

**PUBLIC FACILITIES REPORT**  
**BOGGY CREEK IMPROVEMENT DISTRICT**

**DECEMBER 12, 2017**

**FOR:**

**BOGGY 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**  
**Boggy Creek Improvement District**  
**December 12, 2017**

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

**Introduction**

The Boggy Creek Improvement District (the "District", BCID) 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 encompasses 1,126.043 acres (as revised in 2016) within the Lake Nona Planned Development located within the City of Orlando. More specifically, BCID is located north and south of State Road 417 (Greeneway), east of Boggy Creek Road, west of and adjacent to Lake Nona Boulevard, and generally north of the Osceola / Orange County line (please see Exhibit 1). The land within the District occupies portions of Sections 24, 25, 26, and 36 of Township 24 South, Range 30 East and Sections 19, 30, and 31 of Township 24S 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 the Development which at build-out includes 4,607,302 square feet (sq. ft.) of retail development uses; 3,851,881 sq. ft. of hospital/office development; 5,460,204 sq. ft. of research and development uses; 1,995 hotel rooms and 1,189 restaurant seats along with civic facilities and other community facilities (churches, library, etc.). (Changes to the development program may be implemented if consistent with the City approved Planned Development Program.)

The entrance to the Boggy Creek Improvement District area is from Boggy Creek Road via Lake Nona Boulevard (constructed by BCID); from the Greenway Expressway (SR 417) via Lake Nona Boulevard; from Narcoossee Road via Tavistock Lakes Boulevard and Laureate Boulevard (constructed by Greenway Improvement District (GID), Nemours Parkway (under construction by GID) and Lake Nona Boulevard (portion constructed by Myrtle Creek Improvement District (MCID)).

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 (Road B): Lake Nona Boulevard running easterly from Boggy Creek Road, crossing over SR 417 and continuing to Narcoossee Road has been completed. It is the principal spine road of the District, running generally northeast-southwest through the District (as well as the Myrtle Creek Improvement District), interconnecting Narcoossee Road and Boggy Creek Road and providing a full interchange with SR 417. Operation and Maintenance is by the City of Orlando; however a portion (Part 3) of the roadway is subject to a two-year maintenance bond.

In March of 2008, the boundaries of the adjacent BCID and the GID were modified such that Laureate Boulevard (Road Q2), Veterans Way (Road E) and Nemours Parkway (Road C East) all previously constructed by GID, are now located within BCID.

Laureate Boulevard (Roads Q1, Q2, and Q3): Laureate Boulevard running east-west through the eastern portion of the District and extending across the Greenway Improvement District to Narcoossee Road is ultimately expected to connect Boggy Creek Road to Narcoossee Road along the southern side of BCID. It has been constructed from Narcoossee Road, extending westerly to and along the southern property line of the Sanford-Burnham Institute site and provides the southern access to the Institute and the University of Central Florida Teaching Hospital. Only the two northern lanes of the ultimate four-lane divided section have been constructed west of Veterans Way (Roads Q2 and Q3).

Lake Nona Gateway Road: Lake Nona Gateway Road has been completed. It runs northwesterly from Lake Nona Boulevard (north of SR 417) to the OUC water plant and City of Orlando Fire Station.

Nemours Parkway (Road C East): The western portion of Nemours Parkway (Road C East) extending easterly from Lake Nona Boulevard provides access to the Nemours Children's Hospital and to the Laureate Park developing portions of GID to its east and south. (The remaining segments of Nemours Parkway extending to Narcoossee Road (via Weller Road) are in various stages of design, construction and completion by GID.)

Veterans Way (Road E): Complete

Humboldt Drive Road N): Complete

Medical City Drive (Road L1): The southern portion of Medical City Drive (Road L1) has been constructed from Lake Nona Boulevard to Laureate Boulevard as a two-lane divided roadway with two additional lanes to be added in the future.

Sanger Road (Roads R1 & R3): The southern/eastern end of Sanger Road has been completed.

Road S (Helios Rd.) and Nemours Parkway West: Construction of these two interconnected roadways together with Lift Station 10 and a force main crossing the Greenway is imminent; construction plans are in the permitting phase.

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 northern and southern portions of the District, connecting the greater southern portion of BCID with MCID on the north side of SR-417 and creating a full interchange with SR 417.

