



August 15, 2010

Myrtle Creek Improvement District  
Board of Supervisors  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

Re: Myrtle Creek Improvement District  
Supplemental Engineer's Report for Capital Improvements

Dear Board Members:

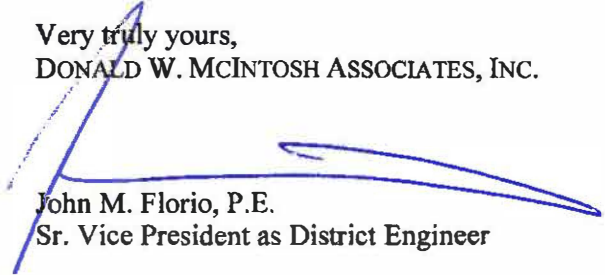
As you are aware, the currently approved Myrtle Creek Improvement District Engineer's Report for Capital Improvements (Capital Improvement Plan) was last reviewed and approved by your Board on June 19, 2006. This Engineering Report described and estimated the necessary public infrastructure to support proposed development within the District boundaries. For your reference, a copy of the approved report is attached to this supplement.

Since the approval of the Engineer's Report for Capital Improvements and based upon recent revisions to the overall development plan within the District, a need has arisen to include an additional public infrastructure improvement to the District's Capital Improvement Plan, subject to the City of Orlando accepting same for dedication. To that end, the purpose of this correspondence is to supplement the previously approved Engineer's Report for Capital Improvements and the adopted Capital Improvement Plan to include an updated improvement plan graphic (Exhibit A – Revised 08/15/10 attached) as a supplement to the Capital Improvement program.

In summary, this supplement identifies an additional segment of proposed public roadway, utility, landscape and irrigation improvements within Parcel 14 of the Lake Nona Central project within the District boundary. The improvements are estimated to cost \$ 1,625,000.00 to construct. There are adequate funds remaining in the Capital Improvement Bond Account to fund these improvements.

Your review and consideration of this revision would be greatly appreciated. In the interim should you have any questions or need additional information, please do not hesitate to call.

Very truly yours,  
DONALD W. MCINTOSH ASSOCIATES, INC.

