

PUBLIC FACILITIES REPORT

MYRTLE CREEK IMPROVEMENT DISTRICT

DECEMBER 12, 2017

FOR:

**MYRTLE CREEK IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**

BY:

**DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FL 32789**

Approved and Adopted by Board on 12/18/17

**Public Facilities Report
Myrtle Creek Improvement District
December 12, 2017**

This report is provided in conformance with Myrtle Creek Improvement District's obligations under Section 189.415 FS-10 requiring that a public facilities report and an annual notice of any changes be submitted to the local government.

Introduction

The Myrtle Creek Improvement District (the "District", MCID) was created for the purpose of financing and managing the acquisition, construction and maintenance of the necessary master public infrastructure for the portion of the Lake Nona Development of Regional Impact (DRI) located within the District Boundary. The District includes 1,087.3 acres within the Lake Nona Planned Development located within the City of Orlando. More specifically, MCID is located east of Boggy Creek Road; South of Lake Nona, Red Lake and Buck Lake; west of Narcoossee Road and North of State Road 417 (SR 417, Greenway) (please see Exhibit 1). The land within the District occupies portions of Sections 13, 14, 23, and 24 of Township 24 South, Range 30 East and part of Sections 18 and 19 of Township 24 South, Range 31 East.

The necessary public facilities infrastructure required to serve the development is a network of roadway, drainage, stormwater management, potable water, reclaimed water and sanitary sewer systems that give access and service to a development program that includes 337,800 square feet (sq. ft.) of retail/commercial development; 756,00 sq. ft. of office development, 500,000 sq. ft. of research and development uses, 425 hotel rooms, 1,495 single family detached residential units and 1,658 multifamily attached dwelling units along with sport related uses, civic facilities and other community facilities (schools, churches, library, etc.). (Changes to the development program may be implemented if consistent with the City approved Planned Development Program.)

The entrance to this development is from Narcoossee Road, Boggy Creek Road and the Greenway Expressway (SR 417) via Lake Nona Boulevard (constructed by MCID and Boggy Creek Improvement District (BCID)). A network of roads, some completed and others under construction or programmed for the future, provide circulation and area-wide utilities to the general public as part of the District's framework infrastructure (please see Exhibit 2 for general locations of facilities). The general status of the roadway network is as follows:

Lake Nona Boulevard, Upper Gateway Loop and Lower Gateway Loop (fka "Parcel 14 Loop Road"), Wellspring Drive and a portion of proposed Performance Drive have, with their

associated stormwater, utilities, landscape and irrigation appurtenances, been constructed by the District to provide circulation and utilities to the general public (please see Exhibit 2 for general locations of facilities).

The District also participated, to the extent of their proportionate share, in the construction of the S.R. 417 / Lake Nona Boulevard Interchange which is also completed, bridging Lake Nona Boulevard over SR 417, interconnecting the District with the Boggy Creek and Greenway Improvement Districts (GID) on the south side of SR-417 and creating a full interchange with SR 417.

The road rights-of-way for Lake Nona Boulevard, Upper Gateway Loop and Lower Gateway Loop and Wellspring Drive (excepting stormwater management areas as discussed below) and the lift station tracts discussed herein have been dedicated to the public by plats. The rights-of-way for Performance Drive Phase 1 and 2 are anticipated to be dedicated in the near future. Roadways and City utilities are generally accepted as public (municipal) after resolution of any required corrective/maintenance items required during a two-year maintenance period and the City's release of the two-year maintenance bonds issued to the City.

The status of infrastructure that has been completed to date is as follows:

- The potable water, street lighting, and electric conduit etc. have been conveyed to the Orlando Utilities Commission (OUC).
- Conduit for tele-communications systems has been constructed and retained by the Developer.
- Lake Nona Boulevard, Upper Gateway Loop Road and Lower Gateway Loop Road and Wellspring Drive have been conveyed to the City of Orlando and accepted for maintenance by the City.
- Lift Stations 1 (City 163), 2 (City 162) and 3 (City 164) are complete and have been conveyed to the City. Lift Station 171 (City) is also complete, but under a 2-year maintenance bond.
- Prior temporary off-road drainage systems (SMA-1, SMA-2, SMA 2A, SMA 3B) at the east end of Lake Nona Boulevard have been incorporated into development parcels with easements granted to the City and the District. Operation and maintenance is by the homeowners association.
- The Wellspring Drive stormwater management pond (SMA WD; located at northwest corner of the lake Nona Boulevard/Wellspring Drive intersection) is owned and maintained by the District. Stormwater management tract/Pond 3A is retained by the Developer and maintained by the District with easements granted to the District and the City of Orlando where needed. All other stormwater ponds serving the City roads are

owned and maintained by the Developer or owners associations with easements granted to the District and the City of Orlando where needed.