The road rights-of-way for the completed portions of those roadways (excepting SR 417 and stormwater management areas as discussed below) and the lift station tracts discussed herein have been dedicated to the public (municipal) by plat. 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 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.
- The completed roadways and roadway drainage systems are controlled by the City. These include:
  - Lake Nona Boulevard
  - Lake Nona Gateway Road
  - Laureate Boulevard (Road Q) Sections Q1 (northern 2 lanes), Q2 (northern 2 lanes) and Q3
  - Nemours Parkway (Road C East), western segment
  - Veterans Way (Road E)
  - Humboldt Drive (Road N)
  - Medical City Drive (Road L) Section L1
  - Sanger Road (Road R) Sections R1 and R3

Portions of the roadway system although completed, are subject to a two year maintenance bond under which responsibility for correction of defects remains with BCID.

- Lift Station 6 (City LS 170) is completed, and has been conveyed to and is being operated and maintained by the City of Orlando.

- Ownership of off-road drainage systems has been retained by the Developers with easements granted to the City and the District. See table below.
- There are nine stormwater management tracts/ponds in the District including four interchange ponds. Two of the four interchange stormwater management ponds (Ponds A and D, located in the SR 417/Lake Nona Boulevard interchange) have been acquired by the District. The remaining two ponds (Ponds B and C) have been retained by the Developers, with easements conveyed to the Central Florida Expressway Authority (CFX), (fka Orlando-Orange County Expressway Authority, OOCEA) and to the District. They will ultimately be acquired by the District. The ponds are currently operated and maintained by the BCID, GID and MCID as managed by BCID with expenses shared proportionately.

The remaining five ponds are retained by the Developer with easements granted to the District and the City of Orlando. Of these five stormwater management facilities, all, except Pond 6 adjacent to the fire station (Ponds 8, 18, 20 and 22), are currently operated and maintained by the Developer. Pond 6 is maintained by the District.

- Sidewalk, multi-purpose trail, hardscape, landscape and irrigation facilities within the 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) 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.*

<b>Public Facilities Owned or Operated by the Boggy Creek Improvement District</b>	
<b>Facility</b>	<b>Comment</b>
<p>Laureate Blvd. (Road Q)</p> <p><i>Drainage works in Road Q and off-District that flow to SMA 8 are maintained by Boggy Creek Improvement District</i></p>	
<p>Lake Nona Boulevard Part 3 – Roadway, drainage and utilities, Ponds 20 (partial) and 22 (partial)</p> <p><i>Operation and/or maintenance of force mains until dedicated to the City;</i></p> <p><i>Correction of defects if and as needed in response to final inspection by City (after 2-year maintenance bond period).</i></p>	<p>Complete; Two-year maintenance bond Submitted 7/5/17. Expected release 7/5/19.</p> <p>Water dedicated to OUC</p> <p>2 sewer systems</p> <ul style="list-style-type: none"> <li>• Active east system</li> <li>• Dry line west system</li> </ul> <p>Both systems to be dedicated; not completed as of 12/11/17.</p>
<p>Lake Nona Boulevard Extension, Roads L1, N, Q1, and R1 (Main Campus Drive)</p> <p>(includes Lake Nona Boulevard Part 2)</p> <p><i>Ownership, operation and maintenance of Common area drainage works by Boggy Creek Improvement District.</i></p>	Complete
<p>Lake Nona Boulevard Parts 1, 2 and 3</p> <p>Landscape, hardscape and irrigation in right-of-way.</p> <p><i>Facilities owned and maintained by Boggy Creek Improvement District</i></p>	Complete.
<p>Off-Road drainage system/ditch for conveyance of stormwater runoff from Nemours Parkway to off-road stormwater management area SMA-8B.</p> <p><i>Operation and maintenance by Boggy Creek Improvement District.</i></p>	Temporary facility/ditch is complete.

