

# **PUBLIC FACILITIES REPORT**

## **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

**JUNE 15, 2023**

**FOR:**

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT  
ORLANDO, FLORIDA**

**BY:**

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

**Public Facilities Report  
Poitras East Community Development District  
June 15, 2023**

This report is provided in conformance with Poitras East Community Development 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 Poitras East Community Development 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 1,061 acres, more or less, of which roughly 778 acres are considered developable for residential, commercial, and institutional uses as approved in the Lake Nona PD. More specifically, the District is located in the City of Orlando, west of Narcoossee Road; South of Laureate Boulevard; and north of Boggy Creek Road (please see Exhibit 1). The land within the District occupies portions of Section 36 of Township 24 South, Range 30 East and parts of Sections 31 and 32 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 250,000 square feet of retail, restaurant, and other non-residential uses; 2,734 residential dwelling units; elementary and middle schools; a community park; and a fire station. In addition, there are other community amenities and recreational facilities within individual development parcels. (Changes to the development program may be implemented if consistent with the City approved Planned Development Program.)

The primary entrance to the District is from Narcoossee Road to the east, with secondary access being provided from Boggy Creek Road to the south. A network of roads, some completed and others programmed for future construction, 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:

**Luminary Boulevard**: Luminary Boulevard is a four-lane roadway extending west from an improved and signalized intersection at Narcoossee Road through two roundabouts (one at Selten Way and one at Pearson Avenue) to a roundabout at Centerline Drive. Median openings and turn lanes are provided at critical intersections between roundabouts. Portions of this road were constructed by TDCP and subsequently acquired by the District (Phase 1A and Phase 1B), and a portion was constructed by the District

(Phase 1C). Operation and Maintenance of Luminary Boulevard is by the City of Orlando, with certain portions of the roadway still being subject to a two-year maintenance bond. The roadway will ultimately be extended west through the district to Jim Branch Creek and beyond.

**Centerline Drive:** Centerline Drive is a two-lane roadway with on-street parking along a portion of its length and extends northerly from a roundabout at the current western terminus of Luminary Boulevard to approximately 725 feet north of the District's northern boundary, where it connects to another section of Centerline Drive in the Midtown Improvement District.

**Pearson Avenue:** Pearson Avenue is a two-lane roadway running southerly from a roundabout on Luminary Boulevard to Boggy Creek Road in Osceola County. A portion of this road was constructed by TDCP and subsequently acquired by the District (Phase 1), and a portion was constructed by the District (Phase 2).

**Selten Way:** Selten Way is a two-lane roadway running southerly from a District-constructed roundabout on Laureate Boulevard, at the intersection of existing Selten Way and Laureate Boulevard, to a roundabout on Luminary Boulevard.

The status of infrastructure that has been completed to date by the District is as follows:

- District-constructed or acquired potable water, street lighting, and electric conduits have been conveyed to the Orlando Utilities Commission (OUC) for operation and maintenance.
- District-constructed or acquired reclaimed water systems have been conveyed to the City of Orlando for operation and maintenance.
- Conduit for tele-communications systems has been constructed and retained by the provider.
- District-constructed or acquired roadways and roadway drainage systems have been conveyed to the City of Orlando for operation and maintenance. These include:
  - Luminary Boulevard
  - Selten Way
  - Pearson Avenue
  - Centerline Drive

Portions of the roadway system, although completed, are subject to a two-year maintenance bond under which the responsibility to correct defects remains with the contractor.

- Sanitary sewer lift stations LS-B and LS-C have been constructed by TDCP and acquired by the District. LS-B has been retained for operation and maintenance by the District, and LS-C has been conveyed to Orange County for operation and maintenance.

- District-constructed or acquired sanitary sewer systems have been conveyed to Orange County for operation and maintenance, with the exception of a limited amount of gravity sewer and force main associated with LS-B.
- A master stormwater management system was constructed by TDCP to serve the District. This system was retained for ownership and operation by TDCP or a successor owners' association(s).
- Hardscape, landscape, and irrigation facilities within the dedicated road rights-of-way are owned and maintained by the District, subject to an Interlocal Agreement with the City of Orlando.

