



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE
COUNTY
FLORIDA

Martha O. Haynie, CPA
County Comptroller
Finance and Accounting Department
Special Assessments
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Orlando, FL 32802
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10-26-16A11:23 RCVD

Date: October 26, 2016
To: Katie Smith, Deputy Clerk
Through: Cheryl Gillespie, Agenda Development
From: Margaret A. McGarrity, Chief Deputy Comptroller
Contact: Ann Troutman, 407-836-5770
Subject: Request Number **M17-003** for an MSBU for **Installing a Turn Lane on Winter Garden Vineland Road - Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat**

10-26-16A11:14 RCVD

Applicant: Commissioner Boyd, District 1
Type of Hearing: To establish a Municipal Service Benefit Unit (MSBU) for installing a turn lane.
Hearing Required by F. S.# Florida Statute Sections 125.01 (01) (q) and 197.3632. This public hearing may be scheduled any time prior to May 31, 2017. **The resolution must be approved by May 31, 2017 to be included on the November 2017 real estate tax bill.**
Advertising Requirements / Timeframe: **Publish only one (1) time and must be published at least twenty (20) days prior to the public hearing with the tentative advertisement date as Sunday – November 6, 2016.**
Notify Abutters: Special Assessments will mail public hearing notices to all of the affected property owners.
Estimated Time Required: One (1) minute
District: Commissioner Boyd, District 1
Hearing Controversial: No.

November
29, 2016
@
2pm

LEGISLATIVE FILE #

16-190

Report: Commissioner Boyd's District 1 office has requested the establishment of an MSBU for installation of a turn lane on Winter Garden Vineland Road into the Cypress Chase Unit 1 and Cypress Chase Unit 2 subdivisions. A total of **134** ballots were mailed to property owners to determine majority opinion. Approximately **76%** of the ballots returned were in favor of the establishment of the MSBU. The ballot detail is as follows:

<u>In favor of the MSBU</u>	41
<u>Not in favor of the MSBU</u>	13
<u>Returned Undeliverable</u>	3
<u>Returned After Deadline</u>	1
<u>No Ballot Submitted</u>	<u>76</u>
Total Ballots Distributed	134

The MSBU payment would be assessed with the annual property taxes for three (3) years. The current interest rate is 3.5%. The estimated capital cost of installing the turn lane is \$60,000 with Orange County providing funding in the amount of \$25,000 and the remaining funding in the amount of \$35,000 from the special assessments to the property owners. The total cost to the property owners is \$276.86. The annual assessment for this MSBU is \$101.32 per lot, per year which includes interest and administrative fees.

Materials being submitted as backup for public hearing request:

1. Resolution – one (1) copy of the proposed resolution for installing a turn lane.

ADDITIONAL SPECIAL INSTRUCTIONS TO CLERK:

1. Notify Special Assessments Section / Finance and Accounting Department of public hearing date(s) to prepare public hearing notice. Special Assessments will e-mail the public hearing notice to the Clerk.
2. Copy distribution is noted on file folder(s) containing resolution(s).
3. Mail the following documents to the Tax Collector, Property Appraiser, and Department of Revenue:
 - a. Certified copy of the adopted resolution(s)
 - b. Copy of the newspaper advertisements (entire page)
 - c. Certification or proofs of publication showing the dates of publication on form DR-413
4. **Send the original adopted resolution to the Special Assessments Section / Finance and Accounting Department.**

**RESOLUTION
OF THE
BOARD OF COUNTY COMMISSIONERS
ESTABLISH
A MUNICIPAL SERVICE BENEFIT UNIT
FOR INSTALLING A TURN LANE ON WINTER GARDEN
VINELAND ROAD**

**Cypress Chase Unit 1 and
Cypress Chase Unit 2 Replat
11/2017**

WHEREAS, Section 125.01 (l) (q), Florida Statutes, grants Orange County the power to establish Municipal Service Benefit Units (hereinafter known as "MSBU") for any part of the unincorporated areas of Orange County; and

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

WHEREAS, the Board of County Commissioners of Orange County, Florida (hereinafter known as the "Board"), is the governing board of Orange County, Florida (hereinafter known as the "County") pursuant to its charter; and

WHEREAS, the County has received a request, in writing from Orange County District 1 Commissioner's Office for the establishment of such a MSBU to provide for the capital costs of installing a turn lane on Winter Garden Vineland Road by imposing special assessments against property benefited by the installation of a turn lane in that portion of the unincorporated area of Orange County to be known as Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat MSBU and which is more fully described below; and