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<i>(continued)</i>	
<b>Public Facilities Owned or Operated by the Boggy Creek Improvement District</b>	
<b>Facility</b>	<b>Comment</b>
<p>Laureate Boulevard (Roads East (western part), Q2 and Q3)</p> <p>Landscape, hardscape and irrigation in right-of-way.</p> <p><i>Operation and maintenance by Boggy Creek Improvement District</i></p>	<p>Complete.</p>
<p>Veteran's Way (Road E1)</p> <p>Landscape, hardscape and irrigation in right-of-way.</p> <p><i>Facilities owned and maintained by Boggy Creek Improvement District.</i></p>	<p>Complete.</p> <p>(Note: Veteran's Way (Road E1) constructed by Greenway Improvement District prior to boundary modification.)</p>
<p>Stormwater Management Areas, Ponds A, B, C and D.</p> <p><i>Operation and maintenance managed by Boggy Creek Improvement District. Ponds A &amp; D owned by Boggy Creek Improvement District. See SR 417 (Greenway; Expressway)/Lake Nona Blvd. Interchange below.</i></p>	<p>Stormwater management for roadways and development.</p> <p>Ponds B &amp; C are owned by Developer. Easements are provided to District and CFX.</p>
<p>SR 417 (Greenway; Expressway)/Lake Nona Blvd. Interchange</p> <p><i>Maintenance of landscaping within the Lake Nona Blvd./flyover and Expressway main line interchange footprint is the responsibility of the three districts pro-rata based on the areas of the respective districts.</i></p> <p><i>The portions attributable to each District are estimated at 32.5% to Boggy Creek, 36.0% to Greenway and 31.5% to the Myrtle Creek Improvement District.</i></p>	<p>SR 417 (Greenway; Expressway)/Lake Nona Blvd. Interchange is complete.</p>

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<i>(continued)</i>	
<b>Public Facilities Owned or Operated by the Boggy Creek Improvement District</b>	
<b>Facility</b>	<b>Comment</b>
<p>Sanger Road (Roads R-1 &amp; R-3)</p> <p>Landscape, hardscape and irrigation in right-of-way</p> <p><i>Operation and maintenance by Boggy Creek Improvement District.</i></p>	<p>Complete.</p>
<p>Laureate Boulevard (Roads Q1 (northern 2 lanes), Q2 (northern 2 lanes) –</p> <p>Landscape, hardscape and irrigation in right-of-way</p> <p><i>Operation and maintenance by Boggy Creek Improvement District.</i></p>	<p>Complete. Additional two/southern lanes are future projects.</p>
<p>Offsite -Intersection improvements at Lake Nona Boulevard and Boggy Creek Road</p> <p><i>Correction of defects if and as needed in response to final inspection by County - ONGOING.</i></p>	<p>Complete</p> <p>One-year Letter of Credit to Orange County issued 6/20/16.</p> <p>Not released as of 12/11/17. Release process is under way.</p>
<p>Offsite Beacon Park Boulevard Realignment</p> <p><i>Correction of defects if and as needed in response to final inspection by County - ONGOING.</i></p>	<p>Complete</p> <p>One-year Letter of Credit to Orange County issued 6/20/16.</p> <p>Not released as of 12/11/17. Release process is under way.</p>
<p>Lake Nona Gateway Road (fka OUC Access Road, north of Lake Nona Blvd.)</p> <p>Landscape, hardscape and irrigation in right-of-way</p> <p><i>Operation and Maintenance by Boggy Creek Improvement District.</i></p>	<p>Complete</p>



<i>(continued)</i>	
<b>Public Facilities Owned or Operated by the Boggy Creek Improvement District</b>	
<b>Facility</b>	<b>Comment</b>
SMA-6 (adjacent to the fire station, north of Lake Nona Blvd.)  <i>Operation and Maintenance by Boggy Creek Improvement District.</i>	Complete.  Facilities are owned by Developer, with operation and maintenance responsibilities assigned to the District.

*(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 the District is currently constructing or that are programmed to be constructed within the next five years are listed in the following table. All work is expected to be financed through the issuance of Special Assessment Revenue Bonds or other instruments of debt issued by the District or a Funding Agreement with the Developer. The work that is currently under construction is so funded. Work that is not currently under construction 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 duct banks and street lighting conduit service
- Communications conduit
- Signalization where warranted

<b>Public Facilities Under Construction or Proposed by the Boggy Creek Improvement District Within the Next 5 Years</b>	
<b>Facility</b>	<b>Comment</b>
<b>Under Construction</b>	
None	
<b>Future – Next 5 Years</b>	
Nemours Parkway (Road C East(2))	Target Completion: 2018
Nemours Parkway (Road C West)	Target Completion: 2019
Medical City Drive (Extension) Initial 2 Lanes	Under design: 2-lane divided southerly extension from L1  Target Completion: 2019
Sanitary Sewer Lift Station No. 10 and Force Main Across SR 417	In design and permitting phase. Construction imminent  Peak Flow 635 gpm  Concept. Design Pump Rate = 1,015 to 1,065 gpm.  Target Completion: 2019
Roads S (Helios Rd.)	Target Completion: 2019
<b>Future Projects Beyond 5-Years</b>	
Medical City Drive (Road L1)	Future upgrade from 2-lane divided to 4-lane divided  Target Completion: 2025
Medical City Drive (Extension)	Future upgrade from 2-lane divided to 4-lane divided  Target Completion: 2025

