

PUBLIC FACILITIES REPORT

MIDTOWN IMPROVEMENT DISTRICT

JUNE 15, 2023

FOR:

**MIDTOWN IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**

BY:

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

Approved and Adopted by Board on June 20, 2023

**Public Facilities Report
Midtown Improvement District
June 15, 2023**

This report is provided in conformance with Midtown Improvement District's obligations under Section 189.08 FS requiring that a public facilities report and an annual notice of any changes be submitted to the local government.

Introduction

The Midtown Improvement District (the "District") 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 Planned Development (PD) located within the District Boundary. The District includes 388.96 acres, more or less, within the Lake Nona PD. More specifically, the District is located in the City of Orlando, west of Benavente Avenue; South of Nemours Parkway; and east of Lake Nona Boulevard and Centerline Drive (please see Exhibit 1). The land within the District occupies portions of Sections 25, 26 and 36 of Township 24 South, Range 30 East and part of Section 30 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, sanitary sewer, and underground electrical conduit systems that give access and service to a development program that includes 441,400 sf of commercial space, a total of 2,711,049 sf of mixed office/service space, 5 single-family residences, 6,161 multi-family residences (including student housing), 302 hotel rooms, and public schools. In addition, there are other community amenities and recreational facilities. (Changes to the development program may be implemented if consistent with the City approved Planned Development Program.)

The existing roadways providing direct access to this development area are Nemours Parkway, Tavistock Lakes Boulevard, and Laureate Boulevard. 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:

Nemours Parkway: Nemours Parkway is a roadway with multiple sections, including four-lane divided, two-lane divided, and two-lane undivided. Bicycle lanes run the entire length of the roadway, and most of the roadway's length is provided with on-street parking, with the exception of the portion adjacent to Nemours Hospital and the portion lying west of Upper Harden Avenue. Nemours Parkway, which extends from Narcoossee Road to Lake Nona Boulevard and then to

Helios Boulevard, was constructed by a combination of the Greenway Improvement District (GID) and the Boggy Creek Improvement District (BCID) prior to establishment of the District. Operation and maintenance of this roadway is by the City of Orlando, with the exception of landscape, hardscape, and irrigation maintenance, which is the combined responsibility of the District, GID, and BCID.

Tavistock Lakes Boulevard: Tavistock Lakes Boulevard is a two-lane roadway extending from Narcoossee Road to Lake Nona Boulevard and then to Artist Avenue. The roadway is provided with bicycle lanes extending from Narcoossee Road to west of Benavente Avenue and with on-street parking along a portion of its length. Tavistock Lakes Boulevard was constructed by the GID prior to establishment of the District. Operation and maintenance of this roadway is by the City of Orlando, with the exception of landscape, hardscape, and irrigation maintenance, which is the combined responsibility of the District and GID.

Laureate Boulevard: Laureate Boulevard is a roadway with multiple sections, including four-lane divided and two-lane undivided, that extends from Narcoossee Road to west of Medical City Drive. The roadway is provided with bicycle lanes extending from Narcoossee Road to Veterans Way and with on-street parking along the portion within the Laureate Park residential community. The portion of the roadway extending west of Veterans Way is currently a two-lane roadway but is programmed to be widened to a 4-lane roadway. Laureate Boulevard was constructed by a combination of the GID and the BCID prior to the establishment of the District. Operation and maintenance of this roadway is by the City of Orlando, with the exception of landscape, hardscape, and irrigation maintenance, which is the combined responsibility of the District, GID, and BCID.

Centerline Drive: Centerline Drive is a two-lane roadway that is being constructed in multiple segments, ultimately extending from Nemours Parkway to Boggy Creek Road, with portions of the roadway being provided with on-street parking. Several segments of this roadway have been constructed, including Segment C, which was constructed by the master developer and is to be further improved in the future by the District; Segment E, which was constructed by the GID prior to establishment of the District; Segment F, which was recently completed by the Poitras East Community Development District (PECDD) on behalf of the District; and Segment G, which was recently completed by PECDD and lies outside of the District's boundary. The construction of these roadway segments provides connectivity between Luminary Boulevard and Laureate Boulevard via Centerline Drive and Kellogg Avenue. Subject to a two-year warranty period for Segments F and G, operation and maintenance of this roadway is by the City of Orlando, with the exception of landscape, hardscape, and irrigation maintenance, which is the responsibility of the District for the portions lying within the District's boundary.

The status of infrastructure that has been completed to date by the District or by the GID, its predecessor district, is as follows:

- The potable water, street lighting, and electric conduits have been conveyed to the Orlando Utilities Commission (OUC) for operation and maintenance.

