



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: March 12, 2025
To: Mayor Jerry L. Demings
From: Eric Gassman, Chief Deputy Comptroller
Contact: Ann Curtis, 407-836-5770
Subject: Public Hearing to Amend the Existing Municipal Service Benefit Unit (MSBU) for Streetlighting

MSBU District: **Orangewood / Westwood Area**

Applicant: Vishaal Gupta
Park Square Homes
Developer

District: Commissioner Wilson, District 1

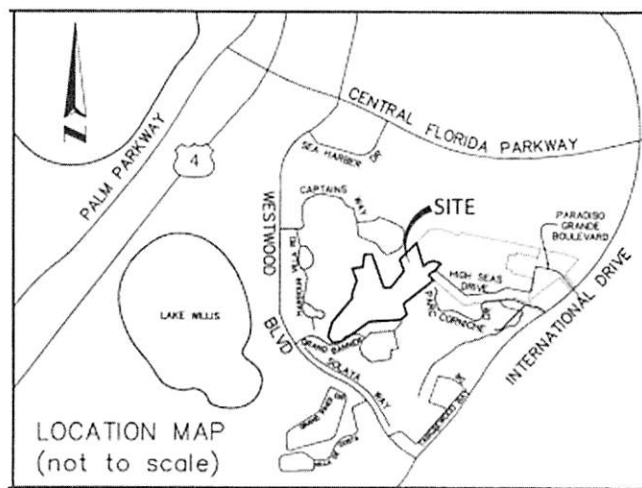
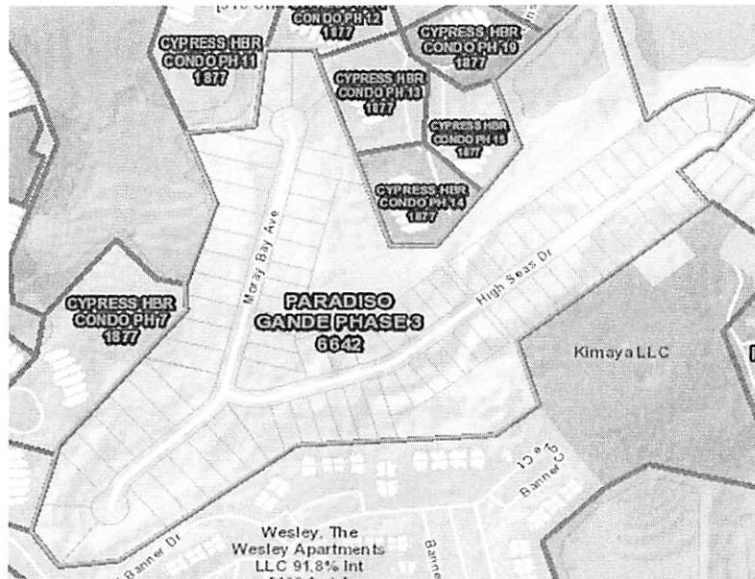
Report: The attached resolution will amend the existing MSBU. The amendment will add Paradiso Grande Phase 3 and Paradiso Grande Phase 5 subdivisions. This will allow all of the parcels to be assessed for streetlighting.