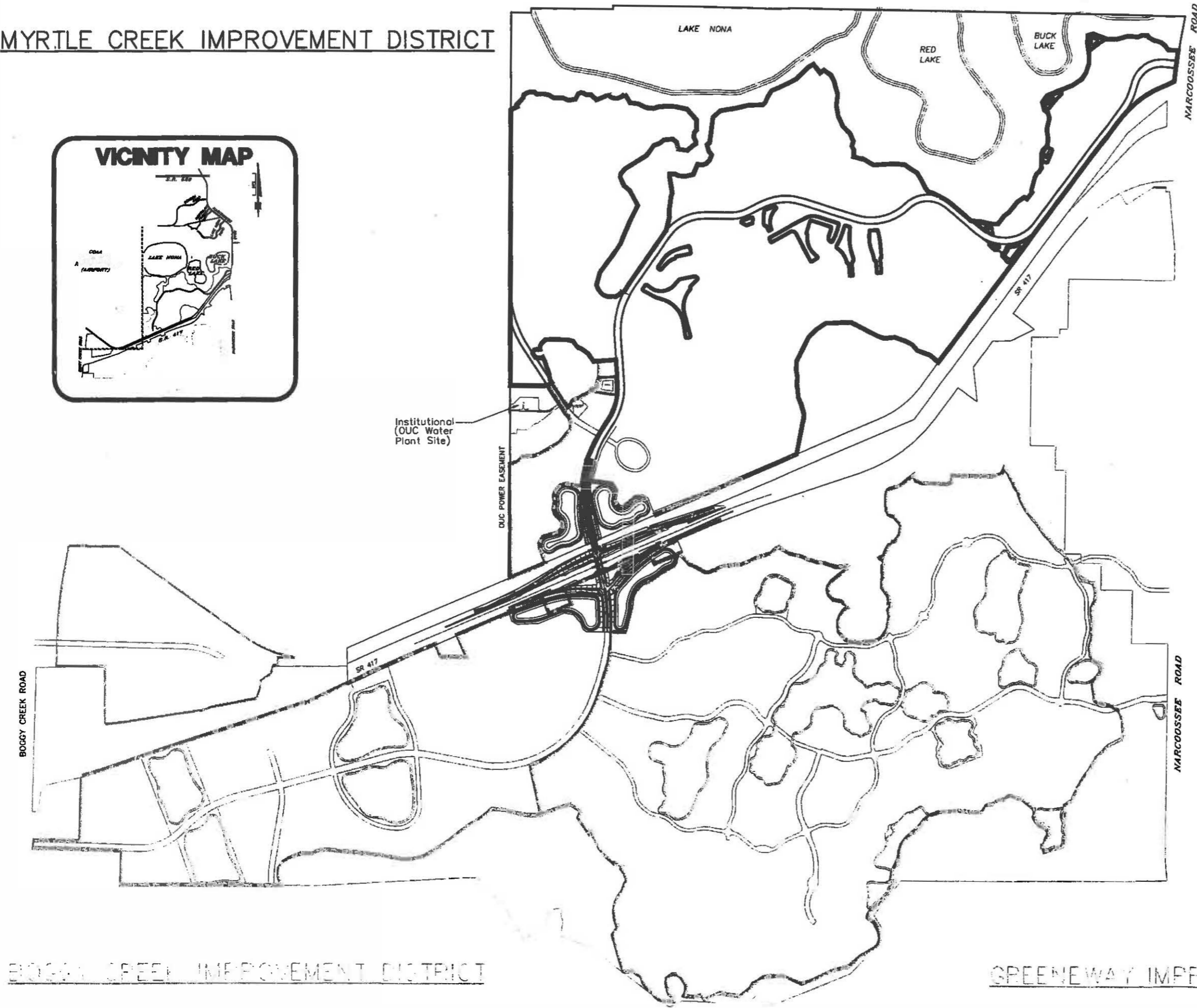
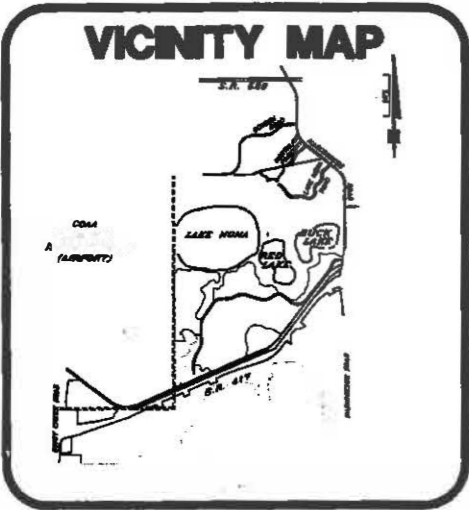
  
John M. Florio, P.E.  
Sr. Vice President as District Engineer

JMF/t  
Enclosures

c: Hank Fishkind, Fishkind & Associates  
Joe MacLaren, Fishkind & Associates  
Michael Eckert, Hopping Green & Sams  
Tucker Frazee, Hopping Green & Sams  
Jim Zboril, Lake Nona Land Company  
Larry Kaufmann, Lake Nona Land Company

ADOPTED 9/10/10

MYRTLE CREEK IMPROVEMENT DISTRICT



BOGGY CREEK IMPROVEMENT DISTRICT

GREENEWAY IMPROVEMENT DISTRICT

*ENGINEER'S REPORT FOR  
CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE*

*MYRTLE CREEK IMPROVEMENT DISTRICT*

*October 10, 2005  
Revised February 20, 2006  
Revised June 19, 2006*

*FOR  
MYRTLE CREEK IMPROVEMENT DISTRICT  
ORLANDO, FLORIDA*

*BY:  
DONALD W. MCINTOSH ASSOCIATES, INC.  
2200 PARK AVENUE NORTH  
WINTER PARK, FL 32789*

*Adopted 06/19/06  
at CDD Meeting*

**MYRTLE CREEK IMPROVEMENT DISTRICT**  
**CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE**

**I. BACKGROUND**

The Myrtle Creek Improvement District Project is an approximately 1,087 acre development program. Lake Nona Land Company, LLC currently owns a majority of the property within the district and will act as the Master Developer of the Project. In addition, the Myrtle Creek Improvement District (District) has been created as a unit of special purpose government to finance (and possibly operate and maintain) certain public infrastructure improvements described herein. This report has been prepared at the request of the District.

The project site is generally located east of Boggy Creek Road, south of the existing Lake Nona Estates development, west of Narcoosee Road, and north of State Road 417 (Eastern Beltway) in the City of Orlando, Florida. The lands within the District are currently part of the existing Lake Nona Planned Development approved by the City of Orlando at a City Council meeting. The City approved Planned Development Program includes development of 145,800 square feet (sq.ft.) of retail development; 250 hotel rooms, 1,621 single-family detached residential units and 1,114 single-family and multi-family attached dwelling units; the potential for an 18-hole golf course; 16.2 acres of civic facilities including the potential for one elementary school and other community facilities (churches, library, etc.)