Public Facilities Report
 Midtown Improvement District
 June 15, 2023

- Conduit for tele-communications systems has been constructed and retained by the provider.
- Roadways, roadway drainage systems, sanitary sewer systems, and reclaimed water systems have been conveyed to the City of Orlando for operation and maintenance. These include
 - Nemours Parkway
 - Tavistock Lakes Boulevard
 - Laureate Boulevard
 - Centerline Drive Segments C, E, and F
- Centerline Drive Segment F, although completed, is subject to a two-year maintenance bond under which the responsibility to correct defects remains with the contractor. A master stormwater management system was constructed by Lake Nona Land Company to serve the Lake Nona PD, including the District. This system was retained for ownership and operation by Lake Nona Land Company or a successor owners' association(s).
- 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 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.*

Public Facilities Owned or Operated by the Midtown Improvement District	
Facility	Comments
Nemours Parkway (Sperry Street to Barish Avenue) <i>District Operation and Maintenance limited to multi-purpose trail, hardscape, landscape, and irrigation facilities.</i>	Complete

Public Facilities Report
 Midtown Improvement District
 June 15, 2023

<p>Tavistock Lakes Boulevard (Briand Avenue to Lake Nona Boulevard)</p> <p><i>District Operation and Maintenance limited to multi-purpose trail, hardscape, landscape, and irrigation facilities, including enhanced lake crossing.</i></p>	<p>Complete</p>
<p>Laureate Boulevard (Kellogg Avenue to District boundary west of Centerline Drive)</p> <p><i>District Operation and Maintenance limited to multi-purpose trail, hardscape, landscape, and irrigation facilities.</i></p>	<p>Complete</p>
<p>Centerline Drive (Segments E and F)</p> <p><i>District Operation and Maintenance limited to multi-purpose trail, hardscape, landscape, and irrigation facilities.</i></p>	<p>Complete subject to a maintenance bond for Segment F from 5/26/23 – 5/26/25</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 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 facility identified, the report shall describe how the district currently proposes to finance the facility.*

The public facilities that are programmed to be constructed within the next 7 years are listed in the following table. There is no work currently under construction by the District, with recently completed improvements still being under a two-year warranty period secured by a maintenance bond. All District-constructed infrastructure 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.

Roadway projects are typically comprised of:

- Roadway, drainage, and utilities (wastewater, potable water, reclaimed water, and electrical conduit)
- Landscape and irrigation in right-of-way
- Hardscape in right-of-way
- Roadway Lighting
- Communications conduit (installed by provider)
- Signalization where warranted.

Public Facilities Under Construction or Proposed by the District Within the Next 7 Years	
Facility	Comment
Under Construction	
Electrical Duct Bank along Centerline Drive Segment D <i>Note: The electrical duct bank is under construction by the master developer and is to be acquired by the District upon completion.</i>	Target Completion: 2023
Future – Next 7 Years	
Centerline Drive Segment A (Nemours Parkway to Tavistock Lakes Boulevard) <i>Note: Includes intersection improvements at Nemours Parkway.</i>	Target Completion: 2028
Centerline Drive Segment B (Tavistock Lakes Boulevard to Laureate Boulevard) <i>Note: Includes intersection improvements at Tavistock Lakes Boulevard.</i>	Target Completion: 2028
Centerline Drive Segment C (Laureate Boulevard to southern terminus of existing roadway) <i>Note: Widening of existing roadway to provide on-street parking, multi-use trail, and intersection improvements at Laureate Boulevard.</i>	Target Completion: 2025
Centerline Drive Segment D (southern terminus of existing Segment C to Kellogg Avenue) <i>Note: Includes crossing of pond SMA-11.</i>	Target Completion: 2025
Mobility improvements including mobility lanes, rest and hydration zones, sheltered waiting areas, upgraded bicycle and pedestrian paths, naturally shaded environments, wayfinding, etc.	Ongoing through 2028

- (c) *If the 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 each facility will be completed.*

