

PUBLIC FACILITIES REPORT

GREENEWAY IMPROVEMENT DISTRICT

DECEMBER 12, 2017

FOR:

**GREENEWAY IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**

BY:

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Approved and Adopted by Board on 12/18/17

**Public Facilities Report
Greenway Improvement District
December 12, 2017**

This report is provided in conformance with Greenway Improvement District's obligations 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 Greenway Improvement District (the "District", GID) 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 comprises of 1,206.324 acres (as revised in 2016) within the Lake Nona Planned Development (PD) in the City of Orlando. More specifically, GID is located South of State Road 417 (Greenway); west of Narcoossee Road and east of the Nemours Medical Facility, the University of Central Florida Medical Campus and the Veteran's Administration Medical Complex all located at the east line of the Boggy Creek Improvement District (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 part of Sections 19, 30 and 31 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 sanitary sewer systems that give access and service to the Development which at build-out includes 158,922 square feet (sq. ft.) of retail/commercial development, 1,928,000 sq. ft. of hospital/office development, 3,885 single family detached residential units, 3,323 single family and multifamily attached dwelling units and 1,227 *students*. (*Changes to the development program may be implemented if consistent with the City approved Planned Development Program.*)

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

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:

Tavistock Lakes Boulevard (aka Road D): Tavistock Lakes Boulevard has been completed. It runs east-west through the District and connects Lake Nona Boulevard to Narcoossee Road.

Laureate Boulevard (Road Q): Road Q within GID has been completed. It runs from Narcoossee Road westerly across the southern portion of the District extending into the BCID. A portion of Laureate Boulevard (Road Q2, formerly known as Exploration Boulevard) was constructed by the District and is now located in the Boggy Creek Improvement District (discussed below).

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

Nemours Parkway (Road C): Nemours Parkway is planned to interconnect Lake Nona Boulevard to Narcoossee Road across the northern portion of the District via a connection to existing Weller Road at the northeast corner of the District. A portion of Nemours Parkway extending easterly from Lake Nona Boulevard (Road C East) was completed by BCID. Interior segments (Roads C2, C3 and C4) have been completed by GID and one segment (Road C5) is currently under construction (near completion). Construction of Road C6 is imminent, having already been bid (please see Exhibit 2 for general locations of facilities).

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 District with the Myrtle Creek Improvement District 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 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 stormwater management areas (as discussed below) for the roads were privately constructed and are privately owned with easements dedicated to the City and the District.

Responsibility for operation and maintenance of the SMAs lies with the property owner.

The off-road drainage ways into SMA 8 are maintained by Boggy Creek Improvement District.

The status of all 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 tele-communications systems are retained by the Developer.
- The roadways and roadway drainage systems are owned and being operated by the City of Orlando; some are within the 2-year maintenance period (see tables below).
- The sanitary sewer system and the reclaimed water distribution systems are owned and being operated by the City of Orlando; some are within the 2-year maintenance period.
- Sidewalk, multi-purpose trail, hardscape, landscape and irrigation in the roadway rights-of-way within Greenway Improvement District are owned and maintained by the District.
- Sewage Lift Stations 3 (City 176), 4 (City 173), 5 (City 172), and 8 (City 174) have been dedicated to the City of Orlando and are operated and maintained by the City, Lift Station 3 is under a 2-year maintenance bond (expected release February 2019).
- Twelve stormwater management tracts/ponds were constructed by and retained by the developer(s) with easements to the District and the City of Orlando where and when needed. All twelve stormwater management area tracts and facilities are currently operated and maintained by the Developer.

Discussions regarding the ultimate ownership, operation and maintenance of the stormwater retention/detention pond system are ongoing. Possibilities include the District, the City of Orlando, the Master Developer or applicable Owners Associations.

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*

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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.

| Public Facilities Owned or Operated by the Greenway Improvement District | |
|---|---|
| Facility | Comment |
| Laureate Boulevard (Road Q east of Road Q3; Phase 6) <i>Correction of defects if and as needed in response to final inspection by City.</i> | Complete: 2-year maintenance bond issued 2/13/17 Expected bond release date 2/13/19 |
| Laureate Boulevard (Road Q East) Landscape, hardscape and irrigation <i>Facilities owned and maintained by Greenway Improvement District</i> | Complete. |
| Nemours Parkway (Road C- Phase 3) Landscape, hardscape and irrigation <i>Facilities owned and maintained by Greenway Improvement District</i> | Complete. |
| Nemours Parkway (Road C-Phase 4) <i>Correction of defects if and as needed in response to final inspection by City.</i> | Complete. 2-year maintenance bond issued 6/14/17 Expected bond release date 6/13/19.) |
| Nemours Parkway (Road C-Phase 4); Landscape, hardscape and irrigation <i>Facilities owned and maintained by Greenway Improvement District</i> | Complete. |
| Lift Station 3 (City 176) <i>Correction of defects if and as needed in response to final inspection by City.</i> | Complete. 2-year maintenance bond dated 2/13/17 submitted to the City. Expected bond release date 2/13/19 |