<i>(continued)</i>	
<b>Public Facilities Under Construction or Proposed by the Boggy Creek Improvement District Within the Next 5 Years</b>	
<b>Facility</b>	<b>Comment</b>
Sanitary Sewer Lift Station No. 9	LS 9 Conceptual Design Design Flow: Pump Rate: 570 gpm.  Wet well is built - No works installed – Under construction.  Target Completion: Commensurate with development
Laureate Boulevard (Roads Q1 (southern 2 lanes), Q2 (southern 2 lanes))	Target Completion: 2025
<i>Note: Flows provided for sanitary sewage lift station 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. Where additional roadway lanes are to be provided, the project is listed in the above table as a future project. 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

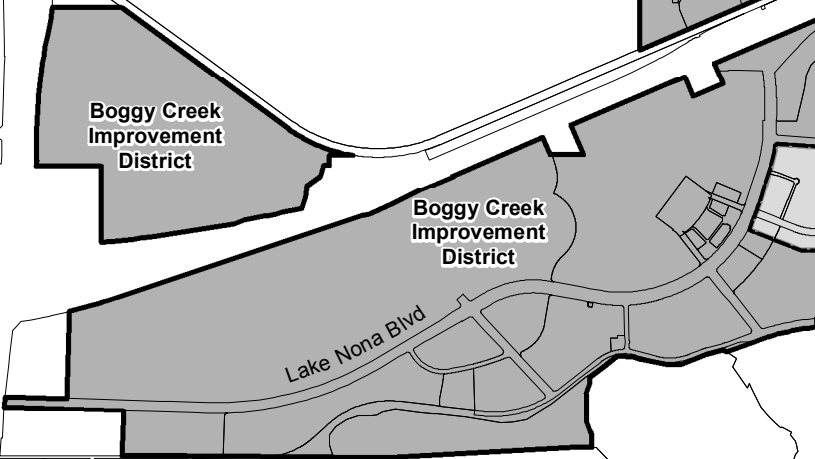
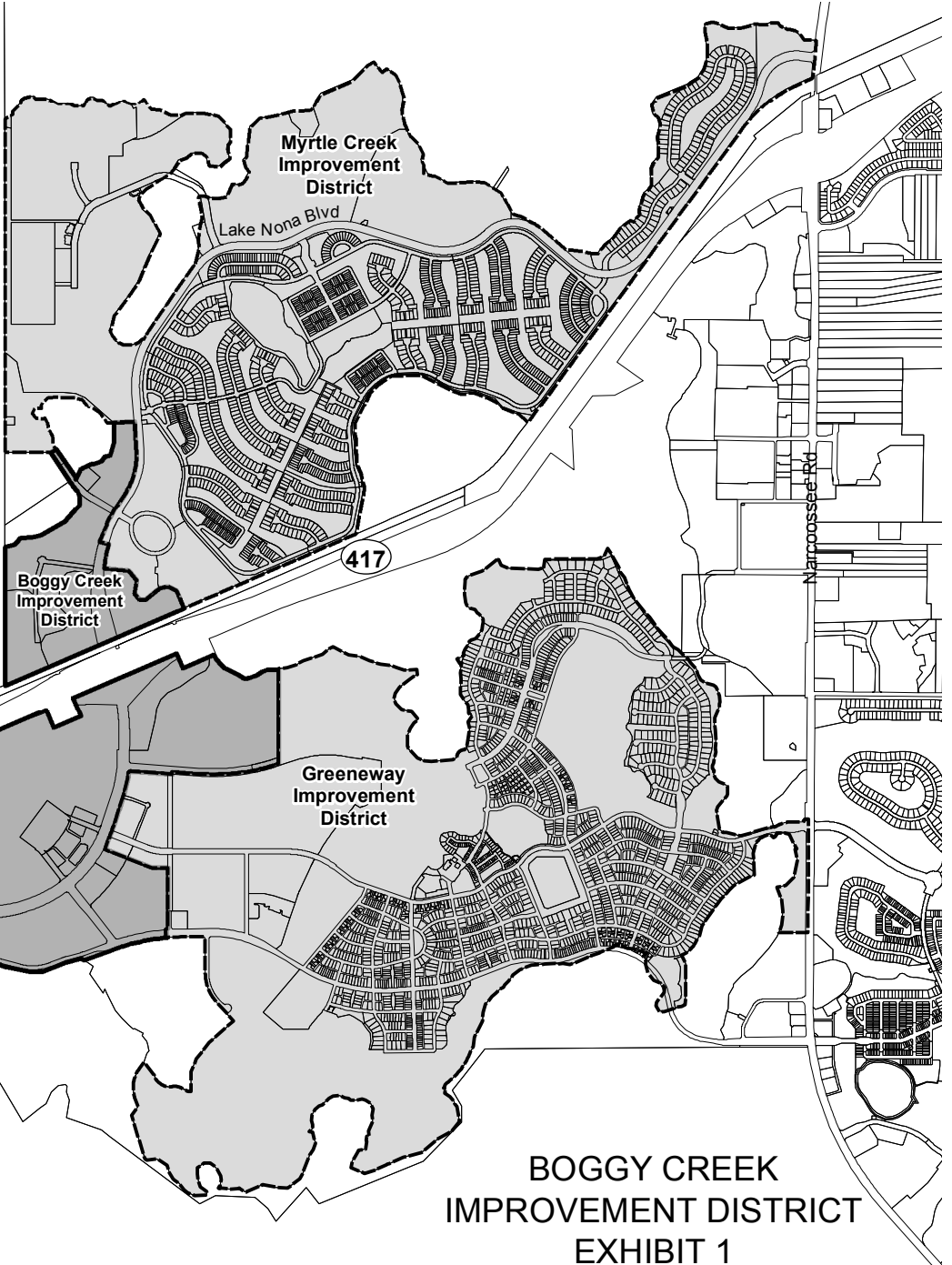
the above tables. There is no design traffic loading criteria available for the individual roadways. However, the roadway network master plan has been accepted based on and for purposes of serving the approved development plans for Lake Nona South and Lake Nona Central. The development programs are presented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

