



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE
COUNTY
FLORIDA

Phil Diamond, CPA
County Comptroller
Finance and Accounting Department
Special Assessments
201 South Rosalind Avenue
Orlando, FL 32802
Telephone: 407-836-5770
Fax: 407-836-5753

07-25-17 PM 2:32 RCVD

Date: July 25, 2017

To: Katie Smith, Deputy Clerk

Through: Cheryl Gillespie, Agenda Development

From: *M.A. McGarrity*
Margaret A. McGarrity, Chief Deputy Comptroller

07-25-17 PM 1:24 RCVD *CF*

Contact: Ann Dawkins, 407-836-5770

Subject: Request Number **M17-048** for **Apopka – Vineland Road Area MSTU**

Applicant: Chris Tyree
Taylor Morrison of Florida, Inc
Developer

Type of Hearing: To amend the Apopka - Vineland Road Area Municipal Service Taxing Unit (MSTU) for landscape improvements and maintenance of a portion of Apopka – Vineland to include Havencrest Phase 2 subdivision and provide revised exhibits for metes and bounds parcels, condominiums, and subdivisions using a millage assessment.

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 December 31, 2017. **The resolution must be approved by December 31, 2017 to be included on the November 2018 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 – August 6, 2017.**

Notify Abutters: Special Assessments will mail public hearing notices to all of the affected property owners.

Estimated Time Required: One (1) minute

*August 29, 2017
@ 2pm*

District: Commissioner VanderLey, District 1

Hearing Controversial: No

LEGISLATIVE FILE # *17-986*

Report: Chris Tyree, developer of Havencrest Phase 2 with Taylor Morrison of Florida, Inc. is requesting that the Apopka – Vineland Road Area Municipal Taxing Unit (MSTU) for Landscape Improvements and Maintenance for a portion of Apopka – Vineland be amended to include the lots in the Havencrest Phase 2 subdivision.

The first year millage assessment would be approximately .6 mills or 60 cents per every one thousand dollars (\$1,000) of taxable value. The amending MSTU would be effective November 1, 2018.

Materials being submitted as backup for public hearing request:

1. Resolution – one (1) copy of the proposed resolution for landscape improvements and road maintenance for a portion of Apopka – Vineland Road Area.

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. **Send the original adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.**
3. Send 1 (one) certified copy of the adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.

**RESOLUTION
OF THE
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTING THE *THIRD AMENDMENT*
TO THE RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS
(ORIGINALLY ADOPTED ON AUGUST 24, 1999,
FIRST AMENDMENT ADOPTED ON DECEMBER 5, 2006, and
SECOND AMENDMENT ADOPTED ON DECEMBER 1, 2015)
AMENDING A MUNICIPAL SERVICE TAXING UNIT
FOR LANDSCAPE IMPROVEMENTS AND
MAINTENANCE FOR A PORTION OF**

**APOPKA – VINELAND ROAD AREA
11/2017**

WHEREAS, Chapter 125.01 (1) (q), Florida Statutes, grants Orange County the power to establish Municipal Service Taxing Units (hereinafter known as the "MSTU") for any part of the unincorporated areas of Orange County; and

WHEREAS, the Board of County Commissioners of Orange County (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 Board of County Commissioners of Orange County has received a request for the amendment of such MSTU in that portion of the unincorporated areas of Orange County; and,

WHEREAS, the Board established an MSTU on August 24, 1999 recorded in Official Records as Document Instrument Number 19990392550, Book 5835, Pages 2688 through 2696, the first amendment of such MSTU approved on December 5, 2006 and recorded in Official Records as Document Instrument Number 20060807824, Book 09013, Pages 2702 through 2706, and the second amendment of such MSTU approved on December 1, 2015 and recorded in Official Records as Document Instrument Number 20150629375, Book 11022, Pages 9026 through 9032, Public Records of Orange County; and,

Whereas, the purpose of which was to provide for maintenance of landscaping, to be feasible, necessary to facilitate the services desired, and in the public interest, and that the properties within the Apopka-Vineland Road Area MSTU will be benefitted, now and in the future, and that the proposed MSTU should be created; and,

WHEREAS, the Board of County Commissioners hereby finds that the boundaries of the Apopka - Vineland Road Area MSTU should be modified and that the MSTU should be amended; and

Whereas, the Board wishes to amend the aforesaid MSTU Resolution to provide a revised legal description of properties in said MSTU, which properties are set forth in Exhibit "A", which indicates the boundaries of the district and as set forth in Exhibit "B", which describes certain properties by metes and bounds and Exhibit "C" for subdivisions,

WHEREAS, it is the expressed intent of this Board to not otherwise alter or amend the Apopka-Vineland Road Area MSTU created by the Board on August 24, 1999 recorded in Official Record Book 5835, Pages 2688 through 2696, Public Records of Orange County, Florida, and said Resolution is hereby ratified and reaffirmed except as modified herein.

