



Since 1967  
**Reedy Creek**  
IMPROVEMENT DISTRICT

# BOARD OF SUPERVISORS

**December 15, 2021**  
**9:30 a.m.**

# AGENDA

## Board of Supervisors

Reedy Creek Improvement District  
1900 Hotel Plaza Blvd.  
Lake Buena Vista, FL 32830

**December 15, 2021**

**9:30 a.m.**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SAFETY MINUTE
4. APPROVAL OF MINUTES
  - A. Minutes of the November 17, 2021 BOS Meeting
5. REPORTS
  - A. District Administrator
6. CONSENT AGENDA

The next portion of the meeting is the Consent Agenda which contains items that have been determined to be routine. The Board of Supervisors in one motion may approve the entire Consent Agenda. The motion for approval is non-debatable and must receive unanimous approval. By the request of any individual, any item may be removed from the Consent Agenda and placed upon the Regular Agenda for discussion.

- A. Land Donation – Flamingo Crossings, LLC
  - CONSIDERATION of Request for Board approval to authorize the District Administrator to accept donation of land by Special Warranty Deed from **Flamingo Crossings, LLC** to Reedy Creek Improvement District. There is no cost to the District for this land donation. **(EXHIBIT A)**

7. REGULAR AGENDA

A. World Drive North Phase 2 – Owner-Furnished Material (OFM)

- CONSIDERATION of Request for Board approval of additional Owner-Furnished Material (OFM) in the amount of **\$175,000.00** for the utility system improvements included in the World Drive North Phase 2 project. **(EXHIBIT B)**

Funding for this request will be derived from the RCID Series 2018-1 Utility Revenue Bonds (Non-Taxable).

B. World Drive North Phase 2 – RCES Soft Costs

- CONSIDERATION of Request for Board approval of an additional amount Not-To-Exceed **\$175,000.00** for RCES engineering and construction support, including survey, submittal review and project inspection costs for the utility system improvements included in the World Drive North Phase 2 project. This request includes Board authorization for RCID's and/or RCES's direct purchase of miscellaneous goods and ancillary professional services as necessary for the project.

Funding for this request will be derived from the RCID Series 2018-1 Utility Revenue Bonds (Non-Taxable).

C. Utility Agreement – Vista Way Apartments

- CONSIDERATION of Request for the Board to authorize the District Administrator to execute on behalf of the District the proposed Utility Agreement with the landowner (and its successors and assigns) of the **Vista Way Apartments** and related properties. The District agrees to amend its territorial agreement to remove the Vista Way Apartments and related properties from the District's service area as to potable water and wastewater. The owner of the Vista Way Apartments and related properties agrees to enter into an agreement with Orange County Utilities to provide potable water and wastewater services and for the owner to construct any improvements and pay any capital charges in connection therewith. RCID agrees to continue to provide potable water and wastewater service until the transition occurs. **(EXHIBIT C)**

D. Property Exchange – Walt Disney Parks and Resorts U.S., Inc.

- CONSIDERATION of Request for Board to authorize the District Administrator to execute on behalf of the District the proposed Land Swap Agreement and License Agreement with **Walt Disney Parks and Resorts U.S., Inc.** (its successor and assigns). **(EXHIBIT D)**

E. DMS - Fiber Optic Project – Revision of Initial Project Budget

- CONSIDERATION of Request for Board approval to revise the initial project budget for the DMS Fiber Optic Capital Improvement Project from **\$8,000,000.00** to **\$10,500,000.00**. The increase in the budget is mostly related to labor and material increases since the initial budget was established. The additional funding will be transferred from savings in other projects. There is no impact to the overall 2016-2024 Transportation Projects budget. **(EXHIBIT E)**

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

F. DMS - Fiber Optic Project – Phase II CE&I and Testing Services

- CONSIDERATION of Request for Board approval to enter into an Agreement for Professional Services with **AE Engineering, Inc.**, in the Not-To-Exceed total amount of **\$126,606.00**, for construction engineering, inspection, and testing services in support of the DMS Fiber Optic Project. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the additional contract amount.

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

G. DMS - Fiber Optic Project – Phase II Construction Services Agreement

- CONSIDERATION of Request for Board approval to award a Lump Sum Fixed Price Agreement for Construction Services in the amount of **\$4,543,000.00** to the lowest responsive bidder, **Superior Construction Company Southeast, LLC**, for construction of fiber optic communication systems in multiple locations District-wide in support of the DMS-Fiber Optic Project. This request includes authorization for RCID's direct purchase of miscellaneous goods and services necessary for the project. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount.