<b>Development Program and Ongoing &amp; Completed Projects Lake Nona South and Lake Nona Central as of December 2017</b>	
<b>Myrtle Creek Improvement District (Lake Nona Central)</b>	
<b>Program</b>	<b>Ongoing &amp; Completed Projects</b>
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	
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):
<b>Boggy Creek Improvement District (Lake Nona South)</b>	
<b>Program</b>	<b>Ongoing &amp; Completed Projects</b>
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

<i>(continued)</i>	
<b>Development Program and Ongoing &amp; Completed Projects Lake Nona South and Lake Nona Central as of December 2017</b>	
<b>Program</b>	<b>Ongoing &amp; Completed Projects</b>
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
Note: Hospital, health and education uses are acceptable land uses under the Airport Support/Industry Category.	
<b>Greenway Improvement District (Lake Nona South)</b>	
<b>Program</b>	<b>Ongoing &amp; Completed Projects</b>
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

<i>(continued)</i>	
<b>Development Program and Ongoing &amp; Completed Projects Lake Nona South and Lake Nona Central as of December 2017</b>	
<b>Program</b>	<b>Ongoing &amp; Completed Projects</b>
Civic Facilities: 1,227 Students	1,000 Students - Elementary School 227 Students – Other/Village Center 1,227 Total
<b>Other (Not Included in Improvement District)</b>	
<b>Program</b>	<b>Ongoing &amp; Completed Projects</b>
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>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>	

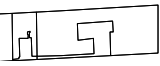
This report is intended to satisfy the requirements of Section 189.415 of the Florida Statutes and is not intended to be used for any other purpose. Please note that this report contains proposed, future improvements which may or may not be actually developed in the future.