Streetlighting: The streetlighting inventory will consist of 339 – 210 watt LED (light emitting diode) shoebox bronze type III fixtures, 75 – 150 watt LED (light emitting diode) roadway 3K UG fixtures, 7 – 150 watt LED (light emitting diode) shoebox 3K black type IV fixtures, 2 – 150 watt LED (light emitting diode) shoebox 3K type V fixtures, 90 – 50 watt LED (light emitting diode) shoebox 3000K type IV black fixtures, 7 – 150 watt LED (light emitting diode) shoebox black type IV fixtures, 2 – 220 watt LED (light emitting diode) shoebox black 3K type IV fixtures, 2 – 219 watt LED (light emitting diode) shoebox fixtures, 2 - 220 watt LED (light emitting diode) roadway 3K gray UG type III fixtures, 1 – 220 watt LED (light emitting diode) roadway 3K black OH type III fixture, 1 – 220 watt LED (light emitting diode) roadway 3K gray OH type III fixture, 1 – 220 watt LED (light emitting diode) roadway 3K gray UG type III fixture, 1 – 200 watt LED (light emitting diode) shoebox FWT fixture, 56 - 50 watt LED (light emitting diode) K118 3K type IV fixtures and 55 – 50 watt LED (light emitting diode) open traditional black 3K type III fixtures with 299 – 41 foot fiberglass poles, 56 – 16 foot victorian II single gray poles, 32 – 30 foot concrete poles, 55 – 16 foot victorian II single black poles, 9 – 41 foot promenade bronze concrete poles, 9 – 35 foot promenade black concrete black adapter poles, 89 – 22 foot colonial single black poles, 7 – 22 foot colonial 6" tenon QSM black poles and 1 – 41 foot reinf fiberglass pole. The estimated assessment for the amending MSBU for streetlighting is \$290.00 per acre, per year. Last year's assessment was \$276.00 per acre.

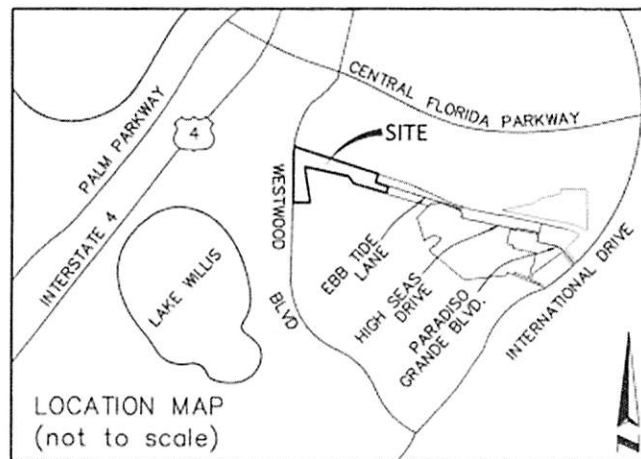
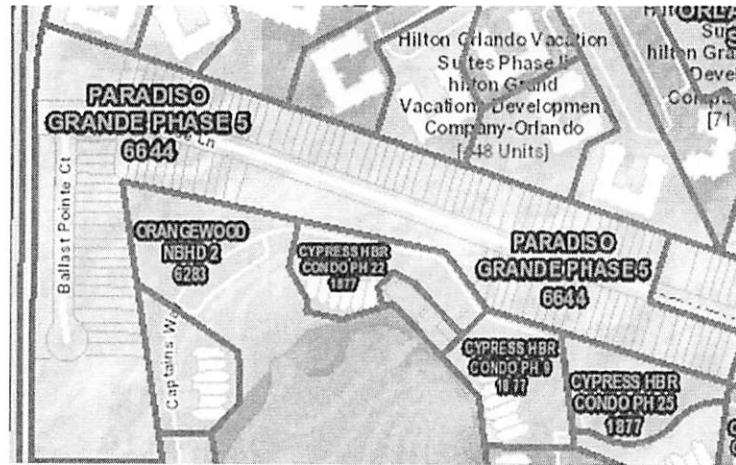
Effective Date: The amending MSBU would be effective November 2025.

Action Requested: Approval of attached resolution.

Paradiso Grande Phase 3



Paradiso Grande Phase 5



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

**Orangewood / Westwood Area
11/2025**

WHEREAS, Section 125.01 (1) (q), Florida Statutes, grants Orange County ("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 Orange County ("County") pursuant to its charter and,

WHEREAS, by the Resolution dated **March 26, 2024**, the Board established the amending Orangewood / Westwood Area 11/2024 Municipal Service Benefit Unit ("MSBU") for streetlighting ("Resolution"), said Resolution being recorded as Document Instrument Number **20240188298** in Official Records Pages **1 through 10**, Public Records of Orange County, Florida; and