WHEREAS, the Board has, pursuant to notice duly given both by mail and by publication, held a hearing at which all interested persons who appeared were heard or given an opportunity to be heard as to (a) the desirability of undertaking the installation of the turn lane hereinafter described, (b) the desirability of defraying the cost thereof through non-ad valorem special assessments, (c) the amount by which each lot of real estate referred to in Exhibit "A" of this Resolution will be benefited by the installation of the turn lane, and (d) the amount to be assessed against each benefited property; and

WHEREAS, the Board has determined that the request of the property owners within the Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat subdivisions, together with the other information pertaining to the installation, to be feasible, necessary to facilitate the services desired, and in the interest of the public health and safety, the installation of the turn lane on Winter Garden Vineland Road into the Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat subdivisions described below should be made, and that the properties will be benefited, now and in the future, and that the MSBU should be created; and

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

ORANGE COUNTY, FLORIDA:

Section 1. Creation of MSBU.

There is hereby established and created the **Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat 2017 Municipal Service Benefit Unit for installing a turn lane** subject to final adjustment and approval as provided for in Section 197.3632, Florida Statutes, the boundaries of which appear as the parcels on the tax map in Section 5, Township 24, Range 28, as listed in Exhibit "A" of this resolution, Public Records of Orange County, Florida. The purpose of this MSBU is to provide for collection and disbursal by Orange County of such funds as may be necessary to reimburse Orange County for expenditures made for installing a turn lane on Winter Garden Vineland Road into the Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat subdivisions. It is understood and agreed that this MSBU is created solely for the purpose of payment to cover the costs associated with installing a turn lane on Winter Garden Vineland Road into the Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat subdivisions.

Section 2. The Project.

(a) Nature of Improvement. A portion of the project shall be paid from special assessment proceeds for the costs of installing a turn lane on Winter Garden Vineland Road into the Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat subdivisions.

(b) Location of Project. This turn lane will be installed on Winter Garden Vineland Road as an entrance into the Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat subdivisions.

(c) Estimated Cost. The estimated capital cost of the improvements is **\$60,000 with Orange County providing funding in the amount of \$25,000.00 and the remaining funding in the amount of \$35,000.00 from the special assessments to the property owners.**

Section 3. Assessments.

(a) Portion of Capital Costs Paid by Special Assessments. A portion of the capital cost set forth in Section 2 (c) shall be paid from the proceeds of the non-ad valorem special assessments. The proceeds of the non-ad valorem special assessments will reimburse the County for cost paid out of the - **Orange County District 1 Public Works Fund and Local Option Gas Tax.**

(b) Manner of Assessment; Declaration of Benefit. All benefited property shall be assessed at the estimated rate of **\$101.32 per lot** for installing a turn lane on Winter Garden Vineland Road into the Cypress Chase Unit1 and Cypress Chase Unit 2 subdivisions and the Board hereby declares that such method of non-ad valorem special assessment is proportionate to and not in excess of the special benefits to be derived by each benefited property from the installation of the turn lane.

(c) Annual Installments; Interest Fees. Special Assessments may be paid over a three- (3) year period in equal installments as provided in Section 17-344 of the Orange County Code. Said payments shall bear interest at the rate of 3.5% (three and a half percent) per annum as provided in Section 17-349 of the Orange County Code, plus an annual administration fee. The balance of the total cost of this MSBU may be paid in full at any time. This resolution shall be effective upon approval by the Board and the assessments shall start November 1, 2017 via the real estate tax bill.

(d) Collection of Annual Installments. It is the intent of Orange County that the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments, as Section

197.3632 Florida Statutes grants, shall be used for collecting the non-ad valorem special assessments. One and one half dollars (\$1.50) for each lot of land shall be added by the Board to cover the costs of administering the MSBU and the total amount so determined shall be specifically assessed against the real property of the freeholders in the MSBU as provided hereafter. An additional amount will be added to provide for reimbursement of administrative costs incurred by the Property Appraiser and Tax Collector for the collection of non-ad valorem special assessments subject to the provisions of Section 197.3632, Florida Statutes.

Section 4. Assessed Lands; Individual Assessments. The specific properties benefited by the installation of the turn lane and the non-ad valorem special assessments imposed on each of them are shown in Exhibit "A" to this Resolution. 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 non-ad valorem special assessments.