- Sidewalk, multi-purpose trail, hardscape, landscape and irrigation facilities within the dedicated road rights-of-way are owned and maintained by the District.

Required Facilities Information

The following information is provided pursuant to paragraph (2) of the referenced statute:

- (a) *A description of existing public facilities owned or operated by the District, and each public facility that is operated by another entity, except a local general purpose government, through a lease or other agreement with the District. This description shall include the current capacity of the facility, the current demands placed on the facility, and its location. [This information shall be required in the initial report and shall be updated every five (5) years at least 12 months prior to the submission date of the evaluation and appraisal report of the appropriate local government required by Section 163.3191, Florida Statutes.]*

Public Facilities Owned or Operated by the Myrtle Creek Improvement District	
Facility	Comments
Lake Nona Boulevard (fka East–West Connector Road) <i>Operation and Maintenance of sidewalk, multi-purpose trail, hardscape, landscape and irrigation facilities and entry features by Myrtle Creek Improvement District.</i>	Complete.
Upper Gateway Loop Road and Lower Gateway Loop Road (fka Parcel 14 Loop Road.) <i>Pond 3A is operated and maintained by Myrtle Creek Improvement District.</i>	Complete The stormwater area is owned by the developer and operated and maintained by the District.
Upper Gateway Loop Road and Lower Gateway Loop Road (fka Parcel 14 Loop Road) Landscape, hardscape and irrigation <i>Operation and Maintenance by Myrtle Creek Improvement District.</i>	Complete

<p><i>(continued)</i></p> <p>Public Facilities Owned or Operated by the Myrtle Creek Improvement District</p>	
<p>SR 417 (Greeneway; Expressway)/Lake Nona Blvd. Interchange</p> <p><i>Maintenance of the Lake Nona Blvd./flyover and Expressway main line landscaping within the interchange footprint is the responsibility of the three districts pro-rata based on the areas of the respective districts.</i></p> <p><i>Operation and Management of Stormwater Ponds A, B, C and D is also the responsibility of the three districts with expenses shared proportionately.</i></p> <p><i>The portions attributable to each District are estimated at 32.5% to Boggy Creek, 36.0% to Greeneway and 31.5% to the Myrtle Creek Improvement District.</i></p>	<p>SR 417 (Greeneway; Expressway)/Lake Nona Blvd. Interchange is complete.</p>
<p>Sanitary Lift Station LS-171</p> <p><i>Correction of defects in response to inspections by the City during the 2 year maintenance bond period.</i></p>	<p>Complete: Constructed with USTA project. Dedicated to the City of Orlando.</p> <p>Bond issued 6/28/16 Expected bond release date 6/28/18</p>
<p>Wellspring Drive & Performance Drive Phase 1</p> <p><i>Correction of defects in response to inspections by the City during the 2 year maintenance bond period.</i></p>	<p>Complete: Designed by WBQ; CEI by DRMP</p> <p>Bond issued 9/28/16 Expected bond release date 9/28/18</p>
<p>Performance Drive Phase 2</p> <p><i>Correction of defects in response to inspections by the City during the 2 year maintenance bond period.</i></p>	<p>Complete:</p> <p>Bond issued 8/26/16 Expected bond release date 8/26/18</p>

(b) A description of each public facility the District is building, improving, or

expanding, or is currently proposing to build, improve, or expand within at least the next five (5) years, including any facilities that the District is assisting another entity to build, improve, or expand through a lease or some other agreement with the District. For each facility identified, the report shall describe how the District currently proposes to finance the facility.

The public facilities that that are programmed to be constructed within the next five years are listed in the following table. There is no work currently under construction. All work is expected to be financed through the proceeds from Special Assessment Revenue Bonds or other instruments of debt issued by the District or a Funding Agreement with the Developer. Work designated as future is part of the overall Capital Improvements Program and is not currently scheduled unless specifically noted below.