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

1. The foregoing "WHEREAS" clauses are declared to be true and correct and are hereby incorporated into the text of the resolution.
2. The establishment of the Apopka-Vineland Road Area Municipal Service Taxing Unit for landscape improvements and maintenance for a portion of Apopka-Vineland Road area recorded in Official Records as Document Instrument Number 19990392550, Book 5835, Pages 2688 through 2696, Public Records of Orange County, Florida, and said Resolution is hereby reaffirmed and ratified, except that the boundaries of the said Apopka-Vineland Road Area Municipal Service Taxing Unit is amended and modified to add and include, beginning with the November 20XX tax year and for subsequent tax years, specific parcels and subdivisions as set forth in Exhibit "B", which describes certain properties by metes and bounds and Exhibit "C" for subdivisions.
3. This Third Amending Resolution shall become effective upon its adoption by the Board, and this Resolution shall supplement the Resolution originally creating the MSTU adopted by the Board on August 24, 1999, and recorded in Official Records as Document Instrument Number 19990392550, Book 5835, Pages 2688 through 2696, Public Records of Orange County, Florida.
4. Except as herein specifically provided all remaining terms and conditions of the Resolution dated August 24, 1999 shall remain in full force and effect.
5. This amendment shall take effect upon adoption by the Board of County Commissioners, and the provisions of the Apopka-Vineland Road Area Resolution dated August 24, 1999 shall apply to all properties described on Exhibits "B" and "C" of this Amended Resolution.

