

**PUBLIC FACILITIES REPORT**  
**MYRTLE CREEK IMPROVEMENT DISTRICT**

**DECEMBER 24, 2024**

**for:**  
**MYRTLE CREEK IMPROVEMENT DISTRICT**  
**ORLANDO, FLORIDA**



**by:**  
**McINTOSH ASSOCIATES, an LJA COMPANY**  
**1950 SUMMIT PARK DRIVE**  
**ORLANDO, FL 32810**

Approved and Adopted by Board on \_\_\_\_\_

**Public Facilities Report**  
**Myrtle Creek Improvement District**  
**December 24, 2024**

**Introduction**

This report is provided in conformance with Myrtle Creek Improvement District's obligation under section 189.08, Florida Statutes, requiring that a public facilities report and an annual notice of any changes be submitted to the local government.

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 (Central Florida 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 portions 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 wastewater systems that give access and service to a recently updated development program, which at build-out includes 357,000 square feet (sq. ft.) of retail/commercial development, 1,268,222 sq. ft. of research and development uses, 1,800 hotel rooms, 18,488 sq. ft. of hospital, 2,651 single family detached and multifamily attached residential dwelling units, 88,180 sq. ft. civic facilities and other community facilities (schools, churches, library, etc.), and sport related uses. Changes to the development program may be implemented if consistent with the City approved Planned Development Program.

The entrances to the District are from Narcoossee Road, Boggy Creek Road, and the Central Florida Greenway Expressway (SR 417) via Lake Nona Boulevard (constructed by MCID and Boggy Creek Improvement District (BCID)). A network of roads, most completed and some 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: Lake Nona Boulevard running westerly from Narcoossee Road, crossing over SR 417 and continuing to Boggy Creek Road has been completed. It is the principal spine road of the District, running generally northeast-southwest through the District (as well as BCID), interconnecting Narcoossee Road and Boggy Creek Road and providing a full interchange with SR 417.

Upper Gateway Loop and Lower Gateway Loop (fka “Parcel 14 Loop Road”): This roadway, with its associated stormwater, utilities, landscape, and irrigation improvements, has been completed by the District.

Wellspring Drive: This roadway, with its associated stormwater, utilities, landscape, and irrigation improvements, has been completed by the District.

Performance Drive: Two phases of this roadway, with their associated stormwater, utilities, landscape, and irrigation improvements, have been completed by the District. The next phase of this roadway will be constructed as a future improvement.

SR 417/Lake Nona Boulevard Interchange: The District also participated, to the extent of its proportionate share, in the construction of the SR 417/Lake Nona Boulevard Interchange, which has been completed, bridging Lake Nona Boulevard over SR 417, interconnecting the northern and southern portions of the Lake Nona PD, and creating a full interchange with SR 417.

The road rights-of-way for the completed portions of those roadways (excepting SR 417 and the stormwater management areas as discussed below) and the lift station tracts discussed herein have been dedicated to the public (City of Orlando). Roadways and City utilities are generally accepted as public (municipal) after resolution of any required corrective/maintenance items required during two-year maintenance periods 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 telecommunications systems has been constructed and retained by the Master Developer or the service provider.
- The completed roadways and roadway drainage systems have been conveyed to the City of Orlando and accepted for City maintenance. These include:
  - Lake Nona Boulevard
  - Upper Gateway Loop Road and Lower Gateway Loop Road
  - Wellspring Drive
  - Performance Drive Phase 1
  - Performance Drive Phase 2
- Lift Stations 1 (City 163), 2 (City 162), 3 (City 164), and City Lift Station 171 have been completed and conveyed to the City of Orlando and accepted for City maintenance. Lift Station #LS-P9 (formerly LS-7) has been eliminated from the latest wastewater master plan.