The Myrtle Creek Improvement District has recently submitted and received approval of a petition to amend its District boundaries to the City of Orlando, Florida. The Capital Improvements included herein reflect those improvements within the approved District boundary.

Of the approximately 1,087 gross acres of property, approximately 1,070 acres are considered developable areas. Minor revisions to the currently contemplated development program can be implemented if consistent with the City approved

**Myrtle Creek Improvement District**  
**Capital Improvements for Infrastructure**  
**Page 2**

Planned Development Program. Ultimate build-out is presently expected to occur over a fifteen (15) year period.

This Engineer's Report for Capital Improvements has been prepared to assist with the financing of the capital improvements contemplated to be constructed, acquired and/or installed for the development by the District.

The capital improvements reflected in this Report represent the present intentions of the Developer and the District. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including the City of Orlando. The actual improvements may vary from the capital improvements in this report. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

## **II. OBJECTIVE**

This Engineer's Report for Capital Improvements has been prepared to assist with the financing and construction of various necessary public infrastructure required to develop and provide safe and adequate access, utilities, parks, etc. within the Myrtle Creek Improvement District. This report will present a narrative description of the major components included within the infrastructure systems and present Engineer's estimates of costs for completing the District related improvements necessary to support the development project.

### **III. EXISTING DISTRICT ACTIVITIES**

The Myrtle Creek Improvement District has entered into agreements with the Boggy Creek and Greenway Improvement Districts to assist with the funding of a major roadway interchange project on State Road 417 (Eastern Beltway) needed to serve the project. These improvements are currently being funded by the Developer by means of a developer funding agreement between the parties.

The Boggy Creek Improvement District has entered into a contract with the Developer to undertake these activities. The Developer, in turn has contracted with John Carlo Construction for completion of this work.

### **IV. TRANSPORTATION (Roadway) IMPROVEMENTS**

As outlined in the Lake Nona Planned Development Ordinance, a series of roadway improvements are required to develop the project. The primary roadway improvements include approximately fifteen thousand one hundred forty (15,140) linear feet of road and will define the major ingress and egress points throughout the development as well as serve as the collector road to support future residential, commercial, and support development.

The roadway included in the primary infrastructure includes the major boulevard necessary to provide safe and adequate access to the lands within the District. A graphic depiction of this primary roadway is set forth in Exhibit "A". In addition, one offsite roadway improvement is envisioned which includes intersection improvement connecting to Narcoossee Road in the northeast corner of the development property.

The boulevard roadway is proposed to be constructed utilizing four lanes of asphalt concrete surface and bicycle lanes included therein, and completed with curb sections and sidewalks. The roadway will be landscaped and will have a landscaped median.

An allowance has been included to acquire the right-of-way required to construct the necessary roadway improvements. The actual value of the right-of-way will be determined by appraisal and approved by the Board of Supervisors prior to acquisition.

**V. POTABLE WATER, SANITARY SEWER & RECLAIMED WATER FACILITIES**

The project's potable water distribution system will include a series of interconnected and looped water mains that run from the southwest corner of the developed property connected to an extension of the major distribution system from the existing Orlando Utilities Commission Water Treatment Plant, through the primary roadway corridor hereinbefore described and connecting to the extreme boundaries of the property on Narcoosee Road. The potable water distribution system will serve as a source for distributing potable water and fire protection water to all of the development within the project.

The project's reclaimed water distribution system will include a series of interconnected and looped reclaimed water mains that run from the southwest corner of the developed property connected to an extension of the major distribution system from the existing City of Orlando Conserv II reclaimed water system. Like the potable water mains the reclaimed water mains will run through the primary roadway corridor hereinbefore described and connected to the extreme boundaries of the property. The reclaimed water distribution system will serve as a source for distributing non-potable (irrigation) water to all of the development within the project.

The development project's sanitary sewer system includes a network of gravity collection systems, wastewater lift stations, and sanitary force mains connecting to existing facilities located on the southwest portion of the project adjacent the Eastern Beltway that are currently owned and operated by the City of Orlando. These sanitary sewer facilities will act as the collection, transmission and distribution systems for development of the project. All sanitary sewer facilities will be constructed within the primary roadway infrastructure identified in Exhibit "A".