ADOPTED THIS _____ DAY OF _____, 2017

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

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

BY: _____
DEPUTY CLERK

Apopka-Vineland Road Area MSTU/BU
Exhibit "A"
Boundaries of MSTU/BU

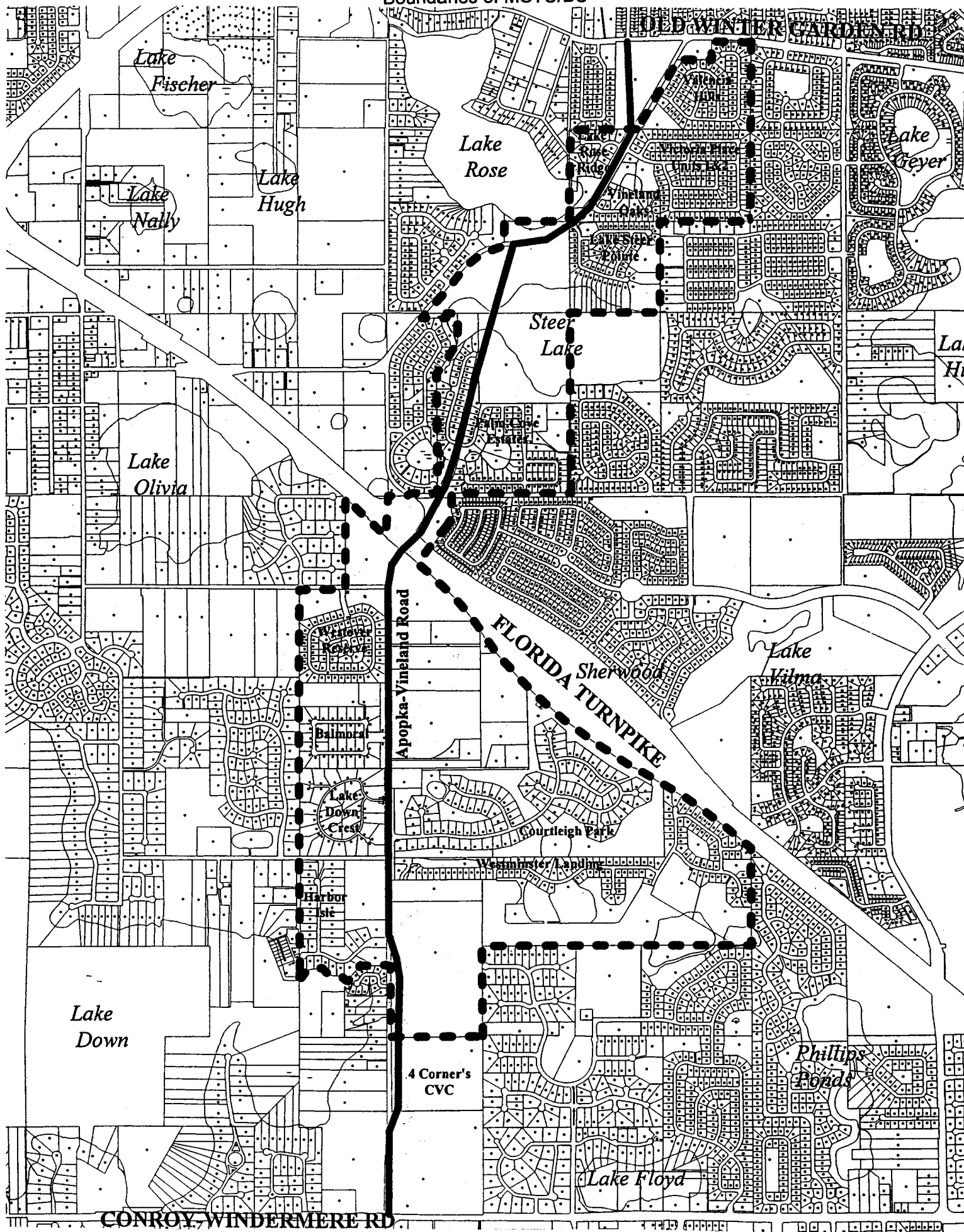


Exhibit "B" - Parcels
Apopka-Vineland Road Area MSTU

Parcel ID Number	Parcel Legal Description
03-23-28-0000-00-002	COMM SW COR OF SE1/4 OF NW1/4 RUN N 712.77 FT TO WLY R/W OF SUNSHINE ST. PKWY FOR POB TH S 37 DEG E 205.78 FT SELY ALONG CURVE 220.33 FT W 261.71 FT N 336.23 TO POB IN SEC 03-23-28
03-23-28-0000-00-009	SE1/4 OF SW1/4 OF NE1/4 OF SW1/4 OF SEC 03-23-28
03-23-28-0000-00-011	N 500 FT OF SW1/4 OF NW1/4 LYING S & W OF TURNPIKE R/W & E OF APOPKA- VINELAND RD & THAT PART OF NW1/4 OF NW1/4 LYING S & W OF SUNSHINE STATE PARKWAY & E OF APOPKA-VINELAND RD IN SEC 03-23-28
03-23-28-0000-00-018	SW1/4 OF SW1/4 OF NE1/4 OF SW1/4 (LESS BEG SW COR OF NE1/4 OF SW1/4 RUN N 340.35 FT E 156.87 FT S 16 DEG W 351.69 FT W 53.5 FT TO POB) OF SEC 03-23-28
03-23-28-0000-00-020	BEG SW COR OF NW1/4 OF SW1/4 RUN E 1358.33 FT N 103.86 FT W 1357.36 FT S 109.95 FT TO POB (LESS W 30 FT RD R/W) & (LESS PT TAKEN ON W FOR R/W PER 5915/4507 CIO99-9077)
03-23-28-0000-00-022	BEG 1300 FT SELY FROM INT OF W LINE OF E1/2 OF W1/2 OF SEC & S R/W LINE OF SUNSHINE STATE PKWY TH SWLY PERPENDICULAR TO SAID R/W 100 FT SELY AT RT ANGLE 100 FT NELY AT RT ANGLE 100 FT TO S R/W LINE NELY TO POB IN SEC 03-23-28 (Orange County BCC)
03-23-28-0000-00-024	BEG 1219.24 FT S & 30 FT E OF W 1/4 COR TH E 1327.57 FT N 300 FT W 300 FT S 270 FT W 1027.29 FT S 30 FT TO POB IN SEC 03-23-28 (Orange County BCC)