- 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 where appropriate. Operation and maintenance are by the applicable homeowners association.
- The Wellspring Drive Pond SMA-WD, located at northwest corner of the Lake Nona Boulevard/Wellspring Drive intersection, is owned and maintained by the District. Pond SMA-3A is owned, operated, and maintained by the Master Developer, with easements granted to the District and the City of Orlando where appropriate. All other stormwater ponds serving the City roads, including SMAs 9-B and 9-D, are owned and maintained by the Master Developer or owners’ associations with easements granted to the District and the City of Orlando where appropriate.
- Multi-purpose trail (pedestrian paths wider than standard 5-foot-wide sidewalks), hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. See table below.

**Required Facilities Information**

The following information is provided pursuant to paragraph (2)(a) of section 189.08, Florida Statutes:

- (a) *A description of existing public facilities owned or operated by the special 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 special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government required by s. 163.3191. The department shall post a schedule on its website, based on the evaluation and appraisal notification schedule prepared pursuant to s. 163.3191(6), for use by a special district to determine when its public facilities report and updates to that report are due to the local general-purpose governments in which the special district is located.*

<b>Public Facilities Owned or Operated by the Myrtle Creek Improvement District or by Another Entity Under Lease or Agreement with the District</b>	
<b>Facility</b>	<b>Comment</b>
Lake Nona Boulevard (fka East-West Connector Road)	District maintenance of landscape, hardscape, irrigation, and multi-purpose trails within the public right-of-way

*Public Facilities Report  
Myrtle Creek Improvement District  
December 24, 2024*

Upper Gateway Loop Road and Lower Gateway Loop Road (fka Parcel 14 Loop Road)	District maintenance of landscape, hardscape, and irrigation within the public right-of-way  Pond SMA 3A is owned, operated, and maintained by the Master Developer
Wellspring Drive	District maintenance of landscape, hardscape, irrigation, and multi-purpose trails within the public right-of-way  Pond SMA-WD is owned, operated, and maintained by the District
Performance Drive	District maintenance of landscape, hardscape, irrigation, and multi-purpose trails within the public right-of-way
SR 417 (Central Florida Greeneway) / Lake Nona Boulevard Interchange	District maintenance of landscape, hardscape, and irrigation within the Lake Nona Boulevard flyover, along the interchange ramps, and within the interchange infield areas, and maintenance of the interchange ponds (Ponds A, B, C, & D) are the responsibility of BCID, with the costs being shared proportionately by MCID, BCID, Greeneway Improvement District (GID), and Midtown Improvement District (MID) as follows: 31.5% to MCID 32.5% to BCID 24.0% to GID 12.0% to MID

*(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 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public 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 seven years are listed in the following table. There is no work currently under construction by the District. 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, hardscape, and irrigation in right-of-way
- Multi-purpose trails in selected locations
- Roadway Lighting
- Electrical duct banks and street lighting conduit
- Telecommunications conduit (installed and retained by Master Developer or service provider)
- Signalization where warranted

<b>Public Facilities Under Construction or Proposed by the Myrtle Creek Improvement District Within the Next 7 Years</b>	
<b>Facility</b>	<b>Comment</b>
<b>Under Construction</b>	
There are no projects currently under construction by the District.	
<b>Future – Next 7 Years</b>	
Performance Drive Phase 3	Target Completion: 2026
<b>Future Projects Beyond 7 Years</b>	
None	

(c) *If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) 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.*

Currently anticipated construction completion dates for work in progress and future proposed projects (next 7 years), including expansions to existing facilities, are included in the response to item (b) above. As development proceeds, there may be potential needs for pump or pump impeller upgrades of the wastewater lift stations already dedicated to and operated and maintained by the City or Orlando.

(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 the existing and anticipated capacity must be listed.*

There is no design traffic loading criteria available for the individual roadways; however,

*Public Facilities Report  
Myrtle Creek Improvement District  
December 24, 2024*

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 following table together with an estimated accounting of the portions of the developments for which development is completed or in progress for purposes of comparison.