Roadway projects are typically comprised of:

- Roadway, drainage and utilities
- Landscape and irrigation in right-of-way
- Hardscape in right-of-way
- Roadway Lighting
- Electrical conduit for lighting and development service
- Communications conduit
- Signalization where warranted

Public Facilities Under Construction or Proposed by the Myrtle Creek Improvement District Within the Next 5 Years	
Facility	Comment
Under Construction	
There are no projects currently under construction.	
Future – Next 5 Years	
Performance Drive Phase 3	Target Year: 2019
Sanitary Lift Station #LS-P9 (formerly LS-7)	Conceptual Design Pump Rate: 372 gpm Target Completion: 2020
Sport related uses, civic facilities and other community facilities (schools, churches, library, etc.	Target Completion: Commensurate with need.
<i>Note: Flows provided for sanitary sewage lift stations are based on master planning data available as of this writing. Actual flows will vary as development programs are actualized and due to the interaction of interconnected/manifolded lift stations wherein each station can affect all others.</i>	

- (c) *If the District currently proposes to replace any facilities identified above within the next 10 years, the date when such facility will be replaced.*

There are no proposed facility replacements by the District in the next 10 years.

- (d) *The anticipated time the construction, improvement, or expansion of a public facility will be completed.*

Construction completion dates for work in progress and future (next 5-years) proposed projects are included in the response to item (b) above, if known. There are no proposed facility improvements or expansions included in the next 5 year program. However, as development proceeds and the development program is better defined, there are potential needs for pump or pump impeller upgrades of the sanitary lift stations already dedicated to and operated and maintained by the City.

- (e) *The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both existing and anticipated capacity must be listed.*

The anticipated design pump rates for future sanitary sewer pumping systems are shown in the above tables. There is no design traffic loading criteria available for the individual roadways. However, the roadway network master plan has been accepted based on, and for purposes of serving the approved development plans for Lake Nona South and Lake Nona Central. The development programs are presented in the table below together with an estimated accounting of the portions of the developments for which development is complete, in progress or is deemed imminent for purposes of comparison.