03-23-28-0000-00-026	N 300 FT OF W 465.6 FT OF SW1/4 OF SW1/4 (LESS W 30 FT FOR RD R/W) & (LESS PT TAKEN ON W FOR R/W PER 5880/1430) OF SEC 03-23-28
03-23-28-0000-00-027	PART OF 03-23-28 & 04-23-28 (SEE 1114/735 FOR PART) LYING NORTHEAST OF TURNPIKE R/W (DOT State of Florida-Turnpike Enterprise – Stormwater / Retention)
03-23-28-0000-00-028	PART OF 03-23-28 LYING WESTERLY OF REALIGNED APOPKA-VINELAND ROAD, SOUTHERLY OF STEER LAKE ROAD (PER 6774/4426 AND DB 554/371), AND NORTHEASTERLY OF SOUTHWEST R/W OF OLD APOPKA-VINELAND ROAD PER DB 338/565, (REF 6472/1134 & DB 338/565) (Orange County BCC – Retention Pond)
03-23-28-0000-00-073	THE N 1192.41 FT OF SW1/4 OF NW1/4 (LESS N 500 FT THEREOF) & (LESS PT TAKEN ON W FOR R/W PER OR 5838/3929 & 5967/0475) & (LESS TURNPIKE R/W ON E) OF SEC 03-23-28
04-23-28-0000-00-003	COMM SE COR OF LOT 13 ROBERTS LANDNG 10/89 RUN E 594.18 FT TO WLY R/W OF APOPKA-VINELAND RD N44 DEG E 24.99 FT NELY 150.20 FT TO POB TH W 243.78 FT N 398.16 FT S 60 DEG E 357.32 FT SWLY 228.21 FT TO POB IN SEC 04-23-28 (Orange County BCC – Fire Station)
04-23-28-0000-00-006	COMM SE COR OF W1/2 OF SE1/4 OF SE1/4 OF SEC 04-23-28 RUN S 16.21 FT TO POB TH S 49 DEG E ALONG FLA TURNPIKE 471.49 FT S 38 DEG W 15.02 FT S 48 DEG E 200.28 FT S 38 DEG W 7.98 FT S 49 DEG E 100.09 FT S 38 DEG W 14.95 FT S 49 DEG E 100.09 FT S 38 DEG W 10.01 FT S 49 DEG E 189.59 FT SWLY 177.19 FT N 60 DEG W 371.87 FT N 63 DEG W 413.57 FT N 522.58 FT TO POB (RETENTION AREA PER 5973/0380) (Orange County BCC – Retention Pond)