LAKE NONA CENTRAL AND SOUTH CDDs -DEVELOPMENT BUILD-OUT STATUS as of December 2024							
	RESIDENTIAL DU	CIVIC SQFT	HOTEL KEYS	RETAIL/COMM SQFT	HOSPITAL SQFT	R&D SQFT	OFFICE SQFT
PROJECT NAME	Built or platted DUs	Projects that are built or under construction.					
<b>Boggy Creek Improvement District Planned Program</b>	320	4,129,000	2,308	2,565,000	1,049,000	14,998,000	9,142,000
UCF - College of Medicine (West Parcel)		339,464					
UCF - College of Nursing		88,000					
UCF Medical Hospital at Lake Nona (Teaching Hospital)					198,168		
UCF Lake Nona Cancer Center					180,171		
Aloft Hotel			200				
LNTC Ph 1A (Building A: Marriott Courtyard & Residence Inn)			203				
Wave Hotel			238	34,006			
Nemours & Ronald McDonald House			40		534,176		
Pixon Liner Building	43						
Guidewell Innovation Center						95,271	

*Public Facilities Report  
Myrtle Creek Improvement District  
December 24, 2024*

UCF Medical Hospital at Lake Nona - MOB							46,325
Lake Nona Town Center Ph 1B (Building F: LNT Office II)							157,802
Lake Nona Town Center Ph 1A (Building B/C: Office Building 1 with retail)							99,812
Performance MOB - Office							149,181
HQ Building B							290,000
HQ Building C							124,517
Boutique Office (B-24/Ph 1C)							62,001
Simcom							95,263
UF Research and Academic Center-Lake Nona Campus						87,106	
Johnson & Johnson Human Performance Institute						33,296	
Drive Shack				52,646			
7 Eleven				3,010			
Performance MOB - Retail				13,576			
Performance Club (Fitness)				129,261			
Lake Nona West Retail Center				392,539			
<b>Total Built or Under Construction</b>	<b>43</b>	<b>427,464</b>	<b>681</b>	<b>625,038</b>	<b>912,515</b>	<b>215,673</b>	<b>1,024,901</b>
<b>Greenway Improvement District Planned Program</b>							
<b>Greenway Improvement District Planned Program</b>	<b>3,549</b>	<b>233,395</b>	<b>0</b>	<b>109,118</b>	<b>0</b>	<b>0</b>	<b>23,000</b>
The Gatherings	216						
Laureate Park Elementary		82,658					
Heroes Community Park		840					
Laureate Park - TH + Duplex	649						