| <p style="text-align: center;"><i>(continued)</i> Public Facilities Owned or Operated by the Greenway Improvement District</p> | |
|---|--|
| Facility | Comment |
| <p>SR 417 (Greenway; Expressway)/Lake Nona Blvd. Interchange</p> <p><i>Maintenance of the Lake Nona Blvd./flyover and Expressway main line landscape, hardscape and irrigation within the interchange footprint is the responsibility of the three districts pro-rata based on the areas of the respective districts.</i></p> <p><i>Operation and Management of Stormwater Ponds A, B, C and D are also the responsibility of the three districts with expenses shared proportionately.</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 constructed.</p> |
| <p>Tavistock Lakes Boulevard. (Road D West)</p> <p>Landscape and irrigation in right-of-way</p> <p><i>Facilities owned and maintained by Greenway Improvement District</i></p> | <p>Complete</p> |
| <p>Tavistock Lakes Boulevard (Road D East)</p> <p>Landscape, hardscape and irrigation</p> <p><i>Facilities owned and maintained by Greenway Improvement District</i></p> | <p>Complete</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 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 conduit for lighting and development service
- Communications conduit
- Signalization where warranted

| Public Facilities Under Construction or Proposed by the Greenway Improvement District Within the Next 5 Years | |
|--|--|
| Facility | Comments |
| Under Construction. | |
| Nemours Parkway (Road C-Phase 5) Roadway, drainage and utilities Landscape, hardscape and irrigation in right-of-way | Completion is imminent. |
| Nemours Parkway (Road C-6) | Construction is imminent. Contract has been let. Notice to Proceed is pending. |
| Future – Next 5 Years | |
| Centerline Drive (north) | Target Completion: 2018 |
| Centerline Drive (central) | Target Completion: 2018 |
| Nemours Parkway (Road C-7) | In design phase Target Completion: 2019 |

| <i>(continued)</i> Public Facilities Under Construction or Proposed by the Greenway Improvement District Within the Next 5 Years | |
|--|---|
| Centerline Drive (south) | Target Completion: 2019 |
| Bridge over Stormwater Pond 11 | Target Completion: 2020 |
| | |
| Facility | Comment |
| Sanitary Sewer Master Lift Station 7 | LS 7 Conceptual Design Peak Flow: 1,106 gpm Design Pump Rate: 1,355 to 1,680 gpm Target Completion: 2018 |
| | |
| Future Projects Beyond 5-Years | |
| None | |
| | |
| <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. 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