#### **VI. ELECTRICAL DUCT BANK**

The infrastructure roadway corridor will accommodate a plastic pipe duct bank system. This duct bank system will enable the efficient distribution of electric power to the development. The proposed duct bank system will run within the right-of-way or easements established for the roadway corridor and be placed as part of the initial roadway construction to significantly limit the amount of disruption required to provide these needed services to the development project as construction progresses. Offsite connections to the Orlando Utilities Commission transmission facilities will occur around the project boundary at strategic locations. The District may finance the cost of undergrounding such facilities.

#### **VII. STORMWATER MANAGEMENT FACILITIES**

To enable development of the public infrastructure improvements required for the development project, a site-wide master stormwater management facility will be implemented. This master stormwater management system will consist of a series of surface water retention / detention ponds enabling treatment and attenuation of stormwater runoff from the developed improvements. In addition, a series of interconnected stormwater management facilities (roadway inlets, collector pipes,

manholes, etc.) constructed within the proposed infrastructure roadways will connect the development roadway systems and other surrounding development to the master stormwater management system. The entire stormwater management system will also include a series of special control structures, pipes, weirs, and necessary flow diversion structures in accordance with the regulatory criteria established and mandated by the South Florida Water Management District and the City of Orlando.

An allowance has been included to acquire the stormwater management area tracts required to construct the necessary improvements. The actual value of the stormwater management area tracts will be determined by appraisal and approved by the Board of Supervisors prior to acquisition.

#### **VIII. RECREATION FACILITIES AND AMMENITIES**

One of the major components of creating a community is the implementation of special common area and recreation facility improvements. The proposed development plan for the project includes the creation of several special amenities and "places" which will help create a sense of community. These areas include park facilities and select land clearing, wetland edge cleaning, specially designed light and street sign poles, sidewalks adjacent to common areas, bus shelters, benches, perimeter landscaping, buffers, and irrigation systems. Also included in the common area development budget are certain portions of streetscape and hardscape improvements that will be implemented to tie together the overall development community. Costs associated with each part are outlined later in this report.

