

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

MYRTLE CREEK IMPROVEMENT DISTRICT

APRIL 30, 2026

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



**by:
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District Infrastructure Assessment Report

Myrtle Creek Improvement District

April 30, 2026

Introduction

In accordance with the Myrtle Creek Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2026 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we reviewed areas which were observed the previous year, noting areas that have progressed and documented additional cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, tree roots damaging asphalt and concrete pavement, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Stormwater Management Facility

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.

Conclusion

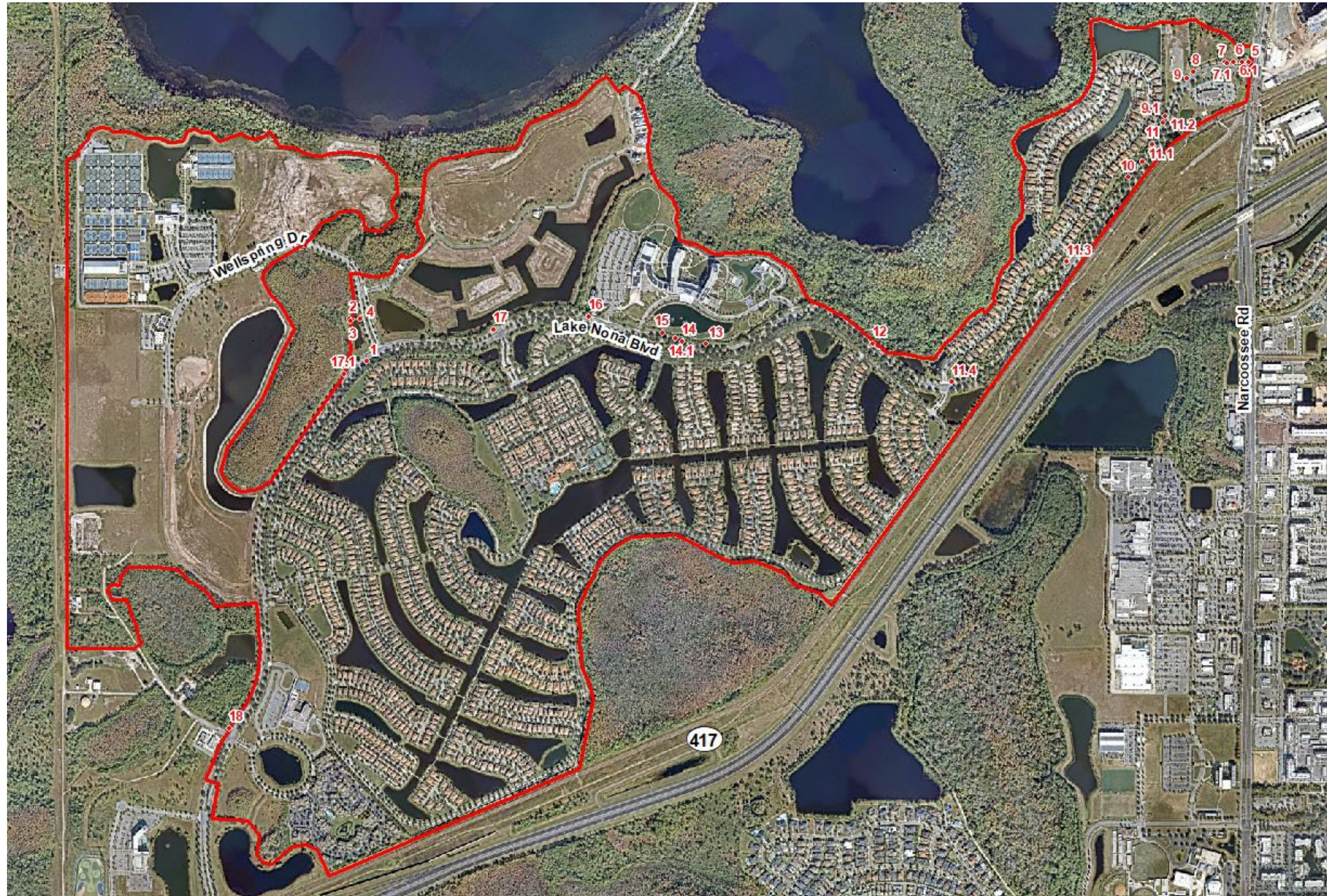
The annual inspection of the Myrtle Creek Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

APPENDIX A

Photos



Locations shown have been approximated.