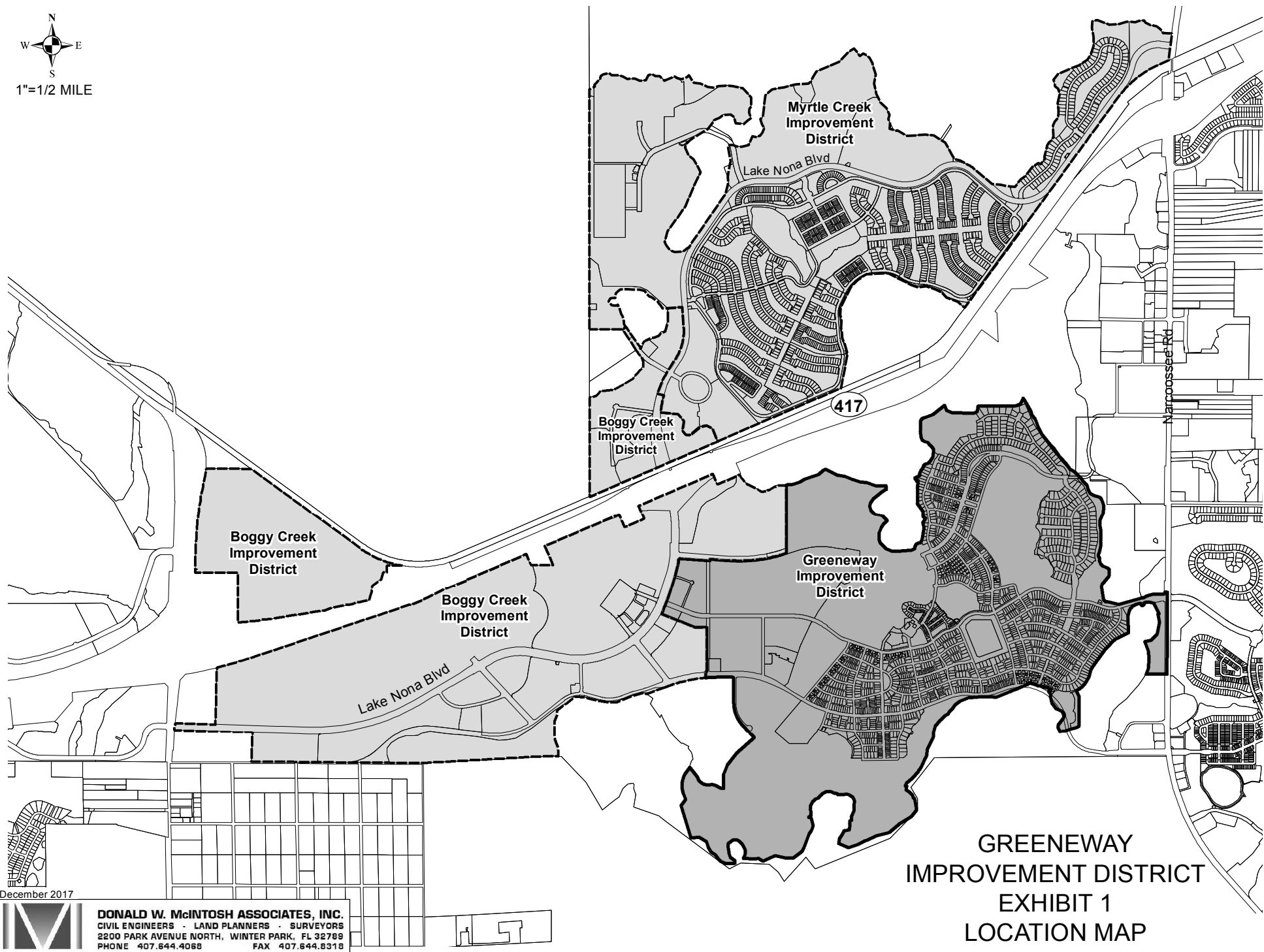
shown in the above tables. There is no design traffic loading criteria available for the individual roadways. However, the roadway network master plan has been accepted based on, and for purposes of serving the approved development plans for Lake Nona South and Lake Nona Central. The development programs 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.

| Development Program and Ongoing & Completed Projects Lake Nona South and Lake Nona Central as of December 2017 | |
|---|---|
| Myrtle Creek Improvement District (Lake Nona Central) | |
| Program | Ongoing & Completed Projects |
| 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): |
| Boggy Creek Improvement District (Lake Nona South) | |
| Program | Ongoing & Completed Projects |
| 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> Development Program and Ongoing & Completed Projects Lake Nona South and Lake Nona Central as of December 2017 | |
|---|---|
| Program | Ongoing & Completed Projects |
| 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. | |
| Greenway Improvement District (Lake Nona South) | |
| Program | Ongoing & Completed Projects |
| 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 |
| Civic Facilities: 1,227 Students | 1,000 Students - Elementary School 227 Students – Other/Village Center 1,227 Total |

| <p align="center"><i>(continued)</i></p> <p align="center">Development Program and Ongoing & Completed Projects</p> <p align="center">Lake Nona South and Lake Nona Central</p> <p align="center">as of December 2017</p> | |
|--|--|
| | |
| <p align="center">Other</p> <p align="center">(Not Included in Improvement District)</p> | |
| Program | Ongoing & Completed Projects |
| Hospital / Office | 175,000 SF 120-bed Community Living Center |
| Orlando Veterans Administration Medical Center – 1,200,000 SF | 60-bed Residential Rehabilitation Program (Domiciliary) 134-bed hospital, outpatient clinic 20,000 SF Veterans Benefits Administration mini-service center |
| <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 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 189.415 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.



GREENWAY
IMPROVEMENT DISTRICT
EXHIBIT 1
LOCATION MAP

December 2017



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