WHEREAS, the Board has now received a request, from Vishaal Gupta with Park Square Homes ("Developer") for the amendment of said Resolution to include the condominiums and subdivisions, which are more fully described as shown in Exhibit "A" of this resolution and metes and bounds parcel identification numbers which are more fully described as shown in Exhibit "B" of this resolution and in that portion of unincorporated Orange County, to adjust the existing streetlighting inventory as more fully described as shown in Exhibit "C" of this resolution to the revised streetlighting inventory more fully described as shown in Exhibit "D" of this resolution, and

WHEREAS, this Board has determined that the amendment of the MSBU, the purpose of which is to include the condominiums and subdivisions, which are more fully described as shown in Exhibit "A" of this resolution and metes and bounds parcel identification numbers which are more fully described as shown in Exhibit "B" of this resolution, to adjust the existing streetlighting inventory which is more fully described as shown in Exhibit "C" of this resolution and the revised streetlighting inventory which is more fully described as shown in Exhibit "D" of this resolution 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 properties within Orangewood / Westwood Area MSBU will be benefited, now and in the future, and that the MSBU should be amended.

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

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

1. The foregoing "WHEREAS" clauses are presumed to be true and correct and are hereby incorporated into the text of the resolution. The **Orangewood / Westwood Area 11/2024** Resolution for streetlighting, which is recorded as Document Instrument Number **20240188298** in Official Records Pages **1 through 10**, Public Records of Orange County, Florida, is hereby amended as the **Orangewood / Westwood Area MSBU 11/2025**, subject to final adjustment and approval as provided for in Section 197.3632, Florida Statutes. This MSBU is to include said subdivisions, the boundaries of which are more fully described as shown in Exhibit "A" of this resolution and metes and bounds properties and property legal description parcel identification numbers which are more fully described as shown in Exhibit "B" of this resolution on numbers which includes parts of Sections **11, 12, 13 and 14**, Township **24**, Range **28**, and parts of Sections **7 and 18**, Township **24**, Range **29**, Public Records of Orange County, Florida. The purpose of such MSBU is to provide for collection and disbursal 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 Department, all necessary streetlighting equipment at no expense to the County, prior to or during construction of those portions of Orangewood / Westwood Area MSBU and that the 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 **339 – 210 watt LED (light emitting diode) shoebox bronze type III fixtures at \$23.20 per fixture, per month, 75 – 150 watt LED (light emitting diode) roadway 3K UG fixtures at \$11.66 per fixture, per month, 7 – 150 watt LED (light emitting diode) shoebox 3K black type IV fixtures at \$19.94 per fixture, per month, 2 – 150 watt LED (light emitting diode) shoebox 3K type V fixtures at \$19.94 per fixture, per month, 90 – 50 watt LED (light emitting diode) shoebox 3000K type IV black fixtures at \$12.22 per fixture, per month, 7 – 150 watt LED (light emitting diode) shoebox black type IV fixtures at \$19.94 per fixture, per month, 2 – 220 watt LED (light emitting diode) shoebox black 3K type IV fixtures at \$23.20 per fixture, per month, 2 – 219 watt LED (light emitting diode) shoebox fixtures at \$32.04 per fixture, per month, 2 - 220 watt LED (light emitting diode) roadway 3K gray UG type III fixtures at \$12.21 per fixture, per month, 1 – 220 watt LED (light emitting diode) roadway 3K black OH type III fixture at \$12.21 per fixture, per month, 1 – 220 watt LED (light emitting diode) roadway 3K gray OH type III fixture at \$16.55 per fixture, per month, 1 – 220 watt LED (light emitting diode) roadway 3K gray UG type III fixture at \$16.55 per fixture, per month, 1 – 200 watt LED (light emitting diode) shoebox FWT fixture at \$38.19 