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

H. Osceola Parkway – World Drive NE Quadrant – Additional Area Development Initiatives

- CONSIDERATION of Request for Board approval to establish a budget of **\$200,000.00** for additional landscape screening, irrigation and other associated improvements in the northeast quadrant of the Osceola Parkway – World Drive NE Quadrant. Staff requests Board authorization for the District Administrator to execute contracts, work authorizations and purchase orders as necessary for the project. **(EXHIBIT F)**

Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds.

8. OTHER BUSINESS

A. 2022 RCID BOS Calendar (**EXHIBIT G**)

9. ADJOURNMENT

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

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Reedy Creek Improvement District - CU00123330  
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Orlando, FL 32830-0170

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Reedy Creek Improvement District - CU00123330  
PO Box 10170  
Orlando, FL 32830-0170

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal was published in said newspaper in the issues of Dec 06, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 7 day of December, 2021,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

## **NOTICE OF MEETING**

YOU WILL PLEASE TAKE NOTICE that on December 15th at 9:30 a.m., or as soon thereafter as practicable, the Board of Supervisors of the Reedy Creek Improvement District will meet in regular session at 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida. At that time, they will consider such business as may properly come before them.

BY: Wanda Siskron, Clerk  
Reedy Creek Improvement District

12/06/2021 7093896

7093896

## MINUTES OF MEETING

Board of Supervisors

Reedy Creek Improvement District

*November 17, 2021*

9:30 a.m.

President Hames called the regular meeting of the Reedy Creek Improvement District Board of Supervisors to order at 9:30 a.m. on Wednesday, November 17, 2021, at the Administrative Offices of the District, 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were President Larry Hames, Max Brito, Jane Adams, and Don Greer, constituting a quorum of the Board of Supervisors. Others in attendance included; John Classe, District Administrator; Wanda Siskron, District Clerk; Tina Graham, Assistant Clerk, Administration; Jason Middleton and Eddie Fernandez, Human Resources; Ron Zupa and Art Odon Technology Services; Chris Quinn, Finance; Kerry Satterwhite, Facilities; Jerry Wooldridge, Building & Safety; Eryka Washington, Communications and Ed Milgrim, Milgrim Law Group. Those participating via teleconference were: Craig Sandt, Facilities; Bruce Jones, Procurement; Erin O'Donnell, Communications; Lexy Wollstadt, Finance; Kate Kolbo, Planning & Engineering; Yenni Hernandez, Technology Services; Chief LePere and Joel Edwards, RCFD; Anthony Kasper, RCES; Mike Crikis, Environmental Sciences and Ilana Perras, Milgrim Law Group.

President Hames asked the attendees to please stand for the Pledge of Allegiance.

### **SAFETY MINUTE**

Mr. Eddie Fernandez presented the safety instructions for the Administration Building. Mr. Fernandez identified the locations of the emergency exits as well as the evacuation procedures. Mr. Fernandez advised that this month's safety topic is related to being responsible, empathetic, and compassionate. Mr. Fernandez advised for everyone to be themselves, slow down and make good decisions, both work and personal and wished everyone a safe and happy Thanksgiving.

### **APPROVAL OF MINUTES**

Minutes from the October 27, 2021 BOS Meeting were approved and accepted as presented.

The District Clerk recorded proof of publication of the meeting notice.



## **REPORTS**

District Administrator had no report for the Board.

## **CONSENT AGENDA**

President Hames proceeded to the Consent Agenda and advised that the Consent Agenda exists of general administrative items and items under a specific cost threshold. Any item could be pulled from the Consent Agenda for further discussion, if requested. Consent Agenda items are shown below:

### **Item 6A – Epcot Resorts Blvd. Bridge Replacement Phase II – Change Order Allowance**

CONSIDERATION of Request for Board approval to increase the change order allowance for the Agreement for Professional Services between RCID and **HNTB Corporation**, in the total amount of **\$16,402.00**, for Epcot Resorts Blvd. Bridge Replacement Phase II Project. Funding for this request is included in the approved project budget and is derived from the RCID 2016-2024 Transportation Projects Ad Valorem Bonds. **(EXHIBIT A)**

President Hames asked if anyone had a reason to bring up any items on the Consent Agenda for further discussion. No items were pulled from the Consent Agenda for review. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the Consent Agenda.