MYRTLE CREEK IMPROVEMENT DISTRICT PHOTO KEY MAP



**Photo 1 – Wellspring Drive Pond SMA-WD in Good Condition (No Observed Changes)
(Refer to Prior Photo 1 - 2025 Assessment)**



**Photo 2 – Outfall into Spreader Swale in Good Condition (No Observed Changes)
(Refer to Prior Photo 3 - 2025 Assessment)**



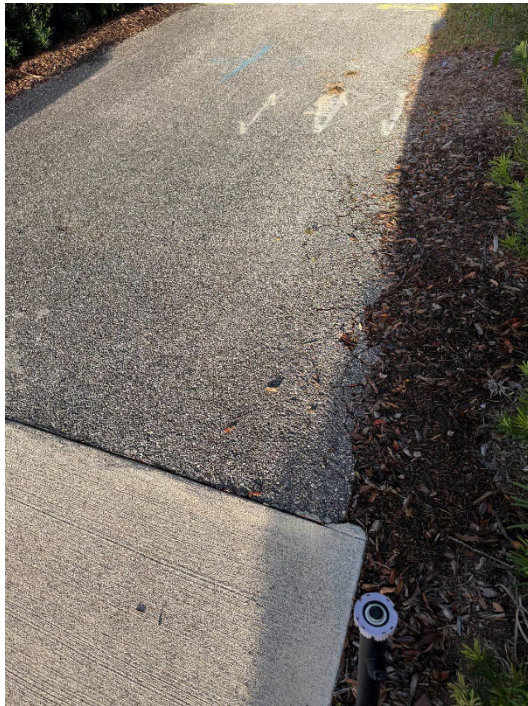
**Photo 3 – Water Control Structure in Good Condition (No Observed Changes)
(Refer to Prior Photo 4 - 2025 Assessment)**



**Photo 4 – South Edge of Pond in Good Condition (No Observed Changes)
(Refer to Prior Photo 5 - 2025 Assessment)**



**Photo 5 – Surficial Concrete Cracking Beginning of Pedestrian Path
Lake Nona Blvd & Nemours Parkway (No Observed Changes)
(Refer to Prior Photo 6 - 2025 Assessment)**



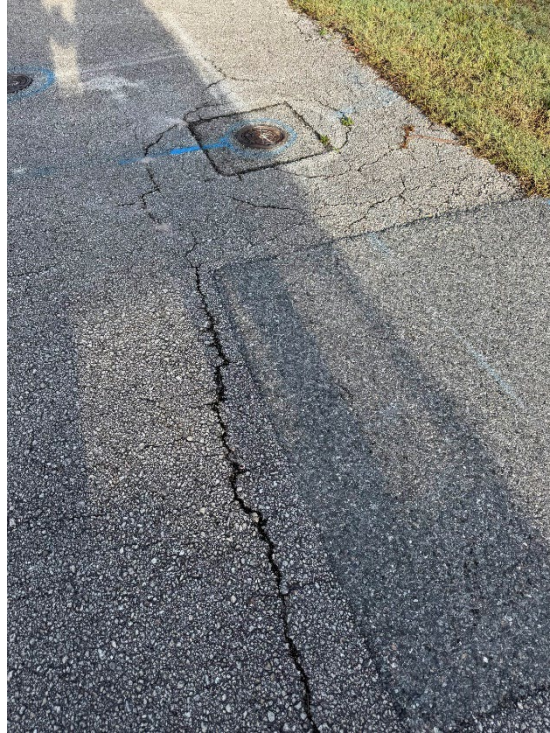
**Photo 6 – Typical Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 7 - 2025 Assessment)**



**Photo 6.1 – Typical Asphalt Raveling and Base Failure
(New Photo – 2026 Assessment)**



**Photo 7 – Typical Asphalt Raveling (No Observed Changes)
(Refer to Prior Photos 8 and 9– 2025 Assessment)**



**Photo 7.1 – Typical Asphalt Failure
(New Photo – 2026 Assessment)**



**Photo 8 – Tree Roots Damaging Asphalt (No Observed Changes)
(Refer to Prior Photo 10 - 2025 Assessment)**



**Photo 9 – Surficial Concrete Cracks at Construction Entrance (No Observed Changes)
(Refer to Prior Photo 11 - 2025 Assessment)**



**Photo 9.1 – Asphalt Raveling and Base Failure
(New Photo – 2026 Assessment)**



**Photo 10 – Asphalt Damage (No Observed Changes)
(Refer to Prior Photo 12 – 2025 Assessment)**



**Photo 11 – Tree Roots Damaging Asphalt, Asphalt Failure (No Observed Changes)
(Refer to Prior Photo 13 - 2025 Assessment)**