per fixture, per month, 56 – 50 watt LED (light emitting diode) K118 3K type IV fixtures at \$16.38 per fixture, per month and 55 – 50 watt LED (light emitting diode) open traditional black 3K type III fixtures at \$10.94 per fixture, per month with 299 – 41 foot fiberglass poles at \$13.36 per pole, per month, 56 – 16 foot victorian II single gray poles at \$12.49 per pole, per month, 32 – 30 foot concrete poles at \$8.11 per pole, per month, 55 – 16 foot victorian II single black poles at \$12.49 per pole, per month, 9 – 41 foot promenade bronze concrete poles at \$21.00 per pole, per month, 9 – 35 foot promenade black concrete black adapter poles at \$20.56 per pole, per month, 89 – 22 foot colonial single black poles at \$14.25 per pole, per month, 7 – 22 foot colonial 6" tenon QSM black poles at \$16.16 per pole, per month and 1 – 41 foot reinf fiberglass pole at \$20.25 per pole, per month, for a yearly rate of \$231,761.16, 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 the Duke Energy Florida, Inc. for the services described herein. It is further understood by the County that the 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 Orangewood / Westwood Area 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 Orangewood / Westwood Area 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 Orangewood / Westwood Area MSBU will not be effective until November 1, 2025.** Streetlights installed prior to this date are the responsibility of the developer and not the County. It is further understood that only 339 – 210 watt LED (light emitting diode) shoebox bronze type III fixtures at \$23.20 per fixture, per month, 75 – 150 watt LED (light emitting diode) roadway 3K UG fixtures at \$11.66 per fixture, per month, 7 – 150 watt LED (light emitting diode) shoebox 3K black type IV fixtures at \$19.94 per fixture, per month, 2 – 150 watt LED (light emitting diode) shoebox 3K type V fixtures at \$19.94 per fixture, per month, 90 – 50 watt LED (light emitting diode) shoebox 3000K type IV black fixtures at \$12.22 per fixture, per month, 7 – 150 watt LED (light emitting diode) shoebox black type IV fixtures at \$19.94 per fixture, per month, 2 – 220 watt LED (light emitting diode) shoebox black 3K type IV fixtures at \$23.20 per fixture, per month, 2 – 219 watt LED (light emitting diode) shoebox fixtures at \$32.04 per fixture, per month, 2 - 220 watt LED (light emitting diode) roadway 3K gray UG type III fixtures at \$12.21 per fixture, per month, 1 – 220 watt LED (light emitting diode) roadway 3K black OH type III fixture at \$12.21 per fixture, per month, 1 – 220 watt LED (light emitting diode) roadway 3K gray OH type III fixture at \$16.55 per fixture, per month, 1 – 220 watt LED (light emitting diode) roadway 3K gray UG type III fixture at \$16.55 per fixture, per month, 1 – 200 watt LED (light emitting diode) shoebox FWT fixture at \$38.19 per fixture, per month, 56 – 50 watt LED (light emitting diode) K118 3K type IV fixtures at \$16.38 per fixture, per month and 55 – 50 watt LED (light emitting diode) open traditional black 3K type III fixtures at \$10.94 per fixture, per month with 299 – 41 foot fiberglass poles at \$13.36 per pole, per month, 56 – 16 foot victorian II single gray poles at \$12.49 per pole, per month, 32 – 30 foot concrete poles at \$8.11 per pole, per month, 55 – 16 foot victorian II single black poles at \$12.49 per pole, per month, 9 – 41 foot promenade bronze concrete poles at \$21.00 per pole, per month, 9 – 35 foot promenade black concrete black adapter poles at \$20.56 per pole, per month, 89 – 22 foot colonial single black poles at \$14.25 per pole, per month, 7 – 22 foot colonial 6" tenon QSM black poles at \$16.16 per pole, per month and 1 – 41 foot reinf fiberglass pole at \$20.25 per pole, per month are approved for this MSBU. Any additional streetlighting will be the responsibility of the developer.

2. 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, 2025** 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 Orangewood / Westwood Area 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 **\$299,567.10** and the estimated annual charge to each individual freeholder is **\$290.00 per acre**. 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.