**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.*

<b>Public Facilities Owned or Operated by the Poitras East Community Development District</b>	
<b>Facility</b>	<b>Comments</b>
Luminary Boulevard (Narcoossee Road to Centerline Drive)  <i>District Operation and Maintenance limited to hardscape, landscape, irrigation facilities, and entry features.</i>	Complete subject to maintenance bonds as follows: Phase 1A: 09/16/22 – 09/16/24 Phase 1B: 11/15/22 – 11/15/24 Phase 1C: 05/25/23 – 05/25/25
Selten Way (Luminary Boulevard to Laureate Boulevard)  <i>District Operation and Maintenance limited to hardscape, landscape, and irrigation facilities.</i>	Complete subject to a maintenance bond from 10/21/22 – 10/21/24

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 June 15, 2023

<p>Pearson Avenue (Luminary Boulevard to Boggy Creek Road)</p> <p><i>District Operation and Maintenance limited to hardscape, landscape, and irrigation facilities.</i></p>	<p>Complete subject to maintenance bonds as follows:          Phase 1: 11/15/22 – 11/15/24          Phase 2: 02/27/23 – 02/27/25</p>
<p>Centerline Drive (Luminary Boulevard to 725 feet north of District boundary)</p> <p><i>District Operation and Maintenance limited to hardscape, landscape, and irrigation facilities.</i></p>	<p>Complete subject to a maintenance bond from 05/25/23 – 05/25/25</p>
<p>Lift Station LS-B and associated gravity sewer and force main improvements acquired by the District</p> <p><i>District Ownership, Operation, and Maintenance of this facility is managed under continuing agreements with Brownie’s Septic &amp; Plumbing (maintenance and emergency response), USIC (Sunshine 811 utility marking), and Eyecomm (monitoring).</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 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.

<b>Public Facilities Under Construction or Proposed by the District Within the Next 7 Years</b>	
<b>Facility</b>	<b>Comment</b>
<b>Under Construction</b>	
N/A	
<b>Future – Next 7 Years</b>	
Sanitary Lift Stations LS-D and LS-G  <i>Note: Gravity flows provided for sanitary sewage lift stations are based on master planning data available as of this writing. Actual flows will vary as development programs are finalized.</i>	Conceptual Design Inflow Rate: 612 gpm (peak daily flow)  <i>Note: The allocation of design inflow between the two lift stations has not yet been determined.</i>  Target Completion: LS-D: 2026 LS-G: 2025
Luminary Boulevard (Centerline Drive to Jim Branch Creek)	Target Completion: 2027
Centerline Drive (Luminary Boulevard to Boggy Creek Road)  <i>Note: Turn lane and signalization improvements at the intersection of Centerline Drive and Boggy Creek Road are to be completed by Osceola County under agreement with TDCP.</i>	Target Completion: 2026