Exhibit "B" - Parcels
Apopka-Vineland Road Area MSTU

Parcel ID Number	Parcel Legal Description
04-23-28-0000-00-010	E1/2 OF NE1/4 OF NE1/4 OF SEC 04-23-28 (LESS TURNPIKE R/W PARCEL 11.4-17 PER LAW 50574 REF LP 1121/169) & LESS S 30 FT FOR RD) & (LESS COMM SE COR OF LOT 13 ROBERT LANDING 10/89 RUN E 594.18 FT TO WLY R/W OF APOPKA-VINELAND RD TH N 44 DEG E 24.99 FT NELY 150.20 FT TO POB TH W 243.78 FT N 398.16 FT S 60 DEG E 357.32 FT SWLY 228.21 FT TO POB) & (COMM SE COR OF W1/2 OF SE1/4 OF SEC RUN S 16.21 FT TO POB TH S 49 DEG E ALONG FLA TURNPIKE 471.49 FT S 38 DEG W 15.02 FT S 48 DEG E 200.28 FT S 38 DEG W 7.98 FT S 49 DEG E 100.09 FT S 38 DEG W 14.95 FT S 49 DEG E 100.09 FT S 38 DEG W 10.01 FT S 49 DEG E 189.59 FT SWLY 177.19 FT N 60 DEG W 371.87 FT N 63 DEG W 413.57 FT N 522.58 FT TO POB) & IN SEC 3 THAT PT OF N1/2 OF NW1/4 LYING W OF APOPKA- VINELAND RD & SWLY OF W R/W LINE OF FLA TURNPIKE (LESS PT TAKEN ON E FOR R/W PER 5973/380 CIO00-1174)
09-23-28-0000-00-020	BEG 30 FT W & 30 FT S OF NE COR S 902 FT W 631.3 FT N 902 FT E 630.39 FT TO POB (LESS PART TAKEN ON N & E FOR R/W PER 5915/4507 CIO99-9077) IN SEC 09-23-28
10-23-28-0000-00-035	THAT PART OF NW1/4 OF NW1/4 DESC AS COMM NW COR OF SEC RUN S 332.16 FT E 30 FT TO E R/W LINE OF APOPKA VINELAND RD FOR POB CONT E 1338.43 FT S 325.80 FT W 1335.82 FT N 325.78 FT TO POB (LESS PART TAKEN ON W FOR R/W PER 5915/4507 CIO99-9077)
27-22-28-0000-00-002	E1/2 OF SW1/4 OF SE1/4 LYING E OF NEW APOPKA VINELAND RD ALIGNMENT & S OF OLD WINTER GARDEN RD & SE1/4 OF SE1/4 LYING N & W OF VALENCIA HILLS UT 3 19/143 & S OF OLD WINTER GARDEN RD IN SEC 27-22-28 (Orange County BCC - Park)
27-22-28-0000-00-004	E1/2 OF SW1/4 OF SE1/4 LYING W OF NEW APOPKA VINELAND RD ALIGNMENT & LYING S OF OLD WINTER GARDEN RD & LOT 1 LAKE ROSE REP 21/143 LYING W OF NEW APOPKA VINELAND RD ALIGNMENT IN SEC 34-22-28 (Orange County BCC - Retention Pond)
34-22-28-0000-00-002	THAT PT OF S1/2 OF NW1/4 OF SEC 34-22-28 LYING SELY OF WILKENING FARM RD (LESS COMM SW COR OF SW 1/4 OF NW 1/4 RUN N 89 DEG E 1472.30 FT TO POB & PT ON NON-TANGENT CURVE TH RUN ALONG ARC OF CURVE CONCAVE TO SE 492.91 FT TH RUN ALONG ARC OF CURVE CONCAVE TO SE 462.77 FT N 46 DEG W 80.42 FT TH RUN ALONG ARC OF CURVE CONCAVE TO SW 298.97 FT N 42 DEG W 5.41 FT TO PT TH RUN ALONG ARC OF CURVE CONCAVE TO SE 138.93 FT N 87 DEG E 325.9 FT TH RUN ALONG CURVE CONCAVE TO NW 394.8 FT N 52 DEG E 225.19 FT S 00 DEG E 77.61 FT S 50 DEG W 601.77 FT TH RUN ALONG ARC OF CURVE CONCAVE TO SE 781.01 FT S 72 DEG W 36.08 FT TH RUN ALONG ARC OF CURVE CONCAVE TO SE 196.2 FT S 89 DEG W 123.52 FT TO POB) & (LESS COMM SW COR OF SW 1/4 OF NW 1/4 RUN N 89 DEG E 1472.39 FT TO PT ON CURVE CONCAVE TO SE TH RUN NELY ALONG CURVE 87.21 FT TO POB N 68 DEG W 423.63 FT N 31 DEG E 517.25 FT N 46 DEG E 386.29 FT N 42 DEG W 17.07 FT TO PT ON CURVE TH RUN SELY ALONG CURVE CONCAVE TO S FOR 298.97 FT S 46 DEG E 80.42 FT TH RUN SWLY ALONG ARC OF CURVE CONCAVE TO SE FOR 868.48 FT TO POB)