After adoption of the non-ad valorem special assessment roll by the Board, the Property Appraiser shall extend the non-ad valorem special assessment upon the non-ad valorem special assessment roll, which roll shall be fully completed prior to the time said Board sits as a Board of Tax Adjustment, during which time such non-ad valorem special assessment may be protested, reviewed, equalized and adjusted to conform to the provisions of Sections 197.3632 and 197.3635, Florida Statutes. After adjournment as a Board of Tax Adjustment, the Board of County Commissioners 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 non-ad valorem special assessments shall be collected in the same manner as 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. From the proceeds of said non-ad valorem special assessments, the Board shall pay the costs of 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 special assessments, Section 197.3632, Florida Statutes, shall be used.

Section 5. Termination of MSBU.

Upon final payment of all non-ad valorem special assessments plus accrued interest, this MSBU shall automatically terminate.

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

ADOPTED THIS _____ DAY OF _____, 2016

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of the Board of County Commissioners

BY: _____
DEPUTY CLERK

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
1	05-24-28-1642-00-010 CYPRESS CHASE UT 1 50/83 LOT 1	RAMIREZ JOSE RAMIREZ AIDA LUZ 9711 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
2	05-24-28-1642-00-020 CYPRESS CHASE UT 1 50/83 LOT 2	GIGG CHRISTOPHER W GIGG CHRISTINE W 9717 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
3	05-24-28-1642-00-030 CYPRESS CHASE UT 1 50/83 LOT 3	DUNSMUIR FRANCIS R 1/2 INT DUNSMUIR RAYMOND R 1/2 INT 293 FRANKLIN RD KINGS NORTON BIRMINGHAM, UK B30	276.86
4	05-24-28-1642-00-040 CYPRESS CHASE UT 1 50/83 LOT 4	MERCNIK CHRISTINE 9729 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
5	05-24-28-1642-00-050 CYPRESS CHASE UT 1 50/83 LOT 5	LUZIER JACQUELINE A TR 9735 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86

**Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"**

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
6	05-24-28-1642-00-060 CYPRESS CHASE UT 1 50/83 LOT 6	BALTAJY AYOUB 9741 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
7	05-24-28-1642-00-070 CYPRESS CHASE UT 1 50/83 LOT 7	TANKO THOMAS TANKO LINDA 9747 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
8	05-24-28-1642-00-080 CYPRESS CHASE UT 1 50/83 LOT 8	SUNNY RENTAL LLC 108 ROCK HAVEN LN PITTSBURGH, PA 15228	276.86
9	05-24-28-1642-00-090 CYPRESS CHASE UT 1 50/83 LOT 9	RICHARDS PATRICIA RICHARDS FRANKLIN 9759 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
10	05-24-28-1642-00-100 CYPRESS CHASE UT 1 50/83 LOT 10	AGARDY DAVID J HEFFELFINGER BARBARA M 9765 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
11	05-24-28-1642-00-110 CYPRESS CHASE UT 1 50/83 LOT 11	GREENE MATHEW GREENE BLANCA A 9809 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
12	05-24-28-1642-00-120 CYPRESS CHASE UT 1 50/83 LOT 12	INTERISANO ALLAN 9815 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
13	05-24-28-1642-00-130 CYPRESS CHASE UT 1 50/83 LOT 13	ESHLEMAN LORI A 9821 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
14	05-24-28-1642-00-140 CYPRESS CHASE UT 1 50/83 LOT 14	SZAKSZTYLO CASIMIR SZAKSZTYLO LILLIAN M 9827 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
15	05-24-28-1642-00-150 CYPRESS CHASE UT 1 50/83 LOT 15	ESHENRODER DUSTIN CLAY WAYNE 9833 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
16	05-24-28-1642-00-160 CYPRESS CHASE UT 1 50/83 LOT 16	GENTILE TAMMY A LIFE ESTATE REM: TAMMY A GENTILE TRUST 9839 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
17	05-24-28-1642-00-170 CYPRESS CHASE UT 1 50/83 LOT 17	WATT TAREN WAGNER MATTHEW 9845 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
18	05-24-28-1642-00-180 CYPRESS CHASE UT 1 50/83 LOT 18	LEVATO EDWARD N LEVATO DARLENE E 1060 E LAKE ST STE 200 HANOVER PARK, IL 60133	276.86
19	05-24-28-1642-00-190 CYPRESS CHASE UT 1 50/83 LOT 19	MCGLYNN LISE MCGLYNN JEFF 3064 E 133RD CIR THORNTON, CO 80241	276.86
20	05-24-28-1642-00-200 CYPRESS CHASE UT 1 50/83 LOT 20	READER GUY N READER ANA TEREZA 9850 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
21	05-24-28-1642-00-210 CYPRESS CHASE UT 1 50/83 LOT 21 OR B&P 6517/6054, ON 04-29- 02, INST WM	RAGSDALE MICHAEL D MCCLEAN-RAGSDALE AMY 9844 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
22	05-24-28-1642-00-220 CYPRESS CHASE UT 1 50/83 LOT 22	CHOI MUN HO 9838 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
23	05-24-28-1642-00-230 CYPRESS CHASE UT 1 50/83 LOT 23	CIESLINSKI AMAL 9832 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
24	05-24-28-1642-00-240 CYPRESS CHASE UT 1 50/83 LOT 24	SCHULTZ MARA 9826 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
25	05-24-28-1642-00-250 CYPRESS CHASE UT 1 50/83 LOT 25	JANUCIK JOHN JANUCIK RAFFAELA 9512 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
26	05-24-28-1642-00-260 CYPRESS CHASE UT 1 50/83 LOT 26	FLAMMIA BLANCA 4901 VINELAND RD STE 270 ORLANDO, FL 32811	276.86
27	05-24-28-1642-00-270 10814/9010 ERROR IN DESC-- CYPRESS CHASE UT 1 50/83 LOT 27	BONNICE KARINA BONNICE CAROL 9734 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
28	05-24-28-1642-00-280 CYPRESS CHASE UT 1 50/83 LOT 28	NASIM MOHAMMAD NASIM NAHEED 9728 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
29	05-24-28-1642-00-290 CYPRESS CHASE UT 1 50/83 LOT 29	VENESS SIMON 9722 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
30	05-24-28-1642-00-300 CYPRESS CHASE UT 1 50/83 LOT 30	KHAN ADNAN 8347 LAKE SERENE DR ORLANDO, FL 32836	276.86
31	05-24-28-1642-00-310 CYPRESS CHASE UT 1 50/83 LOT 31	FANUCCI DIANE 9710 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
32	05-24-28-1642-00-320 CYPRESS CHASE UT 1 50/83 LOT 32	AYALA CONVERS ANDRES PARRA MARIA L CONVERS DE AYALA MARINA AND AYALA CANCINO JAIME EDUARDO 9704 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
33	05-24-28-1642-00-330 CYPRESS CHASE UT 1 50/83 LOT 33	WALKER KENNETH ROY 1 BERESFORD CRESCENT KINGSTON, JAMAICA KNG 8	276.86
34	05-24-28-1642-00-340 CYPRESS CHASE UT 1 50/83 LOT 34	SADHU CHETAN SADHU SHAMITA WANCHOO 4810 SHILOH CROSSING WAY CUMMING, GA 30040	276.86
35	05-24-28-1642-00-350 CYPRESS CHASE UT 1 50/83 LOT 35	CURATOLO FRANK CURATOLO BETTY 10620 GOLDEN CYPRESS CT ORLANDO, FL 32836	276.86
36	05-24-28-1642-00-360 CYPRESS CHASE UT 1 50/83 LOT 36	RENICK STEPHEN JR RENICK DIANE 10626 GOLDEN CYPRESS CT ORLANDO, FL 32836	276.86
37	05-24-28-1870-00-370 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 37	FARUQUI AHMED NADEEM FARUQUI SADAF H 11741 SHELTERING PINE DR ORLANDO, FL 32836	276.86
38	05-24-28-1870-00-380 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 38	SCARFO JOHN G SCARFO MARCELLA M 10627 GOLDEN CYPRESS CT ORLANDO, FL 32836	276.86