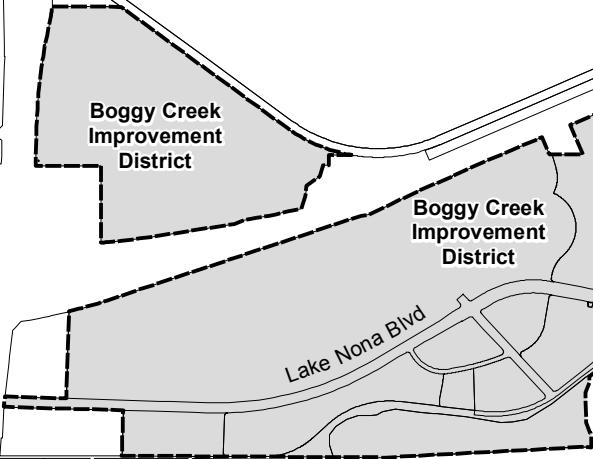
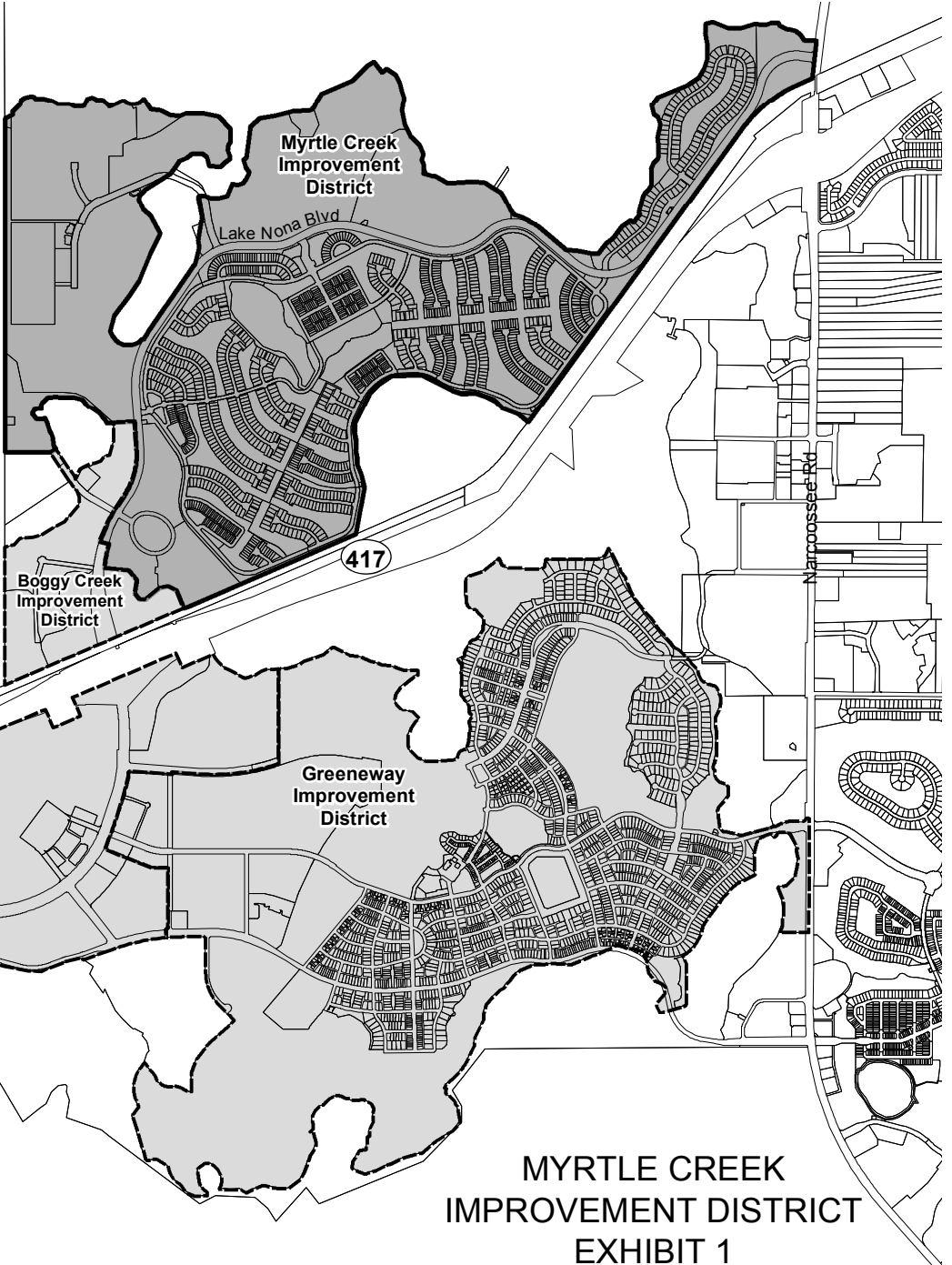
Development Program and Ongoing & Completed Projects Lake Nona South and Lake Nona Central as of December 2017	
Myrtle Creek Improvement District (Lake Nona Central)	
Program	Ongoing & Completed Projects
Retail: 337,800 square feet (SF)	
Office: 756,000	±70,000 SF Office at USTA ±10,000 SF Office at Soccer facility (estimated) ±80,000 SF Total
500,000 SF of Research and Development Uses	

<i>(continued)</i>	
Development Program and Ongoing & Completed Projects Lake Nona South and Lake Nona Central as of December 2017	
Hotel Rooms: 425	
Single Family Detached Residential Units: 1,495	448 platted lots - DiVosta VillageWalk 144 platted lots - Enclave at VillageWalk 592 Total
Multi-family Attached Residential Units: 1,658	455 platted lots - DiVosta Village Walk 278 apartments at Watermark Apartments 733 Total
Sport related uses, civic facilities and other community facilities (schools, churches, library, etc.)	USTA Tennis Facility w/ offices (see above) Soccer Facility w/ office (see above):
Boggy Creek Improvement District (Lake Nona South)	
Program	Ongoing & Completed Projects
Retail: 4,607,302 SF	66,000 SF - Drive Shack – Commercial Golf Driving Range 35,150 SF – Town Center 9,018 SF - The Distillery 111,168 SF - Subtotal 900 Restaurant Seats - Town Center
Hospital/Office: 3,851,881 SF	75,651 SF - Nemours Children’s Hospital 245,595 SF - Town Center 34,840 SF – J&J Building 356,086 Total
Research and development 5,460,204 SF	1,671,793 SF - Nemours Children’s Hospital 175,000 SF – Burnham Institute for Medical Research 910,595 SF – UCF / Burnett Biomedical Building, College of Medicine 115,000 SF University of Florida 2,872,388 SF – Total (See Note)
Hotel Rooms: 1,995	204 Rooms Town Center
Restaurant seats: 1,189	
Civic Facilities: community facilities (churches, library, etc.)	Fire Station