Exhibit "B" - Parcels
Apopka-Vineland Road Area MSTU

Parcel ID Number	Parcel Legal Description
34-22-28-0000-00-007	E1/4 OF S1/2 OF SW1/4 (LESS ROAD & E 210 FT OF W 310 FT OF N 415 FT & (LESS BEG 35 FT W & 30 FT N OF SE COR OF SW1/4 RUN W 632.7 FT N TO NW COR OF E1/2 OF SE1/4 OF SW1/4 E 100 FT S 415 FT E 55 FT S 22 DEG E 26.5 FT S 42 DEG E 138 FT S 46 DEG E 40.45 FT S 57 DEG E 236.83 FT E 145.09 FT S 599.2 FT TO POB & LESS N 246 FT OF E 350 FT OF E1/4 OF S1/2 OF SW1/4 & LESS E 15 FT OF SE1/4 OF SW1/4) OF SEC 34-22-28
34-22-28-0000-00-008	BEG 100 FT E OF NW COR OF E1/4 OF S1/2 OF SW1/4 OF SEC 34-22-28 TH RUN E 210 FT S 415 FT W 210 FT N 415 FT TO POB
34-22-28-0000-00-013	7729/2380 INCOMPLETE LEGAL -- FROM NW COR OF NE 1/4 OF SEC 34-22-28 RUN E 943 FT TO WLY R/W LINE OF GOTHARD RD TH S 30 DEG W 813.3 FT ALONG SAID R/W FOR POB TH W 130 FT N 66 DEG W 72 FT W 220 FT S 220 FT TO POINT 440 FT N OF S LINE OF NW1/4 OF NE1/4 W 109 FT S 240 FT E 212 FT TO RD NELY ALONG RD 535 FT M/L TO POB & BEG S 29 DEG W 115.04 FT & 39.88 FT W OF NE COR OF LOT 14 FOR POB TH CON'T W 10.8 FT N 66 DEG W 27.65 FT N 19 DEG W 1.33 FT TH S 71 DEG W 38.58 FT TO POB (LESS PT TAKEN ON E FOR R/W & MITIGATION AREA PER 6473/319 CIO-02-522)
34-22-28-0000-00-014	S 200 FT OF NW1/4 OF NE1/4 W OF RD IN SEC 34-22-28 (Orange County BCC - Lake)
34-22-28-0000-00-019	COMM NW COR OF SW1/4 OF SEC 34-22-28 TH E 1331.15 FT TO W LINE OF NE1/4 OF SE1/4 S 970.7 FT N 16 DEG E 46.44 FT TO POB N 16 DEG E 204.29 FT N 14 DEG E 307.11 FT S 72 DEG E 102.78 FT S 14 DEG E 88.73 FT S 25 DEG E 164.45 FT S 29 DEG E 118.84 FT S 23 DEG E 111.28 FT S 37 DEG W 91.5 FT N 75 DEG W 67.86 FT N 83 DEG W 307.34 FT TO POB (RETENTION PER 6431/0031) (Orange County BCC - Stormwater / Retention)
34-22-28-0000-00-021	BEG 30 FT N & 35 FT W OF SE COR OF SW1/4 OF SEC 34-22-28 TH RUN W 15 FT N 584.2 FT W 134.5 FT N 57 DEG W 229.56 FT N 86 DEG W 189.76 FT N 160.45 FT E 55 FT S 22 DEG E 26.5 FT S 42 DEG E 138 FT S 46 DEG E 40.45 FT S 57 DEG E 236.83 FT E 145.09 FT S 599.2 FT TO POB
34-22-28-0000-00-022	THAT PT OF NE1/4 OF SW1/4 OF SEC 34-22-28 THAT IS LYING W OF THE R/W TAKEN PER OR 6431/31 (Orange County BCC - Conservation / Wetland)
34-22-28-0000-00-030	THAT PART OF S1/2 OF NW1/4 OF SEC 34-22-28 LYING SELY OF RE-ALIGNED APOPKA-VINELAND RD AS PER OR 6722/3672
34-22-28-0000-00-031	N 246 FT OF E1/4 OF S1/2 OF SW1/4 (LESS W 310 FT) & E 15 FT OF SE1/4 OF SW1/4 OF SEC 34-22-28
34-22-28-0000-00-032	COMM SW COR OF SW1/4 OF NW1/4 OF SEC 34-22-28 RUN E 1472.39 FT NELY ALONG CURVE 87.21 FT TO POB TH N 68 DEG W 423.63 FT N31 DEG E 517.25 FT S 52 DEG E 384.76 FT SWLY ALONG CURVE 405.70 FT TO POB (MITIGATION AREA PER 6722/3672 02-CA-10534) (Orange County BCC - Mitigation)