- (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.*

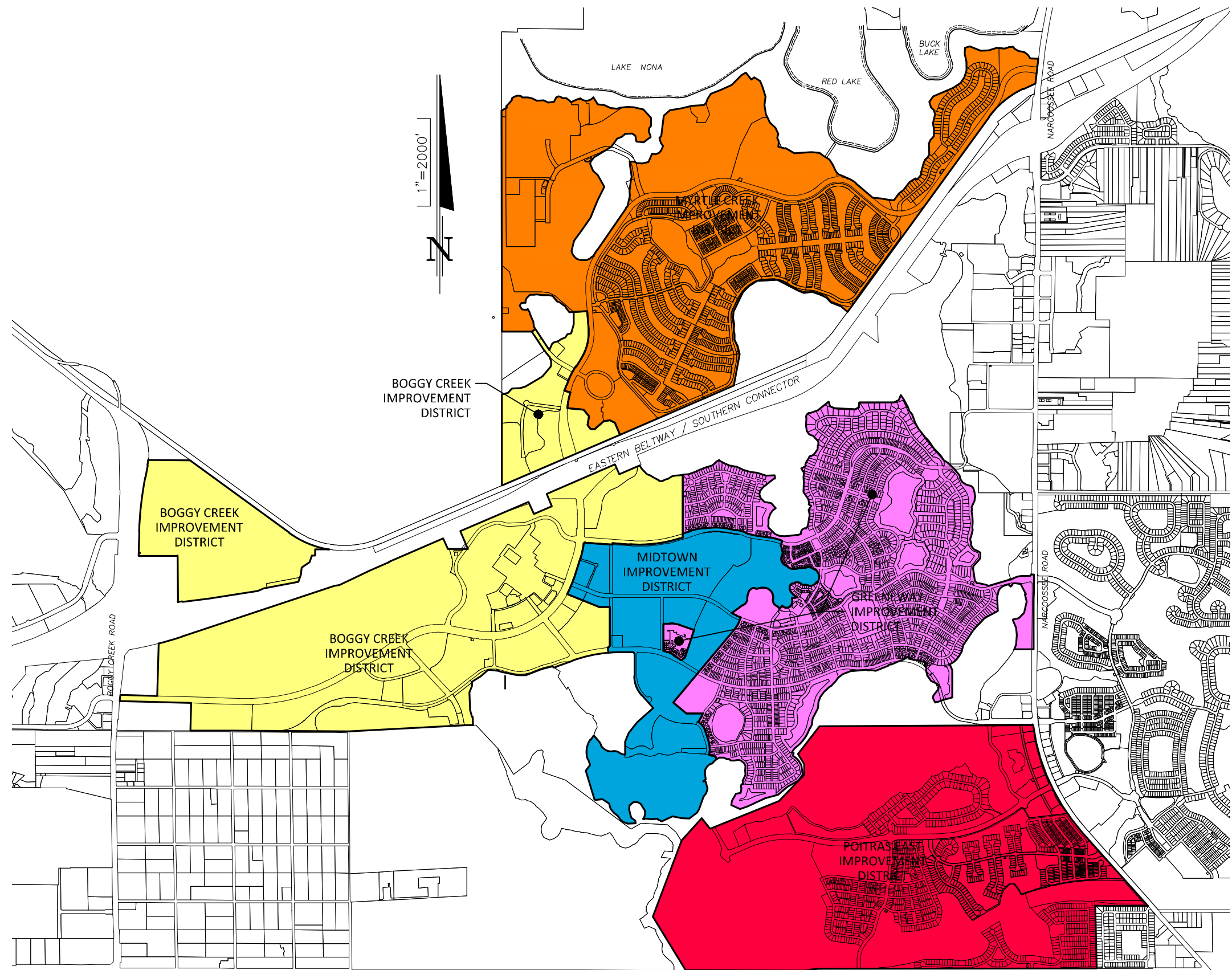
Anticipated construction completion dates for future proposed projects are included in the response to item (b) above. There are no proposed improvements or expansions to previously constructed facilities anticipated within the next 7 years.

- (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.*

The anticipated design inflow 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 prepared and implemented based on traffic studies prepared by TDCP’s transportation consultant 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.

<b>Development Program and Ongoing &amp; Completed Projects Within the District as of April 2023</b>	
<b>Program</b>	<b>Ongoing &amp; Completed Projects</b>
Non-Residential: 250,000 square feet	40,210 square feet completed (no current retail / non-residential development underway)
Residential: 2,734 dwelling units	Single Family (Attached & Detached): 1,063 finished lots and 380 lots currently under development or in design  Multi Family: 306 completed units (no current multifamily development underway)
Schools	Middle School under construction Elementary School under design
<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>	

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.