<i>(continued)</i>	
Development Program and Ongoing & Completed Projects Lake Nona South and Lake Nona Central as of December 2017	
Program	Ongoing & Completed Projects
Note: Hospital, health and education uses are acceptable land uses under the Airport Support/Industry Category.	
Greenway Improvement District (Lake Nona South)	
Program	Ongoing & Completed Projects
Retail: 158,922 SF	30,722 - Village Center 136,000 – Publix 90,000 – Lake Nona Village 5,000 – Other 261,772 Total
Hospital/Office: 1,928,000 SF	93,000 – Gateway
Single Family Detached Residential Units: 3,885	1,999 – Laureate Park
Single Family & Multi-family Attached Residential Units: 3,323	216 Apartments – The Gatherings 279 Apartments - Landon House, 197 Apartments - The Distillery 61 Apartments - Res 5A&B 110 Apartments - Neighborhood Center 863 Apartments – Total
Civic Facilities: 1,227 Students	1,000 Students - Elementary School 227 Students – Other/Village Center 1,227 Students
Other (Not Included in Improvement District)	
Program	Ongoing & Completed Projects
Hospital / Office Orlando Veterans Administration Medical Center – 1,200,000 SF	175,000 SF 120-bed Community Living Center 60-bed Residential Rehabilitation Program (Domiciliary) 134-bed hospital, outpatient clinic 20,000 SF Veterans Benefits Administration mini-service center

<i>(continued)</i> Development Program and Ongoing & Completed Projects Lake Nona South and Lake Nona Central as of December 2017
<i>Note: The “Program” and “Projects” data included within this table are based upon the latest approved and/or adopted Land Use and Construction Plan information available as of this writing. All “ongoing and completed” use quantities should be considered approximate. Further revisions to either the Program or the Projects may occur, subject to approval by all applicable governing and regulatory agencies.</i>

This report is intended to satisfy the requirements of Section 189.415 of the Florida Statutes and is not intended to be used for any other purpose. Please note that this report contains proposed, future improvements which may or may not be actually developed in the future.