Exhibit "B" - Parcels
Apopka-Vineland Road Area MSTU

Parcel ID Number	Parcel Legal Description
34-22-28-0000-00-033	COMM SW COR OF SW1/4 OF NW1/4 OF SEC 34-22-28 RUN E 1472.39 FT SWLY ALONG CURVE 492.91 FT TO POB TH N 52 DEG W 384.76 FT N 46 DEG E 386.29 FT N 42 DEG W 17.07 FT ELY 298.97 FT S 46 DEG E 80.42 FT SWLY 462.78 FT TO POB (RETENTION AREA PER 6722/3672 02-CA-10534) (Orange County BCC - Retention Pond)
34-22-28-0000-00-034	COMM SE COR OF NW1/4 OF SEC 34-22-28 TH N 1327.75 FT W 83.46 FT FOR POB TH RUN S 50 DEG W 171.06 FT S 47 DEG W 175.89 FT WLY ALONG CURVE 208.72 FT S 87 DEG W 325.90 FT WLY ALONG CURVE 51.90 FT N 07 DEG E 98.97 FT ELY 379.85 FT NELY 290.41 FT N 53 DEG E 142.73 FT E 67.87 FT TO POB (MITIGATION AREA PER 6722/3672 02-CA-10534) & COMM NW COR OF NE1/4 S 1212.32 FT FOR POB CONT S 44.13 FT S 50 DEG W 29.4 FT S 50 DEG W 78.22 FT W 67.88 FT N 53 DEG E 187.67 FT TO POB (MITIGATION AREA PER 6409/3557) (Orange County BCC - Mitigation)
34-22-28-0000-00-035	COMM SE COR OF LOT 14 LAKE ROSE RIDGE REPLAT 21/148 RUN E 36.17 FT SWLY 95.15 FT FOR POB CONT SWLY 449.42 FT W 15.21 FT NELY 456.89 FT S 57 DEG E 16.04 FT TO POB (Orange County BCC - Mitigation)

Exhibit "C" - Subdivisions
Apopka-Vineland Road Area MSTU

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Lots / Parcels / Tracts / Units
Balmoral	04-23-28-0487	26/10	Lots 1 through 32 Tracts C and D and E
Courtleigh Park	03-23-28-1827	24/12	Lots 1 through 114 Tracts A and B
Harbor Isle	09-23-28-3377	33/61	Lots 1 through 22 Tracts A and B Tracts F and G
Harbor Isle Unit 2	09-23-28-3394	35/33	Lots 1 through 10
Havencrest	03-23-28-3450	86/138-141	Lots 1 through 38 Tract M Future Development (replatted as Havencrest Phase 2)
Havencrest Phase 2	03-23-28-3451	91/101-105	Lots 39 through 87
Lake Down Crest	04-23-28-4398	26/52	Lots 1 through 33
Lake Rose Ridge Replat	34-22-28-4731	21/148	Lots 1 through 22
Lake Steer Pointe	34-22-28-4829	37/107	Lots 1 through 74 Tract C
Palm Cove Estates	34-22-28-6521	23/128	Lots 1 through 27
Palm Cove Estates 2	34-22-28-6523	28/85	Lots 1 through 28 Tract B

Exhibit "C" - Subdivisions
Apopka-Vineland Road Area MSTU

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Lots / Parcels / Tracts / Units
Palm Cove Estates 3	34-22-28-6525	29/82	Lots 29 through 58
Palm Cove Estates 4	34-22-28-6527	30/147	Lots 1 through 33 Tract A
Palm Cove Estates 5	34-22-28-6526	30/42	Lots 1 through 4
Palm Cove Estates 6	34-22-28-6528	67/93-95	Lots 1 through 5 Tract A
Valencia Hills Unit 3	27-22-28-8839	19/143	Lots 1 through 95
Victoria Place Unit 1	34-22-28-8877	20/113-114	Lots 1 through 73
Victoria Place Unit 2	34-22-28-8878	22/68-69	Lots 74 through 146
Vineland Oaks	34-22-28-8909	30/149	Lots 1 through 22 Tracts A and C
Westminster Landing Phase 1	10-23-28-8241	37/91	Lots 1 through 128 Tracts H and P
Westminster Landing Phase 2	10-23-28-8242	39/150	Lots 129 through 215
Westover Reserve Phase 1	04-23-28-8239	37/9	Lots 1 through 33 Tracts A and D
Westover Reserve Phase 2	04-23-28-8626	39/3	Lots 34 through 81
Windermere Ridge	10-23-28-9355	47/50-51	Lots 1 through 92 Tracts A through D