3. 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 recorded condominiums and subdivisions, which are more fully described as shown in Exhibit "A" of this resolution and metes and bounds parcel identification numbers which are more fully described as shown in Exhibit "B" of this resolution of the Orangewood / Westwood Area MSBU, 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.

4. 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.

5. 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.

6. 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 four times preceding the public hearing.

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

8. This resolution, which amends and restates the resolution recorded in Document Instrument Number 20240188298 in Official Records Pages 1 through 10, is controlling and supersedes the resolution recorded in in Document Instrument Number 20240188298 in Official Records Pages 1 through 9, Public Records of Orange County, Florida.

ADOPTED THIS _____ DAY OF _____, 2025

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

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

BY: _____
DEPUTY CLERK

**Orangewood / Westwood Area MSBU
Exhibit "A" Subdivisions - Condominiums**

Subdivision Name	Section Township Range Subcode	Plat Book / Page	Lot Numbers	Number of Parcels	Number of Acres
ILH Interchange Center	11-24-28-3829	27/96	Lots 1 through 3	8	39.41
H B J Headquarters	12-24-28-3275	29/19	All tracts and lots	1	14.23
H B J Place	12-24-28-3461	27/64	Lot 1	1	5.56
Orlando Vacation Suites Phase 1 Phase 2 12-24-28-6422-99-999	12-24-28-6422	23/58 CB* 23/80 CB*	Commercial Units 34 Timeshares 37 Timeshares	4	15.63
Park Center	12-24-28-6652	9/62	Lot 1	1	28.56
Sea World Theme Park	12-24-28-7874	27/93	Lot 1 and 2	3	215.77
Westwood Park Center	12-24-28-9243	25/94	Lot 1 through 3	3	6.59
Westwood Unit 2	12-24-28-9247	27/73	Lot 1	1	33.00
Westwood Unit 3	12-24-28-9249	27/75	Lot 1	4	23.63
Westwood Unit 4	12-24-28-9251	27/77	Lot 1	1	4.34
Westwood Extended Stay America	12-24-28-9252	39/68	Lot 1	1	2.73
Westwood Studio Plus	12-24-28-9254	43/89	Lot 1	1	2.28
Westwood	12-24-28-9655	20/132-133	Lot 1 and 2	6	57.21
Cypress Harbour Condominiums Phase 1 through Phase 25 13-24-28-1877-99-9999	13-24-28-1877	4263/0404 ORB~	511 Units	1	43.80
Lexington Place Condominium 14.55 acres divided by 259 units 259 Parcels at .06 acres	13-24-28-4903	8687/2025 ORB~	All Units	259	15.54
Orangewood Neighborhood 2	13-24-28-6283	17/81-87	Parcels 2 through 16	28	170.47
Orlando Vacation Suites 2 Phase 1 through Phase 9 13-24-28-6424-99-999	13-24-28-6424	5196/0632 ORB~	448 Units	1	16.54
Parc Corniche Condo 10.98 acres divided by 134 units 134 Parcels at .08 acres	13-24-28-6649	16/94 CB*	All Units	134	10.72
Parc Corniche Condo Phase 2 4.76 acres divided by 86 units 84 Parcels at .06 acres	13-24-28-6655	16/138 CB*	All Units	84	5.04
RVS at Orlando Phase 1 through Phase 4 13-24-28-7775-99-999	13-24-28-7775	5283/4636 ORB~	120 Units	1	5.48
RVS at Orlando 2 Timeshare 13-24-28-7781-99-999	13-24-28-7781	6434/8307 ORB~	42 Units	1	1.87
International Commercial Center Not assessed 29.12 Acres BCC	07-24-29-3847	29/113	Lot 1	1	0
Shadow Wood	07-24-29-7959	27/71	Lots 1 and 2	10	104.57
Orangewood Cove	18-24-29-6275	68/40	Lot 1	1	7.41
Orangewood Center	18-24-29-6277	32/95	Lots 1 and 3	2	3.81
Orangewood Center Phase 2	18-24-29-6279	33/88	Lots 4 and 5	2	3.63
Oasis at Grande Pines	13-24-28-6195	89/59-60	Lot 1	1	16.44