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
39	05-24-28-1870-00-390 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 39	WU RUEY CHIN 8105 BREEZE COVE LN ORLANDO, FL 32819	276.86
40	05-24-28-1870-00-400 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 40	EMLER RONALD A LIFE ESTATE BOUFFARD DIANE D LIFE ESTATE REM: RONALD A EMLER AND DIANE D BOUFFARD REVOCABLE LIVING TRUST 10615 GOLDEN CYPRESS CT ORLANDO, FL 32836	276.86
41	05-24-28-1870-00-410 10887-0619 RECORDED WITHOUT PROPERTY DESC--CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 41	MENDOZA JOSEFINA MENDOZA ARISTIDES 10609 GOLDEN CYPRESS CT ORLANDO, FL 32836	276.86
42	05-24-28-1870-00-420 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 42	CARRION WILLIAM CARRION NELIDA 9003 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
43	05-24-28-1870-00-430 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 43	WALKONS CARL R 9009 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
44	05-24-28-1870-00-440 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 44	BUONACCORDO LEONDINA 9015 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
45	05-24-28-1870-00-450 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 45	PARKS CHARLENE G 9021 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
46	05-24-28-1870-00-460 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 46	NALBONE SALVATORE S IV REDLER DONNA 3 TICONDEROGA DR BORDENTOWN, NJ 08505	276.86
47	05-24-28-1870-00-470 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 47	SHERWANI MUSHAHID K KAHN NAHEED 9113 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
48	05-24-28-1870-00-480 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 48	ISASI KENNETH C ISASI ROSEANNE M 9119 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
49	05-24-28-1870-00-490 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 49	MACANLALAY LUIS D MACANLALAY TERESITA R 10716 FEATHERSTONE DR FORT WASHINGTON, MD 20744	276.86

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
50	05-24-28-1870-00-500 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 50	CAIN ERIC MICHAEL SR CAIN VICKI L 9131 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
51	05-24-28-1870-00-510 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 51	SILVERBERG ROBERT 9137 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
52	05-24-28-1870-00-520 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 52	FULLER LEO M 9143 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
53	05-24-28-1870-00-530 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 53	BRISCO WILLIAMS & SONS LTD GORSEINON RD GORSEINON SWANSEA WALES SA4 9GG, UNITED KINGDOM	276.86
54	05-24-28-1870-00-540 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 54	SCHEFFEL LAUREN 9155 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
55	05-24-28-1870-00-550 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 55	ORREGO SERGIO PEREZ NORA ELENA 9221 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
56	05-24-28-1870-00-560 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 56	TREADWELL BRIAN T TREADWELL TERRA 9227 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
57	05-24-28-1870-00-570 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 57	VOHRA BIMAL TANDON CHANCHAL 9233 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
58	05-24-28-1870-00-580 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 58	IBRAHIM ALKARIM IBRAHIM TAZIM 9239 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
59	05-24-28-1870-00-590 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 59	ALMEIDA EDWARD G PO BOX 6081 WINTER PARK, FL 32793	276.86
60	05-24-28-1870-00-600 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 60	VOLUNTERIO VANESA 9251 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
61	05-24-28-1870-00-610 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 61	CAI YAN 9257 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
62	05-24-28-1870-00-620 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 62	LOPEZ ERIK C 1/2 INT TORRES DIANA 1/2 INT 410 S 4TH ST FL 2 BROOKLYN, NY 11211	276.86

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
63	05-24-28-1870-00-630 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 63	LYONS SANDEE M 9269 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
64	05-24-28-1870-00-640 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 64	LEISEN JOANNE C 9307 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
65	05-24-28-1870-00-650 CYPRESS CHASE UNIT 2 EPLAT 53/133 LOT 65	NGAIDA JAMAL RAMSIS NADIA 9313 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
66	05-24-28-1870-00-660 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 66	DAVIS STEPHEN CHRISTOPHER DONNELLY-DAVIS JULIE MARIE 9319 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
67	05-24-28-1870-00-670 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 67	LIN WANQIN 9325 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
68	05-24-28-1870-00-680 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 68	VINCENT MARK G 9331 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
69	05-24-28-1870-00-690 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 69	WHALEY JAMES K WHALEY VERONICA 6149 BLAKEFORD DR WINDERMERE, FL 34786	276.86
70	05-24-28-1870-00-700 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 70	LIEN RAY D LIEN AURORA 9343 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
71	05-24-28-1870-00-710 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 71	OAK LANDINGS LLC 5728 MAJOR BLVD STE 309 ORLANDO, FL 32819	276.86
73	05-24-28-1870-00-730 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 73	ALEJANDRO ALLEN I ALEJANDRO YVETTE P 200 WINSTON DR APT B15 CLIFFSIDE PARK, NJ 07010	276.86
74	05-24-28-1870-00-740 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 74	JEFFREY ANTHONY SEDON TRUST 50%INT LESLIE DIANE SEDON TRUST 50%INT C/O JEFFREY ANTHONY SEDON TRUSTEE 9367 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
75	05-24-28-1870-00-750 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 75	CACERES CARLOS G CACERES ROSEMARY D 9409 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86

**Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"**

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
76	05-24-28-1870-00-760 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 76	BATOG STEPHEN J 431 E CENTRAL BLVD APT 716 ORLANDO, FL 32801	276.86
77	05-24-28-1870-00-770 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 77	BINKLEY TRAVIS C BINKLEY SUSAN E 9421 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
78	05-24-28-1870-00-780 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 78	MARGOLI DONALD J MARGOLI MARGARET T 10442 WISCANE AVE ORLANDO, FL 32836	276.86
79	05-24-28-1870-00-790 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 79	AHN INSOO KIM SOOYOUNG 9433 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
80	05-24-28-1870-00-800 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 80	DIONISI SILVIO 9439 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
81	05-24-28-1870-00-810 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 81	KUSLUK MUSTAFA ERAY 9445 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
82	05-24-28-1870-00-820 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 82	BARI MOHAMMED A FARIDI SHAHANA 9451 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
83	05-24-28-1870-00-830 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 83	NAOURI YASMINE NOUR YOUNES 9457 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
84	05-24-28-1870-00-840 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 84	TABOIS HAZEL M BROWN STEVEN M 9507 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
85	05-24-28-1870-00-850 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 85	ELHOUSHY ABDEL H 9650 S OCEAN DR APT 1005 JENSEN BEACH, FL 34957	276.86
86	05-24-28-1870-00-860 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 86	CONCEPCION JUAN AGUASVIVAS YENIS 9519 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
87	05-24-28-1870-00-870 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 87	DOSANI SALIM HABIB DOSANI ZEENAT SALIM 9525 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86

**Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"**

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
88	05-24-28-1870-00-880 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 88	AHMED MOHAMMED MAQSOOD AHMED RUBINA S 9531 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
89	05-24-28-1870-00-890 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 89	KATTARIA MOHAMED ELSLAWY ISLAM M 657 WOOLLEY AVE STATEN ISLAND, NY 10314	276.86
90	05-24-28-1870-00-900 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 90	MORALES INGRID MORALES HENRY 9543 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
91	05-24-28-1870-00-910 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 91	BEZHITASHVILI KHATUNA 9549 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
92	05-24-28-1870-00-920 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 92	PETE AND HERON UNIVERSAL LLC 12744 TOPSFIELD DR ORLANDO, FL 32837	276.86
93	05-24-28-1870-00-930 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 93	CRABTREE STEVEN CRABTREE TERESA 9609 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
94	05-24-28-1870-00-940 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 94	MOHAMMAD KHALID SYED KHALID RIFFAT SYED A 9615 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
95	05-24-28-1870-00-950 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 95	ROSABAL JOSE R ROSABAL ROSA E 9621 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
96	05-24-28-1870-00-960 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 96	LIN TIANG-WEI 9627 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
97	05-24-28-1870-00-970 CYPRESS CHASE UNIT 2 EPLAT 53/133 LOT 97	BONVENTRE MARTIN J 9633 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
98	05-24-28-1870-00-980 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 98	SULEMAN NADIR SULEMAN ANAR 9639 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
99	05-24-28-1870-00-990 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 99	KYRIAKIDIS NIKOLAOS 9645 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
100	05-24-28-1870-01-000 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 100	OWEN DONALD E 9002 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
101	05-24-28-1870-01-010 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 101	IMRAN KIRAN 9008 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
102	05-24-28-1870-01-020 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 102	YAMANAKA YUICHIRO YAMANAKA YUKO 9014 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
103	05-24-28-1870-01-030 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 103	LALANI NOORUDDIN T 9020 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
104	05-24-28-1870-01-040 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 104	TICO AND TECO TRUST 9515 BAY VISTA ESTATES BLVD ORLANDO, FL 32836	276.86
105	05-24-28-1870-01-050 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 105	HANSEL FLORENCE HANSEL JOSEPH D 9118 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
106	05-24-28-1870-01-060 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 106	MAKSUMOV AZIZBEK MAKSUMOVA SHODIYA 9130 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
107	05-24-28-1870-01-070 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 107	RAGRAGUI SAID KHALIKANE FATNA 9179 OUTLOOK ROCK TRL WINDERMERE, FL 34786	276.86
108	05-24-28-1870-01-080 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 108	WINGET FERD WINGET DEBRA KAY 1840 HARBOR BLVD KISSIMMEE, FL 34744	276.86
109	05-24-28-1870-01-090 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 109	WILSON ALAN JOHN WILSON SHARRON LESLEY 224 HAGNE AVE RAWMARSH RUTHERHAM SOUTH YORKSHIRE ENGLAND 562-7PR	276.86
110	05-24-28-1870-01-100 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 110	FLYNN PETER M 9220 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
111	05-24-28-1870-01-110 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 111	KHAN MOHAMMAD ALEEM KHAN MUNAZA 8637 251ST ST BELLEROSSE, NY 11426	276.86
112	05-24-28-1870-01-120 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 112	KHAN MUNIR AHMED KHAN REHANA 9232 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86

**Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"**

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
113	05-24-28-1870-01-130 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 113	MCGRATH DENIS CHRISTOPHER 11 HEATHVIEW DR ABBEYWOOD LONDON, ENGLAND UK SE2-OAZ	276.86
114	05-24-28-1870-01-140 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 114	QURESHI HUSNA 9244 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
115	05-24-28-1870-01-150 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 115	HOSAIN SYED A HOSAIN GULE S 152 UPPER HIBERNIA RD ROCKAWAY, NJ 07866	276.86
116	05-24-28-1870-01-160 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 116	SHANG KE FAN YUN 14918 45TH AVE FLUSHING, NY 11355	276.86
117	05-24-28-1870-01-170 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 117	FERNANDEZ GARY 9324 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
118	05-24-28-1870-01-180 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 118	SHAH MEHULKUMAR S 11431 WAKEWORTH ST ORLANDO, FL 32836	276.86
119	05-24-28-1870-01-190 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 119	BHIMANI YASMEN BHIMANI KURBANALI 9336 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
120	05-24-28-1870-01-200 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 120	MILLS JONATHAN RICHARD MILLS HEATHER KRISTAN 9342 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
121	05-24-28-1870-01-210 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 121	AKHTAR MOHAMMAD AKHTAR SAFIA 9348 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
122	05-24-28-1870-01-220 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 122	NGUYEN DUNG NGOC THI NGUYEN TUAN CONG 9354 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
123	05-24-28-1870-01-230 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 123	BAGGIERI FRANCESCO BAGGIERI GIOVANNA BAGLIERI 9360 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
124	05-24-28-1870-01-240 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 124	POLICARPIO GERARDO E POLICARPIO REMEDIOS A 520 BRANDY RDG MILLVILLE, NJ 08332	276.86

Cypress Chase Unit 1 and Cypress Chase Unit 2 Replat
"Exhibit A"

Assessment Number	Parcel ID Legal Description	Property Owners	Total Assessment
125	05-24-28-1870-01-250 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 125	SRIVASTAVA MUKESH SRIVASTAVA ANJALI 9438 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
126	05-24-28-1870-01-260 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 126	CHANNAWI OMAR 9444 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
127	05-24-28-1870-01-270 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 127	SANTANA ALBERT 9450 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
128	05-24-28-1870-01-280 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 128	ASTORGA FELISA M 1/2 INT IACOBELLI GREGORIO AND IACOBELLI KATHERINE 1/2 INT 9456 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
129	05-24-28-1870-01-290 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 129	CANDILAPTIS KYRIACOS CANDILAPTIS MARIA 9506 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
130	05-24-28-1870-01-300 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 130	JANUCIK JOHN STEPHEN JANUCIK RAFFAELA AMELIA 9512 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
131	05-24-28-1870-01-310 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 131	TROCHE PEDRO J CAPPAS ALBA N 3 LOUISBURG SQ VERONA, NJ 07044	276.86
132	05-24-28-1870-01-320 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 132	PETERS MICHAEL T PETERS DOROTHY M 9524 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
133	05-24-28-1870-01-330 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 133	VO AMANDA 9530 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86
134	05-24-28-1870-01-340 CYPRESS CHASE UNIT 2 REPLAT 53/133 LOT 134	BONVENTRE JOSEPH BONVENTRE LINDA L 9536 PECKY CYPRESS WAY ORLANDO, FL 32836	276.86