lots 1-46	46
Fairway Glen at Meadow Woods Condos Phase 6 Phase 8 Phase 9 Phase 10 Phase 11 Phase 12 Phase 14 Phase 15 Phase 16	30-24-30-2665	*5452/3846 *5902/4335 *5942/3500 *5988/3711 *5963/1499 *5928/0490 *5882/3538 *5436/2969 *6002/3665 *Official Records Book / Page	All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units	8 8 8 8 8 8 8 8 8 8
Heather Glen at Meadow Woods	30-24-30-3510	43/134-139	Lots 1-177	177
Heron Bay at Meadow Woods	31-24-30-3510	44/54-57	Lots 1-71	71
Islebrook Phase 2	30-24-30-3871	44/87-90	Lots 111-176	66
Meadow Creek	30-24-30-4950	44/58-62	Lots 1-171	171
Willow Pond Phase 2	35-24-30-9315	45/135-138	Lots 47-115	69
Meadow Woods Plaza	36-24-29-6051	41/84-85	Lots 1-6	6
Oakshire Estates Phase 1	35-24-29-6063	46/35-38	Lots 1-73	73
Island Walk	30-24-30-3800	49/71-74	Lots 1-188	188
Harbor Lakes	30-24-30-3420	50/77-80	Lots 1-185	185
Windcrest at Meadow Woods	31-24-30-8894	51/21-24	Lots 1-123	123
Huntcliff Park	31-24-30-3500	51/48-51	Lots 1-191	191
Oakshire Estates Phase 2	35-24-29-6064	52/70-72	Lots 83-113	31
Meadow Woods Parcels 11 and 12	25-24-29-5561	54/2-3	Lots 1-3	4
Villa Del Sol at Meadow Woods Condo 1 Condo 2 Condo 3 Condo 3 Phase 2 Condo 3 Phase 3 Condo 4 Condo 4 Phase 2 Condo 4 Phase 3 Condo 5 Condo 6	25-24-29-8823	6648/458 6698/4746 6887/4595 7084/1568 7084/1573 7084/1578 7115/0753 7115/0758 6999/2620 6999/2826 *Official Records Book / Page	All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units	36 36 8 12 12 12 12 8 12 12
Meadow Woods Parcel 50	25-24-28-5829	56/27	Lot 1	3
Cedar Bend at Meadow Woods Phase 1	31-24-30-1736	57/90-94	Lots 1-168	168
Villa Del Sol at Meadow Woods Condo 5 Phase 2 Condo 5 Phase 3 Condo 6 Phase 2 Condo 6 Phase 3	25-24-29-8823	7314/0796* 7420/4122* 7241/1568* 7475/3694* Official Records	All buildings / units All buildings / units All buildings / units All buildings / units	8 12 12 16

Meadow Woods Planned Development Master Streetlighting MSBU
Subdivisions
Exhibit "A"

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Property Boundaries	# of Lots / Parcels
		Book / Page		
Sandhill Preserve	30-24-30-7429	60/85-89	Lots 1-147	147
Fieldstone Estates at Meadow Woods	31-24-30-2750	60/146-149	Lots 1-51	51
Cedar Bend at Meadow Woods Phase 2	31-24-30-1737	60/150-152	Lots 169-246	78
Wyndham Lakes Estates Unit 1	32-24-30-9623	63/29-38	Lots 1-50 Block 1 Lots 1-130 Block 2 Lots 1-71 Block 3 Lots 1-132 Block 4	383
Chatham Place at Arbor Meadows	30-24-30-2156	63/39-42	Lots 1-143	143
Meadow Woods Parcels 15 15.1 & 15.2	25-24-29-5565	64/49-51	Lots 1-4	5
Parcels	25-24-29	N/A	25-24-29-0000-00-014 25-24-29-0000-00-015 25-24-29-0000-00-025 25-24-29-0000-00-026	0 0 1 1
Wyndham Lakes Estates Unit 2	32-24-30-9624	69/20-27	Lots 1-105 Block 5 Lots 1-125 Block 6 Lots 1-122 Block 8 Tract OO Future Development Tract T Future Development	105 125 122 0 2 2
Meadow Woods Parcel 48	36-24-29-5827	69/34	Lot 1	2
Meadow Woods Parcel 30.1	25-24-29-5567	69/140-142	Lot 1	3
Portofino Meadows	25-24-29-7202	70/40-43	Lots 1-153	153
Meadow Woods Parcel 30	25-24-29-5566	71/32-34	Lot 1	2
Meadow Woods Parcel 12.1	25-24-29-5562	72/29-30	Lots 1-3	3
Lakewood at Meadow Woods Condos	31-24-30-4943	20/133-139~ 20/133-139~ 20/133-139~ 4665/3939* 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ 20/133-139~ ~Condo Book * Official Records Book / Page	All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units All buildings / units	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
Phase 1				
Phase 2				
Phase 3				
Phase 4				
Phase 5				
Phase 6				
Phase 7				
Phase 8				
Phase 9				
Phase 10				
Phase 11				
Phase 12				
Phase 13				
Phase 14				
Phase 15				
Landstar Business Center Condo	25-24-29-4801	10376/9042	Lot 4, Units 101-103	3
Wyndham Lakes Estates Unit 4	32-24-30-9626	73/28-35	Lots 1-122 Tract F – N/C (\$100)	122 0