Orangewood / Westwood Area MSBU
Exhibit "A" Subdivisions - Condominiums

Subdivision Name	Section Township Range Subcode	Plat Book / Page	Lot Numbers	Number of Parcels	Number of Acres
Westwood Reserve at Grande Pines	13-24-28-9253	90/2	Lot 1	1	11.92
Bainbridge Grande Pines	13-24-28-0530	90/43-47	Lots 1 and 2	2	27.45
Paradiso Grande Phase 1	13-24-28-6640	108/40-42	N/A \$100.00 value	1	0
Paradiso Grande Phase 2	13-24-28-6641	108/66-71	Lots 1 through 127	127	22.14
Paradiso Grande Phase 4	13-24-28-6643	111/77-81	Lots 217 through 271	55	3.63
PAC I-Drive Apartments	13-24-28-6628	113/139-140	Lot 1	1	4.44
Paradiso Grande Phase 3	13-24-28-6642	114/129-133	Lots 128 through 216	89	17.90
Paradiso Grande Phase 5	13-24-28-6644	114/134-138	Lots 272 through 385	114	7.82
				951	949.56
Parcels – Exhibit "B"				11	83.43
				3	0
Totals 2025				965	1032.99

* CB – Condominium Book

~ Official Records Book / Page(s)

Orangewood / Westwood Area MSBU
Exhibit "B" Parcel Identification Numbers

Parcel ID Number	Number of Acres	Legal Description
12-24-28-0000-00-001	3.75	BEG AT SW COR WESTWOOD BLVD PHASE 2 PB 13/79 RUN ELY 73.34 S 82 DEG E 97.5 FT ELY 132.31 FT S 2 DEG E 269.58 FT N 87 DEG W 600 FT S 34 DEG W 60 FT N 17 DEG W 325.62 FT ELY 29.86 FT ELY 220.6 FT TO POB IN SEC 12-24-28
12-24-28-0000-00-010	27.40	BEG INT OF WLY LINE OF SEA HARBOR DR WITH ELY EXTENSION OF NLY R/W OF STARWAY DR RUN N 25 DEG E 1033.03 FT NELY 229.98 FT N 64 DEG W 841.06 FT N 83 DEG W 441.07 FT S 10 DEG W 572.22 FT S 70 DEG E 346.4 FT S 19 DEG W 601.97 FT TO NLY R/W STARWAY DR S 63 DEG E 687 FT TO POB IN SEC 12-24-28 SEE 2845/245 & 3868/253
12-24-28-0000-00-016	7.27	FROM NE COR OF SEC RUN W 621.34 FT S 109.01 FT W 750.64 FT FOR POB TH RUN S 481.88 FT S 74 DEG W 213.42 FT N 200 FT W 34 FT N 22 FT W 166 FT N S 271.14 FT WLY 361 FT N 611.29 FT E 765 FT TO POB (LESS BEG 1778.13 FT W & 695.27 FT S & SWLY 54.90 FT OF NE COR OF SEC TH RUN S 80 DEG W 56.59 FT SWLY 249.51 FT N 230 FT E 304.85 FT S 214.85 FT TO POB) SEC 12-24-28
12-24-28-0000-00-020	1.12	FROM NE COR OF SEC RUN W 621.34 FT S 109.01 FT W 1156.79 FT S 315.12 FT FOR POB TH RUN E 166 FT S 22 FT E 34 FT S 200 FT TO NLY R/W WESTWOOD BLVD S 76 DEG W 76.81 FT WLY 129.2 FT N 271.14 FT TO POB IN SEC 12-24-28
12-24-28-0000-00-022	16.00	BEG AT NW COR LOT 1 WESTWOOD UNIT 1 PB 5/133 RUN W 37.5 FT NLY 318 FT E 432.19 FT N 319.33 FT E 587.47 FT SLY 473.97 FT S 10 DEG W 598.24 FT S 87 DEG W 287.32 FT N 28 DEG W 523.72 FT W 330 FT TO POB IN SEC 12-24-28