**BOGGY CREEK  
IMPROVEMENT DISTRICT  
EXHIBIT 1  
LOCATION MAP**

December 2017

**DONALD W. McINTOSH ASSOCIATES, INC.**  
CIVIL ENGINEERS · LAND PLANNERS · SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789  
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








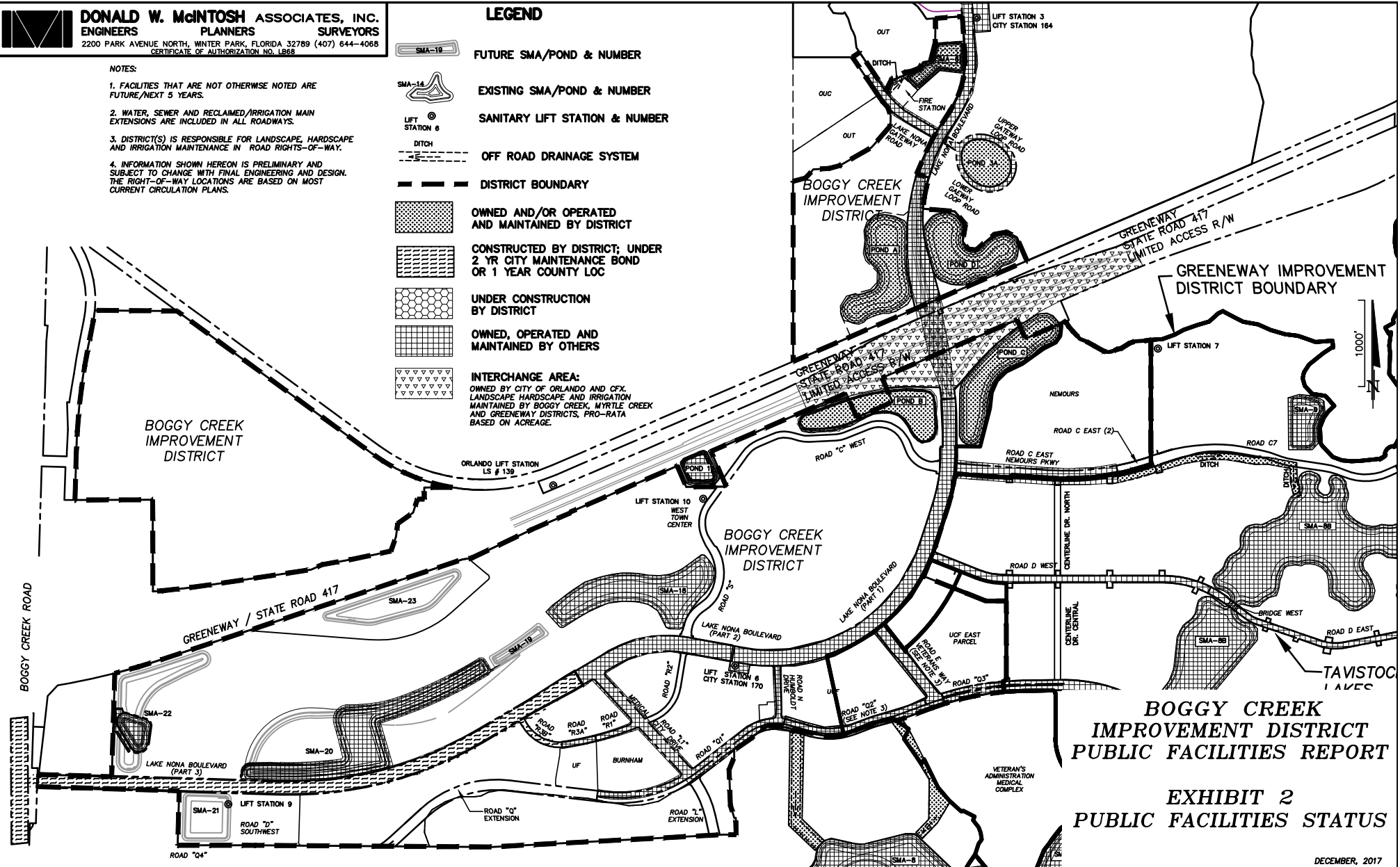
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB88

**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.

**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 YR CITY MAINTENANCE BOND OR 1 YEAR COUNTY LOC
-  UNDER CONSTRUCTION BY DISTRICT
-  OWNED, OPERATED AND MAINTAINED BY OTHERS
-  INTERCHANGE AREA:  
OWNED BY CITY OF ORLANDO AND CFX. LANDSCAPE HARDSCAPE AND IRRIGATION MAINTAINED BY BOGGY CREEK, MYRTLE CREEK AND GREENWAY DISTRICTS, PRO-RATA BASED ON ACREAGE.



**BOGGY CREEK  
 IMPROVEMENT DISTRICT  
 PUBLIC FACILITIES REPORT**

**EXHIBIT 2  
 PUBLIC FACILITIES STATUS**