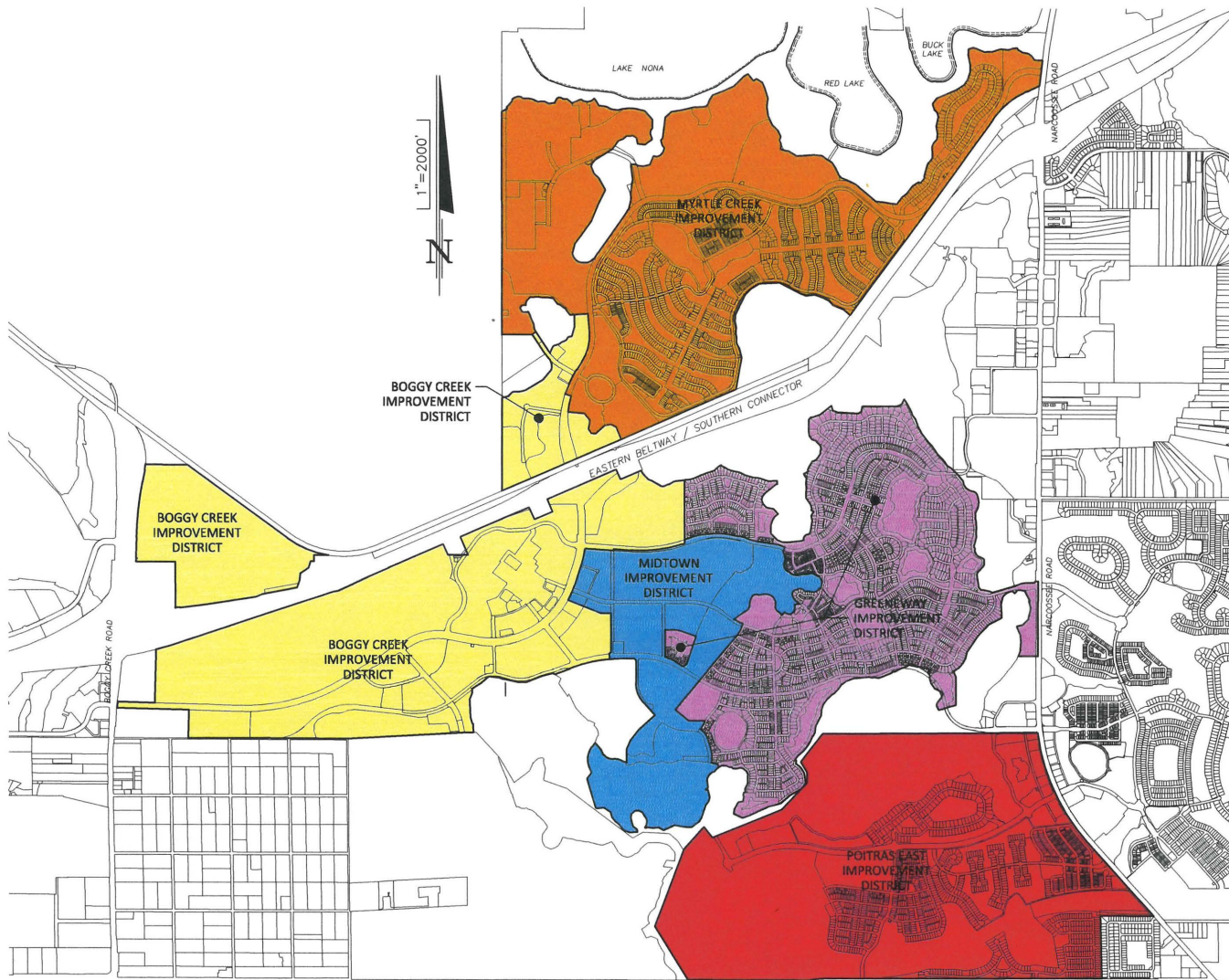
Anticipated construction completion dates for work in progress and future proposed projects, including facility expansions, are included in the response to item (b) above.

- (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 are currently no proposed sanitary sewer pumping systems within the District. Development within the District relies upon existing City operated and maintained facilities located within the adjacent BCID and GID areas. Additional sanitary sewer pumping systems are not currently included in the District's Capital Improvement Plan. There is no design traffic loading criteria available for the individual roadways; however, the roadway network master plan has been prepared and implemented based on traffic studies prepared by the master developer's transportation consultant(s) and approved by the City of Orlando for purposes of serving the approved development plans within the District's boundary. The development programs are presented in the table below together with an estimated accounting of the portions of the development programs for which development is complete, in progress or is deemed imminent for purposes of comparison.

Development Program and Ongoing & Completed Projects Within the District as of April 2023	
Program	Ongoing & Completed Projects
Commercial: 441,400 sq.ft.	24,456 sq.ft.
Mixed Office/Service: 2,711,049 sq.ft.	0 sq.ft.
Single-Family Residential: 5 units	5 finished lots
Multi-Family Residential: 6,161 units	434 completed units
<p><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 and/or Orange County Property Appraiser 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></p>	

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 contains proposed 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

**MIDTOWN IMPROVEMENT DISTRICT
PUBLIC FACILITIES REPORT
EXHIBIT 1 - DISTRICT LOCATION MAP**

**DATE
JUNE 15, 2023**

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789





**MIDTOWN IMPROVEMENT DISTRICT
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EXHIBIT 2 - PUBLIC FACILITIES STATUS**

**DATE
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