Meadow Woods Planned Development Master Streetlighting MSBU
Subdivisions
Exhibit "A"

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Property Boundaries	# of Lots / Parcels
			Future Development	
Wyndham Lakes Estates Unit 3	32-24-30-9625	76/95-97	Lots 66-104 Block 6	39
Wyndham Lakes Estates Unit 6	32-24-30-9628	78/25-28	Lots 1-105 Block 7 Tract C Future Development	105 1
Del Morrow	36-24-29-2050	79/24-25	Lots 1-25	25
Wyndham Lakes Estates Unit 5 (Replatted as Unit 7)	32-24-30-9627	80/20-24	Lots 1-6 Block 1 Lots 7-12 Block 2 Lots 13-18 Block 3 Lots 19-24 Block 4 Lots 25-30 Block 5 Lots 31-36 Block 6 Lots 37-42 Block 7 Lots 43-48 Block 8 Lots 49-52 Block 9 Lots 53-58 Block 10 Lots 59-64 Block 11 Lots 65-70 Block 12 Lots 71-74 Block 13 Lots 75-80 Block 14 Lots 81-84 Block 15 Lots 85-90 Block 16 Lots 91-96 Block 17 Lots 97-102 Block 18 Lots 103-108 Block 19 Lots 109-112 Block 20 Lots 113-118 Block 21 Lots 119-124 Block 22 Lots 125-128 Block 23 Lots 129-134 Block 24 Lots 135-138 Block 25 Lots 139-144 Block 26 Lots 145-150 Block 27 Lots 151-154 Block 28	0
Wyndham Lakes Estates Phase 3C	32-24-30-9629	80/78-82	Lots 1-59	59
Wyndham Lakes Estates Unit 7 (Replat of Unit 5)	32-24-30-9630	80/131-135	Lots 1-6 Block 1 Lots 7-12 Block 2 Lots 13-18 Block 3 Lots 19-24 Block 4 Lots 25-30 Block 5 Lots 31-36 Block 6 Lots 37-42 Block 7 Lots 43-48 Block 8 Lots 49-52 Block 9 Lots 53-58 Block 10 Lots 59-64 Block 11 Lots 65-70 Block 12 Lots 71-74 Block 13 Lots 75-80 Block 14	154

Meadow Woods Planned Development Master Streetlighting MSBU
Subdivisions
Exhibit "A"

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Property Boundaries	# of Lots / Parcels
Wyndham Lakes Estates Unit 7 (Replat of Unit 5) - Continued	32-24-30-9630	80/131-135	Lots 81-84 Block 15 Lots 85-90 Block 16 Lots 91-96 Block 17 Lots 97-102 Block 18 Lots 103-108 Block 19 Lots 109-112 Block 20 Lots 113-118 Block 21 Lots 119-124 Block 22 Lots 125-128 Block 23 Lots 129-134 Block 24 Lots 135-138 Block 25 Lots 139-144 Block 26 Lots 145-150 Block 27 Lots 151-154 Block 28	
Wyndham Lakes Estates Unit 6A	32-24-30-9631	82/97-99	Lots 1-72	72
Wyndham Lakes Estates Phase 3D	32-24-30-9632	84/21	Lots 1-86	86
Wyndham Lakes Estates Phase 5N A Replat	33-24-30-9633	88/60-62	Lots 1 through 16 Lots 23 through 82	16 60
Wyndham Lakes Estates Phase 5N Amendment A Replat	33-24-30-9634	89/80	Lots 17 through 22	6
Arbors at Meadow Woods	25-24-29-0080	95/19-23	Lots 1 through 206	206
TOTAL 2019				8,850

Master Woods Planned Development
Meadow Woods Master Roads Inventory
Exhibit "B"

6	100 watt 9,500 lumen high pressure sodium standard overhead roadway fixtures
2	100 watt 9,500 lumen high pressure sodium decorative flagler fixtures
17	100 watt 9,500 lumen high pressure sodium decorative ocala (acorn) fixtures
251	150 watt 16,000 lumen high pressure sodium standard overhead roadway fixtures
73	150 watt 16,000 lumen high pressure sodium standard underground roadway fixtures
36	250 watt 27,500 lumen high pressure sodium standard roadway fixtures
2	400 watt 50,000 lumen high pressure sodium standard overhead roadway fixtures
8	400 watt 50,000 lumen high pressure sodium shoebox fixtures
6	108 watt LED underground roadway fixtures
369	30/35 foot single standard concrete poles
4	35 foot tenon top concrete poles
9	16 foot single standard decorative colonial concrete poles
5	16 foot dual standard decorative colonial concrete poles