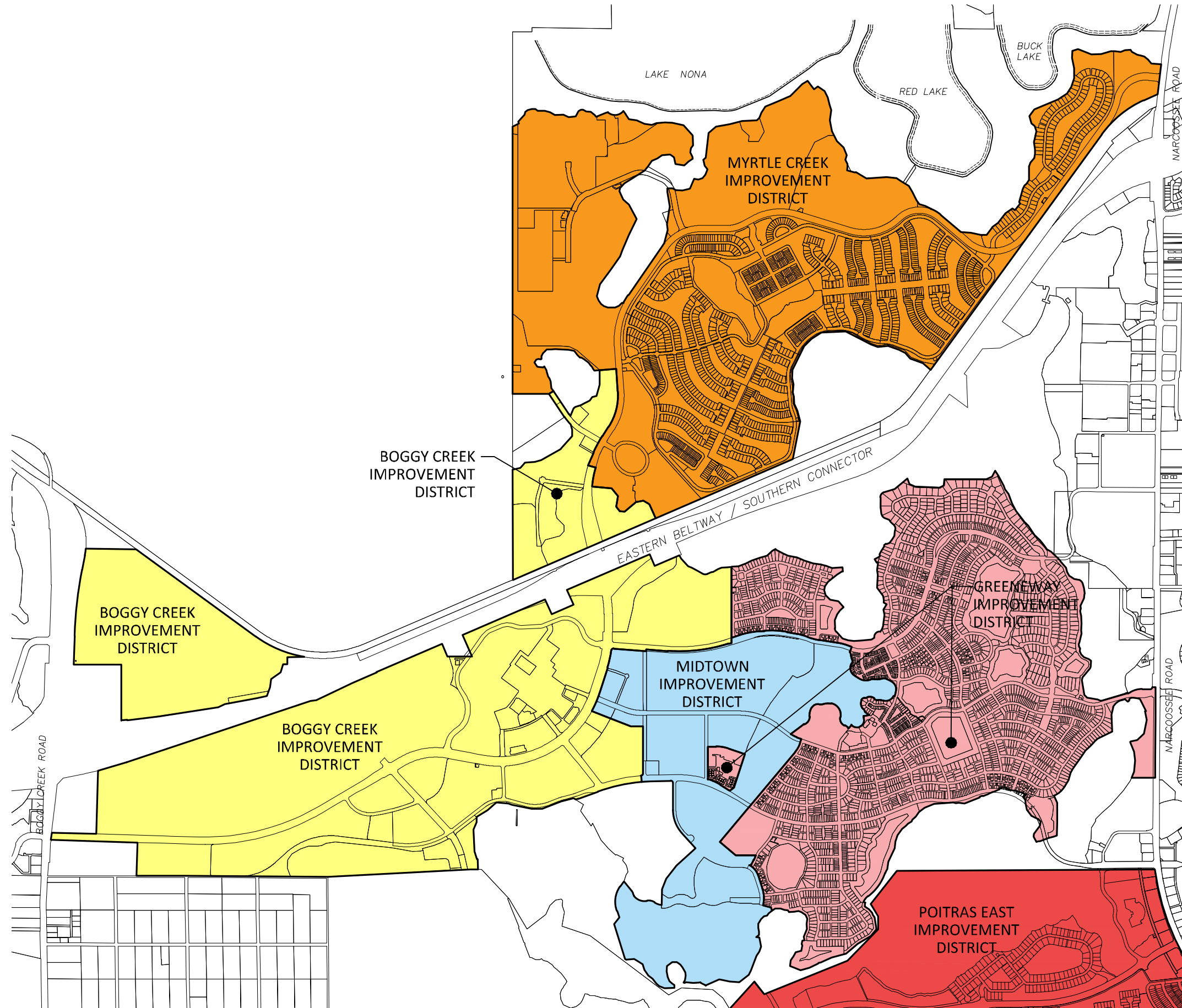
*Public Facilities Report  
Myrtle Creek Improvement District  
December 24, 2024*

Laureate Park - SF (Ph 1,2,3,6,7,8,9)	2,110						
Laureate Park Neighborhood Center NC1				33,282			
Lake Nona Middle School		149,897					
<b>Total Built or Under Construction</b>	2,975	233,395	0	33,282	0	0	0
<b>Myrtle Creek Improvement District Planned Program</b>	2,651	88,180	1,800	357,000	18,488	1,268,222	0
Village Park Elementary		88,180					
Advent Health ER					18,488		
VillageWalk at Lake Nona (TH + Duplex)	650						
Sports Village - USPTA, USTA Florida Offices						18,984	
KPMG Lakehouse (Corporate Training Facility)						1,249,238	
USTA at Lake Nona				138,035			
Villagewalk Town Center				6,042			
Parcel 10 Residential (LNGCC Expansion)	88						
VillageWalk - Enclave (Ph 1-3)	144						
VillageWalk at Lake Nona	639						
Lake Nona Watermark Ph 1	278						
<b>Total Built or Under Construction</b>	1,799	88,180	0	144,077	18,488	1,268,222	0
<b>Midtown Improvement District Planned Program</b>	8,112	88,000	302	400,000	0	0	2,570,000
Landon House	279						
Pixon	157			25,291			