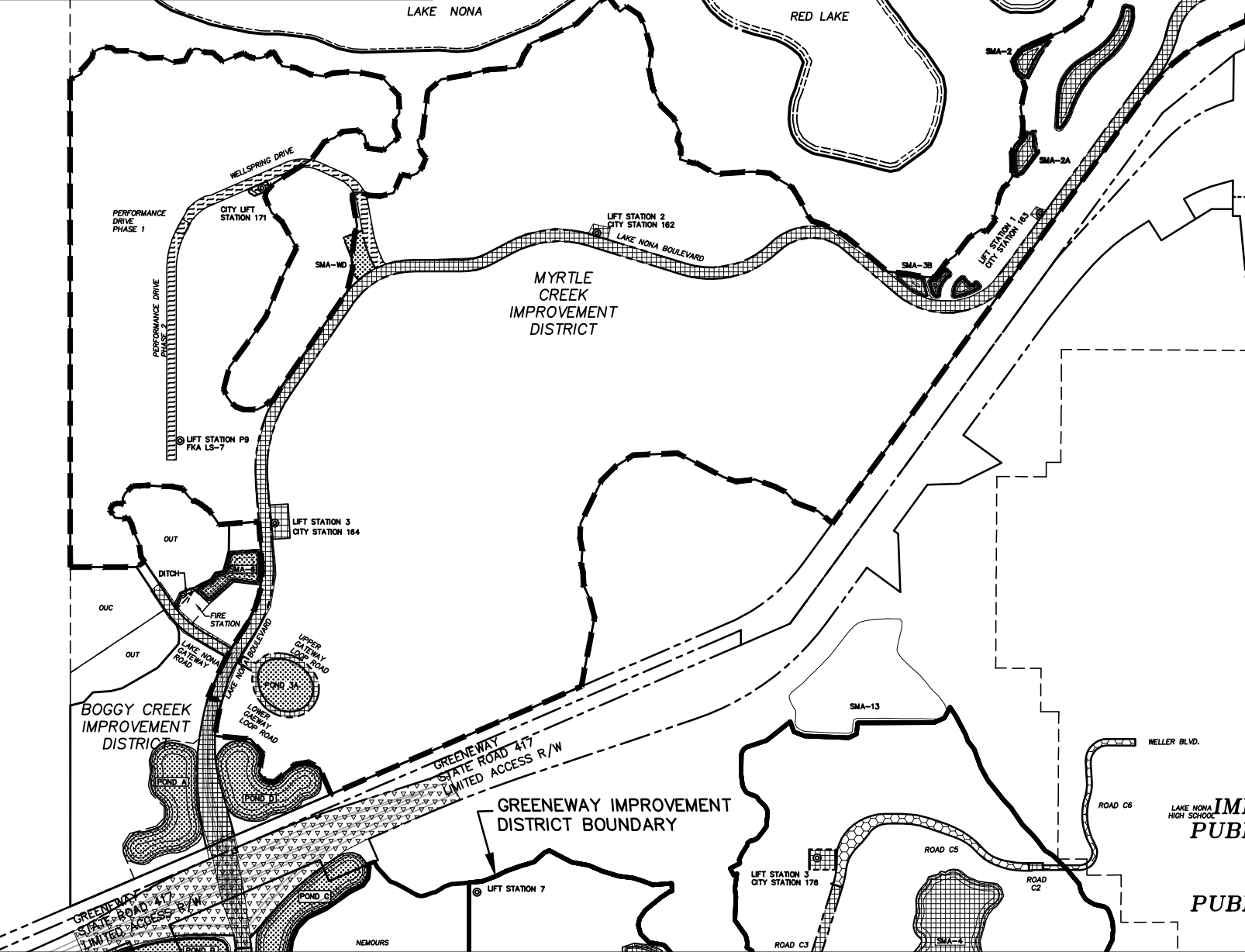
MYRTLE CREEK
IMPROVEMENT DISTRICT
EXHIBIT 1
LOCATION MAP

December 2017

DONALD W. McINTOSH ASSOCIATES, INC.
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 CERTIFICATE OF AUTHORIZATION NO. LB88



NARCOSSEE ROAD



LEGEND

- FUTURE SMA/POND & NUMBER
- EXISTING SMA/POND & NUMBER
- SANITARY LIFT STATION & NUMBER
- OFF ROAD DRAINAGE SYSTEM
- DISTRICT BOUNDARY
- OWNED AND/OR OPERATED AND MAINTAINED BY DISTRICT
- CONSTRUCTED BY DISTRICT; UNDER 2 YEAR MAINTENANCE BOND
- UNDER CONSTRUCTION BY DISTRICT
- OWNED, OPERATED AND MAINTAINED BY OTHERS
- INTERCHANGE AREA:
OWNED BY CITY OF ORLANDO AND CPX. LANDSCAPE HARDSCAPE AND IRRIGATION MAINTAINED BY BOGGY CREEK, MYRTLE CREEK AND GREENWAY DISTRICTS, PRO-RATA BASED ON ACREAGE.

- NOTES:
1. FACILITIES THAT ARE NOT OTHERWISE NOTED ARE FUTURE/NEXT 5 YEARS.
 2. WATER, SEWER AND RECLAIMED/IRRIGATION MAIN EXTENSIONS ARE INCLUDED IN ALL ROADWAYS.
 3. DISTRICT(S) IS RESPONSIBLE FOR LANDSCAPE, HARDSCAPE AND IRRIGATION MAINTENANCE IN ROAD RIGHTS-OF-WAY.
 4. INFORMATION SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN. THE RIGHT-OF-WAY LOCATIONS ARE BASED ON MOST CURRENT CIRCULATION PLANS.

MYRTLE CREEK IMPROVEMENT DISTRICT PUBLIC FACILITIES REPORT

EXHIBIT 2 PUBLIC FACILITIES STATUS

DECEMBER, 2017