Orangewood / Westwood Area MSBU
Exhibit "B" Parcel Identification Numbers

Parcel ID Number	Number of Acres	Legal Description
12-24-28-0000-00-023	7.29	COMM NE COR SEC 12 RUN W 621.34 FT TH S 109.01 FT FOR POB TH S 406.29 FT W 250 FT SWLY ALONG CURVE 434.59 FT S 74 DEG W 73.50 FT N 481.88 FT TH E 750.64 FT TO POB SEC 12-24-28
12-24-28-0000-00-028	7.14	BEG 206.5 FT S 25 DEG W OF THE INT OF WLY R/W LINE OF SEA HARBOR DR & SLY R/W LINE OF ACADEMIC DR RUN S 25 DEG W 560.17 FT SWLY & NWLY ALONG CURVE 57.79 FT N 59 DEG W 216.38 FT NWLY 285.97 FT N 26 DEG E 582.57 FT S 63 DEG E 527.01 FT TO POB
12-24-28-0000-00-030	4.14	BEG 687 FT N 63 DEG W OF INT WLY R/W SEA HARBOR DR & NLY R/W ACADEMIC DR RUN N 19 DEG E 601.97 FT N 70 DEG W 346.4 FT S 10 DEG W 572.07 FT SELY 80.45 FT ELY 204.35 FT TO POB IN SEC 12-24-28
12-24-28-0000-00-038	1.07	FROM SW COR OF WESTWOOD BLVD PHASE II PB 13/79 RUN ELY 73.34 FT E 97.5 FT ELY 132.31 FT FOR A POB TH ELY 40.03 FT S 271.08 FT S 14 DEG E 440 FT W 80.75 FT N 14 DEG W 454.16 FT E 43.86 FT N 269.58 FT TO POB IN SEC 12-24-28
12-24-28-0000-00-039 Not Assessed 10.57 Acres \$100 value	0.00	FROM SW COR OF SEC 12-24-28 OF WESTWOOD BLVD R/W PHASE 1 PB 10/69 RUN S 74 DEG W 142.02 FT S 81 DEG W 223.31 FT SWLY 178.34 FT S 271.08 FT FOR A POB TH S 14 DEG E 440 FT S83-20-00W 204.01 FT S06-40-00E 105 FT W 200.73 FT S 47 DEG W 420.14 FT N 44 DEG W 213.95 FT N 685 FT N 34 DEG E 60 FT E 640 FT TO POB (LESS ELY 80 FT)
12-24-28-0000-00-044	3.25	COMM AT SE COR OF LOT 2 OF WESTWOOD SUB 20/132 RUN S TO S LINE OF R/W OF WESTWOOD BLVD TH S 17 DEG W 325.62 FT S 6 DEG W 685 FT S 44 DEG E 30 FT S 45 DEG W 402.95 FT FOR POB TH SWLY 50.87 FT S 19 DEG W 259.5 FT N 83 DEG W 441.07 FT NLY 298.4 FT S 83 DEG W 533.2 FT TO POB SEC 12-24-28
13-24-28-5844-01-170	5.00	WILLIS R MUNGERS LAND SUB E/22 LOT 117
07-24-29-5844-00-013 Not assessed 4.19 Acres BCC	0.00	WILLIS R MUNGERS LAND SUB E/22 FROM A PT 1313.57 FT E OF NW COR OF SEC 07-24-29 RUN S 455.19 FT FOR POB TH RUN S 223.5 FT W 218.33 FT N 223.5 FT E 218.33 FT TO POB & IN INTERNATIONAL COMMERCIAL CENTER 29/113 BEG AT THE NE COR OF LOT 1 RUN S 372.09 FT W 227.52 FT N 223.50 FT W 218.33 FT S 223.50 FT W 54.01 FT N 428.59 FT TO THE SLY R/W LINE OF BEELINE EXPY ELY ALONG CURVE 155.63 FT THN RUN SLY & ELY ALONG CURVE 419.39 FT N 43 DEG E 5.78 FT NELY 36.73 FT E 0.24 FT TO POB
07-24-29-5844-00-200 Not assessed 2.28 Acres Duke Energy	0.00	WILLIS R MUNGERS LAND SUB E/22 FROM NW COR OF SEC 7-24-29 RUN E 1313.57 FT S 1008.34 FT FOR A POB TH S 319 FT W 311.82 FT N 318.99 FT E 310.28 FT TO POB