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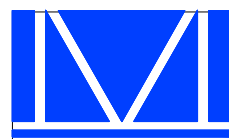
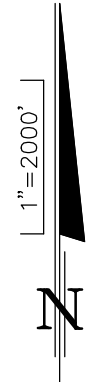
Nona Adventure Park				3,420			
<b>Total Built or Under Construction</b>	436	0	0	28,711	0	0	0
<b>UPDATED MASTER BUILDOUT PROGRAM TOTAL</b>	14,632	4,538,575	4,410	3,431,118	1,067,488	16,266,222	11,735,000
<b>TOTAL BUILT or UNDER CONSTRUCTION</b>	5,253	749,039	681	831,108	931,003	1,483,895	1,024,901
<b>REMAINING ALLOCATION</b>	9,379	3,789,536	3,729	2,600,010	136,485	14,782,327	10,710,099
<b>% TOTAL BUILT or UNDER CONSTRUCTION</b>	36%	17%	15%	24%	87%	9%	9%
Note: Development data as provided by Master Developer – December 2024 (not confirmed by District Engineer)							

This report is intended to satisfy the requirements of Section 189.08 of the Florida Statutes and is not intended to be used for any other purpose. Please note that this report may refer to proposed or future improvements which may or may not be actually developed in the future.



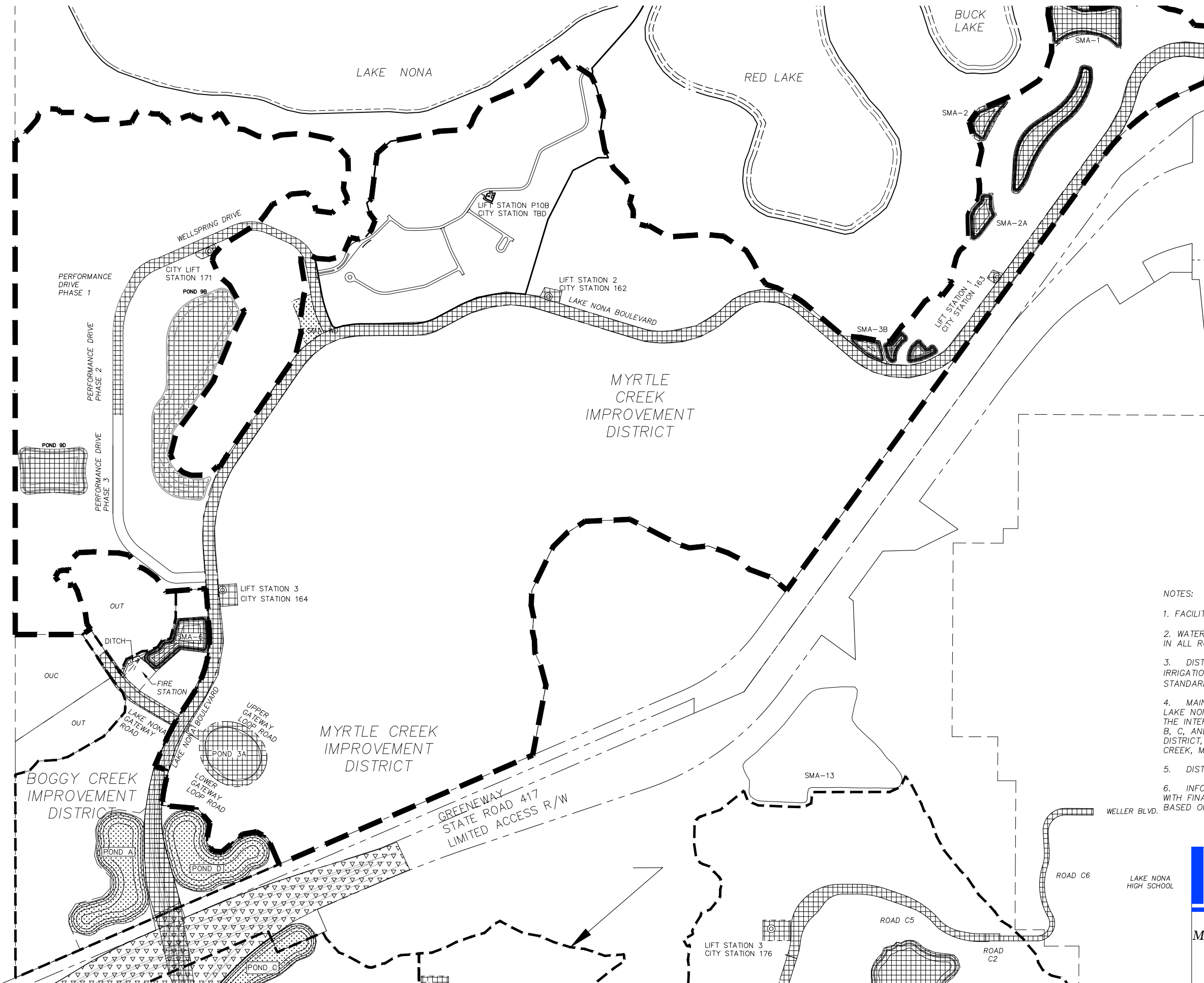
**LEGEND:**

- BOGGY CREEK IMPROVEMENT DISTRICT
- GREENWAY IMPROVEMENT DISTRICT
- MYRTLE CREEK IMPROVEMENT DISTRICT
- MIDTOWN IMPROVEMENT DISTRICT
- POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT


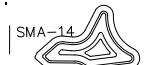

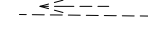

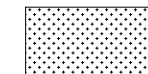

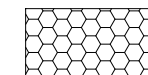
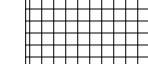



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MYRTLE CREEK IMPROVEMENT DISTRICT  