#### **IX. DESIGN / PERMITTING AND CONTINGENCY**

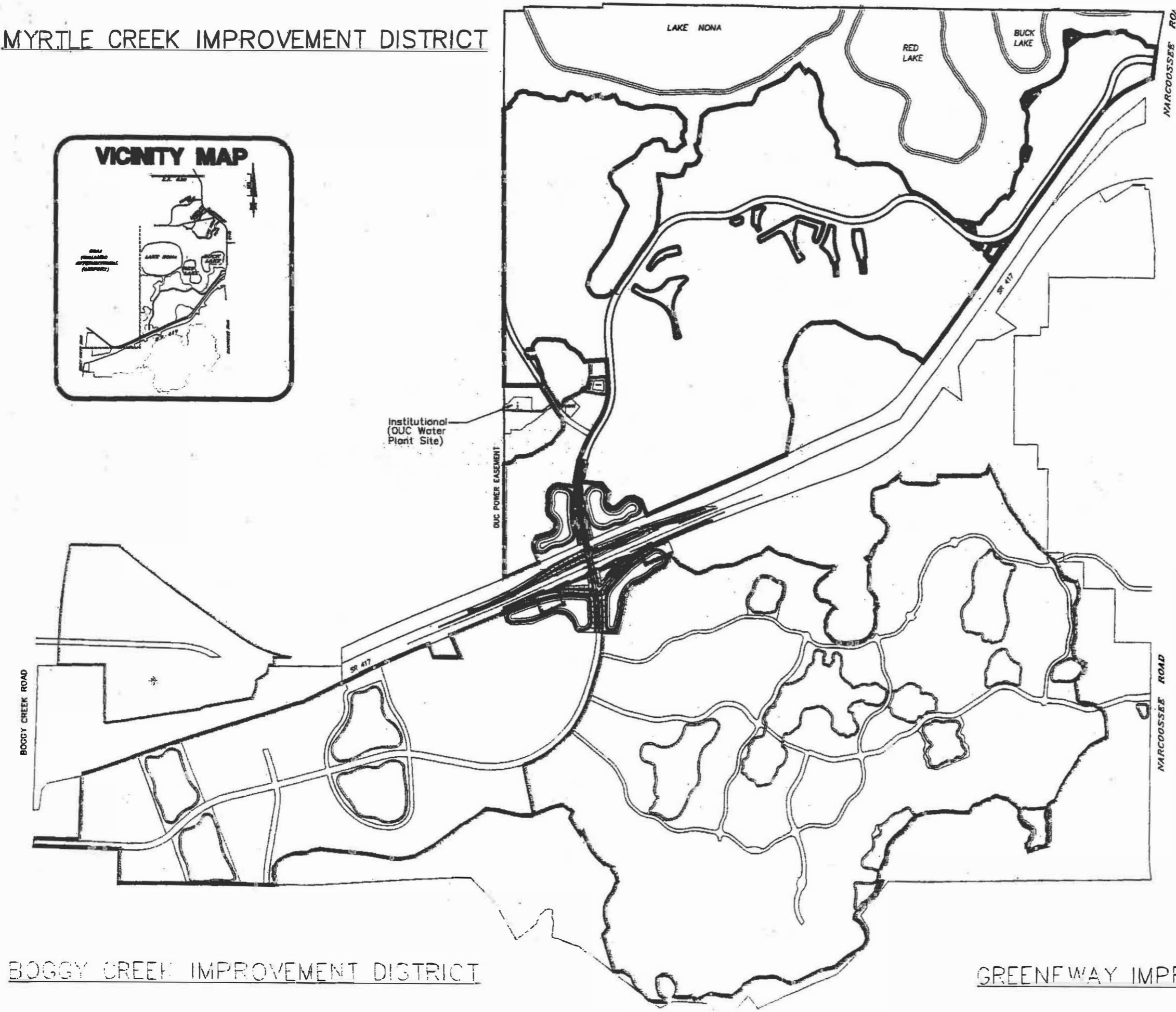
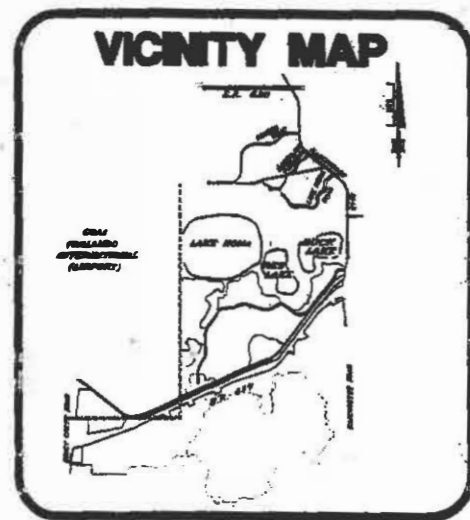
Design costs associated with each of the improvements hereinbefore described have been estimated and included in the estimates that follow. Other soft costs include portions of the surveying, design and engineering for all of the described work,

regulatory permitting, environmental consulting and materials testing. Some observation during construction will be required to assure the site is maintained in a safe and secure manner until sufficient infrastructure is in place to allow for local by, the appropriate jurisdictional or regulatory agency. A project contingency estimate has also been included.

#### **X. COST ESTIMATES FOR DEVELOPMENT IMPROVEMENTS**

A summary of the Engineer's estimated construction costs is included in Table 1. A listing of the entity expected to receive the dedication of various improvements with the responsibility for operation and maintenance is included in Table 2.

MYRTLE CREEK IMPROVEMENT DISTRICT



BOGGY CREEK IMPROVEMENT DISTRICT

GREENWAY IMPROVEMENT DISTRICT

EXHIBIT "A"

## TABLE 1

**ENGINEER'S OPINION OF PROBABLE COST  
MYRTLE CREEK IMPROVEMENT DISTRICT SUMMARY SHEET  
28-Oct-05**

COMPONENT		TOTAL
Roadway & Stormwater Improvements	\$	15,940,000.00
Utilities	\$	4,000,000.00
Electric / Lighting	\$	2,250,000.00
Landscape and Irrigation	\$	6,660,000.00
Contingency & Soft Costs	\$	4,650,000.00
GRAND TOTAL:		<hr/> \$ 33,500,000.00

## TABLE 2

### MYRTLE CREEK IMPROVEMENT DISTRICT DISTRICT CONSTRUCTED SYSTEM-DEDICATION SUMMARY

<u>DISTRICT CONSTRUCTED SYSTEM</u>	<u>OPERATION AND MAINTENANCE ENTITY</u>
Public Roadways	City of Orlando
Potable Water	Orlando Utilities Commission
Sanitary Sewer	City of Orlando
Reclaimed Water	City of Orlando
Stormwater	District / City of Orlando
Duct Bank	Orlando Utilities Commission
Common Areas	Myrtle Creek Improvement District
Parks and Recreation	City of Orlando