**Photo 11.1 – Typical Asphalt Raveling and Failure
(New Photo – 2026 Assessment)**



**Photo 11.2 – Additional Asphalt Damage and Base Failure
(New Photo – 2026 Assessment)**



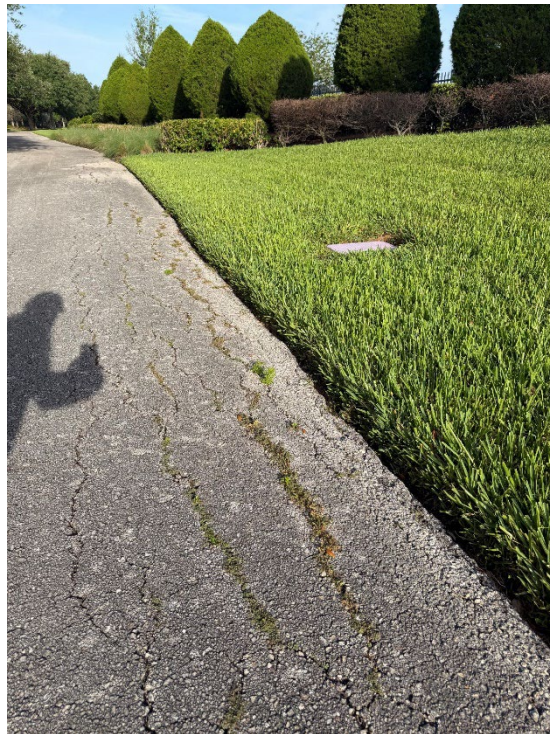
**Photo 11.3 – Asphalt Cracking
(New Photo – 2026 Assessment)**



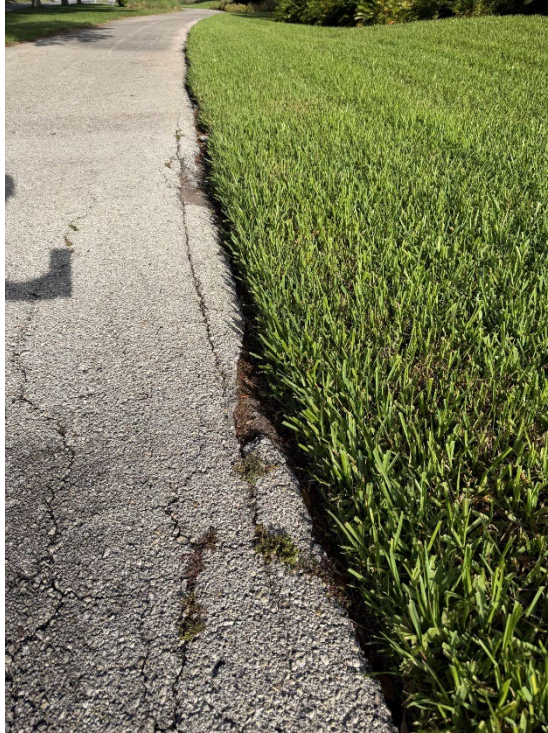
**Photo 11.4 – Cracked Concrete on Sidewalk
(New Photo – 2026 Assessment)**



**Photo 12 – Asphalt Raveling and Base Failure at Meter Box (No Observed Changes)
(Refer to Prior Photo 16 - 2025 Assessment)**



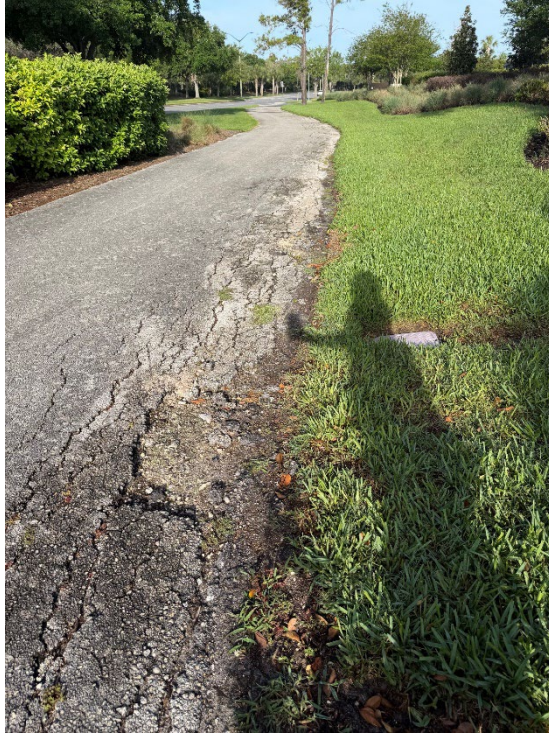
**Photo 13 – Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 17 - 2025 Assessment)**



**Photo 14 – Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 18 - 2025 Assessment)**



**Photo 14.1 – Asphalt Raveling and Base Failure
(New Photo – 2026 Assessment)**



**Photo 15 – Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 19 - 2025 Assessment)**



**Photo 16 – Surficial Concrete Cracked in Driveway Apron (No Observed Changes)
(Refer to Prior Photo 20 - 2025 Assessment)**



**Photo 17 – Alligator Cracking (No Observed Changes)
(Refer to Prior Photo 21 - 2025 Assessment)**



**Photo 17.1 – Asphalt and Base Failure
(New Photo – 2026 Assessment)**



**Photo 18 – Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 25 - 2025 Assessment)**