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 EXHIBIT 1  
 DECEMBER 24, 2024  
 LOCATION MAP



**LEGEND**

-  FUTURE SMA/POND & NUMBER
-  EXISTING SMA/POND & NUMBER
-  LIFT STATION 6 DITCH
-  OFF ROAD DRAINAGE SYSTEM SANITARY LIFT STATION & NUMBER
-  DISTRICT BOUNDARY
-  MAINTAINED BY DISTRICT  
SEE NOTES 4 & 5
-  CONSTRUCTED BY DISTRICT; UNDER 2 YEAR MAINTENANCE BOND
-  UNDER CONSTRUCTION BY DISTRICT
-  MAINTAINED BY OTHERS  
SEE NOTE 3
-  INTERCHANGE AREA:  
SEE NOTE 4

**NOTES:**

1. FACILITIES THAT ARE NOT OTHERWISE NOTED ARE FUTURE/NEXT 7 YEARS.
2. WATER, SEWER AND RECLAIMED/IRRIGATION MAIN EXTENSIONS ARE INCLUDED IN ALL ROADWAYS.
3. DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE, HARDSCAPE, IRRIGATION, AND MULTI-PURPOSE TRAILS (PEDESTRIAN PATHS WIDER THAN A STANDARD 5-FOOT SIDEWALK) IN PUBLIC ROAD RIGHTS-OF-WAY.
4. MAINTENANCE OF LANDSCAPE, HARDSCAPE, AND IRRIGATION WITHIN THE LAKE NONA BOULEVARD FLYOVER, ALONG THE INTERCHANGE RAMPS, AND WITHIN THE INTERCHANGE INFIELD AREAS, AND MAINTENANCE OF INTERCHANGE PONDS A, B, C, AND D ARE THE RESPONSIBILITY OF THE BOGGY CREEK IMPROVEMENT DISTRICT, WITH ASSOCIATED COSTS BEING PROPORTIONATELY SHARED BY BOGGY CREEK, MYRTLE CREEK, GREENWAY, AND MDTOWN IMPROVEMENT DISTRICTS.
5. DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF POND SMA-WD.
6. 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.



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**MYRTLE CREEK IMPROVEMENT DISTRICT  
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EXHIBIT 2  
DECEMBER 24, 2024**