Orangewood / Westwood Area
Exhibit "C" – Existing Inventory

Quantity	Description	Per Unit, Per Month
55	50 watt LED 3K K118 type IV fixtures	16.65
76	150 watt LED roadway 3K UG fixtures	12.47
342	210 watt LED shoebox bronze, type III fixtures	24.39
33	50 watt LED traditional post top open (sebring) fixtures	11.21
15	50 watt LED shoebox pedestrian black fixtures	16.77
7	150 watt LED shoebox black type IV fixtures	20.77
26	50 watt LED Shoebox 4K type IV black fixtures	12.49
2	150 watt LED shoebox black type V fixtures	20.77
2	50 watt LED shoebox 4K type IV bronze fixtures	12.49
2	219 watt LED shoebox fixtures	33.26
1	200 watt LED shoebox FWT fixture	33.94
1	210 watt LED FWT shoebox black type IV fixture	24.39
1	220 watt LED roadway 3K gray OH type III fixture	17.75
1	220 watt LED roadway black, OH fixture	17.75
1	50 watt LED 3K K118 type V fixture	16.65
15	16 foot concrete colonial single poles	10.56
2	22 foot colonial single black poles	14.25
89	16 foot victorian II single gray poles	12.49
26	22 foot black colonial 6" tenon poles	16.16
127	16 foot AB fiberglass black double poles	13.42
1	41 foot promenade bronze pole	20.25
172	41 foot reinf fiberglass bronze double poles	13.36
32	30/35 foot concrete poles	8.11
9	35 foot concrete promenade black poles	20.56
9	41 foot concrete promenade bronze poles	21.00

^ lumen high pressure sodium

Orangewood / Westwood Area
Exhibit "D" – Revised Inventory

Quantity	Description	Per Unit, Per Month
339	210 watt LED shoebox bronze type III fixtures	23.20
75	150 watt LED roadway 3K UG fixtures	11.66
7	150 watt LED shoebox 3K black type IV fixtures	19.94
2	150 watt LED shoebox 3K black type V fixtures	19.94
90	50 watt LED shoebox 3000K type IV black fixtures	12.22
7	150 watt LED shoebox black type IV fixtures	19.94
2	220 watt LED shoebox black 3K type IV fixtures	23.20
2	219 watt LED shoebox fixtures	32.04
2	220 watt LED roadway 3K gray UG type III fixtures	12.21
1	220 watt LED roadway 3K black OH type III fixtures	12.21
1	220 watt LED roadway 3K gray OH type III fixtures	16.55
1	220 watt LED roadway 3K gray UG type III fixtures	16.55
1	200 watt LED shoebox FWT fixtures	38.19
56	50 watt LED K118 3K type IV fixtures	16.38
55	50 watt LED open traditional black 3K type III fixtures	10.94
299	41 foot fiberglass poles	13.36
56	16 foot victorian II single gray poles	12.49
32	30 foot concrete poles	8.11
55	16 foot victorian II single black poles	12.49
9	41 foot promenade bronze concrete poles	21.00
9	35 foot promenade black concrete blk adapter poles	20.56
89	22 foot colonial single blk poles	14.25
7	22 foot colonial 6" tenon QSM blk poles	16.16
1	41 foot reinf fiberglass pole	20.25