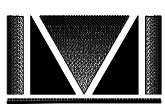
**LEGEND:**

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

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC FACILITIES REPORT  
EXHIBIT 1 - DISTRICT LOCATION MAP**

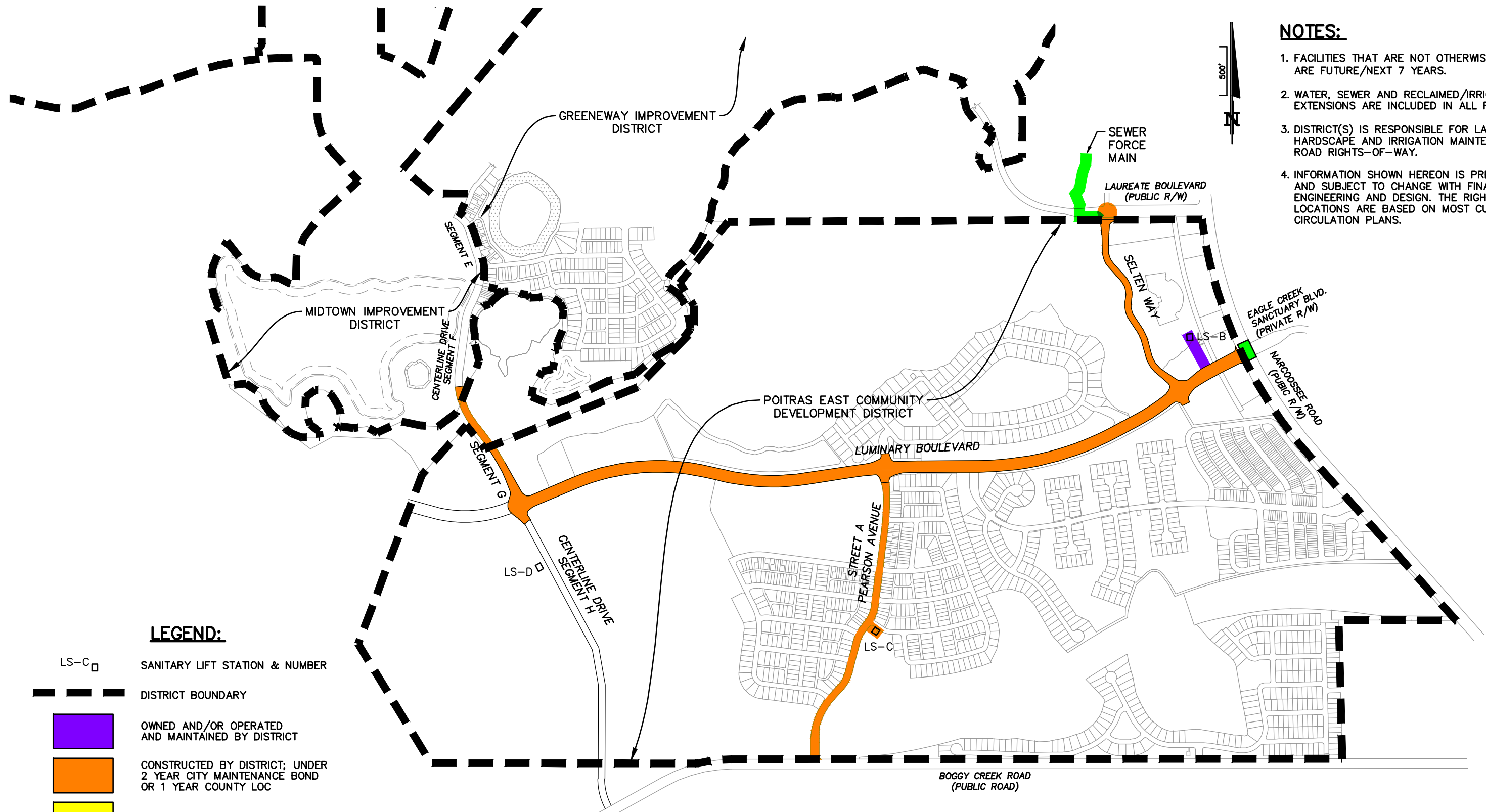
**DATE  
JUNE 15, 2023**

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



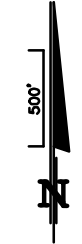
F:\Proj2017\17170\DW\Gis\MapInfo\Poitras East CDD Exhibit 1 District Location.dwg





**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(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:**

- LS-C □ SANITARY LIFT STATION & NUMBER
- DISTRICT BOUNDARY
- OWNED AND/OR OPERATED AND MAINTAINED BY DISTRICT
- CONSTRUCTED BY DISTRICT; UNDER 2 YEAR CITY MAINTENANCE BOND OR 1 YEAR COUNTY LOC
- UNDER CONSTRUCTION BY DISTRICT
- OWNED, OPERATED AND MAINTAINED BY OTHERS



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