## **REGULAR AGENDA**

### **Item 7A – DMS – Fiber Optic Project – Electric Service CIAC**

Mr. Satterwhite requested Board approval to establish a budget Not-To-Exceed **\$585,500.00** for construction of five new single phase transformers and associated transmission lines in support of the DMS – Fiber Optic Project. This CIAC (Cost in Aid of Construction) request includes Board authorization for RCID/RCES to procure all construction contracts, Owner-Furnished Materials (OFM), and other miscellaneous goods and ancillary services as necessary for the project. Funding for this request is included in the approved project budget and will be derived from the RCID Series 2016-2024 Transportation Projects Ad Valorem Bonds. President Hames asked if there were any public comments on this request and there were none. Upon motion by Mr. Greer and duly seconded, the Board unanimously approved the request. **(EXHIBIT B)**

### **Item 7B – World Drive North II Area Development – Construction Services Agreement**

Mr. Satterwhite requested Board approval to award a Lump-Sum Fixed-Price Agreement for Construction Services in the amount of **\$5,110,162.00** to the lowest responsive bidder, **Arazoza Brothers Corporation**, for construction of area development improvements supporting the World Drive North Phase II Area Development project. This request also includes amounts for materials that will be purchased directly by RCID for incorporation into the improvements. Staff also requests Board authorization for the District Administrator to execute change orders up to an aggregate amount of **10%** of the contract amount. Funding for this request is included in the approved project budget and will be derived from the RCID 2016-2024 Transportation Projects Ad

Valorem Bonds. Mr. Satterwhite advised that this is a landscape and irrigation project to rebuild the area where JR Davis Construction has been working near Magic Kingdom. Mr. Satterwhite advised that five bids were received and **Arazoza Brothers Corporation** was the lowest responsible bidder. They have also performed work on property in the past. Mr. Classe advised that work will begin in February. President Hames asked if there were any public comments on this request and there were none. Upon motion by Ms. Adams and duly seconded, the Board unanimously approved the request. **(EXHIBIT C)**

**Item 7C – Utility Agreement – Grand Peaks Properties, Inc.**

Mr. Classe advised that this agenda item is being pulled from today's agenda and will be presented at the December BOS meeting.

**8. OTHER BUSINESS**

President Hames then asked if there was any further business to discuss.

Mr. Classe advised that the next BOS meeting will take place on December 15<sup>th</sup> at 9:30 a.m. and the BOS holiday party will be held that evening.

Mr. Classe advised that today's Final Thought is from Kevin James, comedian and actor "*Thanksgiving, man! Not a good day to be my pants.*"

There being no further business to come before the Board, the meeting was adjourned at 9:39 a.m.

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Laurence C. Hames  
President, Board of Supervisors

ATTEST

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John H. Classe, Jr.  
Secretary, Board of Supervisors

## ***DEPARTMENT REPORTS***

- Environmental Sciences
- Human Resources
- Building & Safety
- Planning & Engineering



**REEDY CREEK  
IMPROVEMENT DISTRICT**

P.O. BOX 10170, LAKE BUENA VISTA, FLORIDA 32830-0170, TELEPHONE (407) 824-7301

## **MEMORANDUM**

**DATE: December 7, 2021**

**TO: John Classe**

**FROM: C. Michael Crikis**

**SUBJECT: Monthly Report for November 2021**

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The following is a summary of the activities completed by Environmental Sciences in the month of November 2021:

### Regulatory Activities – sampling and testing

- 349 sites were visited.
- 1,281 samples were collected or delivered.
- 2,381 tests were assigned.
- Proficiency Testing samples were received for the Metals in Soil and Corrosivity (pH) analyses.

### Mosquitoes Monitoring

- 275 traps were set up in 55 locations.
- 16,695 mosquitoes were collected and identified.
- Increased rainfall resulted in an increase in mosquito populations over the month of November.

### Meetings and Educational Sessions Participation

- Attended the Florida Department of Environmental Protection BMAP Project Collection Portal training for the pilot testing program.
- Presented on all RCID science disciplines for University of Central Florida Science in Teaching Class (October 2021).

CC: RCID Pollution Control Board

# **Human Resources**

## **December 2021**

### **Open Positions**

- *Technology Services*
  - IT Senior Systems Administrator- OnBase- Accepting resumes
  - GIS Analyst-Accepting resumes and conducting interviews (also accepting resumes through third party agency)
- *Fire Department*
  - Firefighter/Paramedic (Eligibility list only)- Accepting applications, NTN listing
  - Paramedic - Accepting applications.
- *Administration*
  - Chief of Public Works- Accepting Applications
- *Facilities*
  - Facility Maintenance Specialist- Accepting Applications
  - Service Technician- Accepting Applications
  - Administrative Assistant- Accepting Applications

### **Resignations/Retirements:**

- *Facilities*
  - Ralph McCormick, Service Technician, effective 11/19/21
  - Emanuel Godwin. Service Technician, effective 12/24/21 due to retirement
- *Environmental*
  - Danuta Wielicki, QA Specialist, IV, effective 12/31/21 due to retirement
- *Finance*
  - Rebecca Clark, Accountant, effective 11/26/21



P.O. Box 10170  
Lake Buena Vista, FL 32830-0170  
(407) 828-2034

**To: John Classe**  
**From: Jerry Wooldridge**  
**Subject: Monthly Report – November, 2021**  
**Department: Building & Safety**

**December 9, 2021**

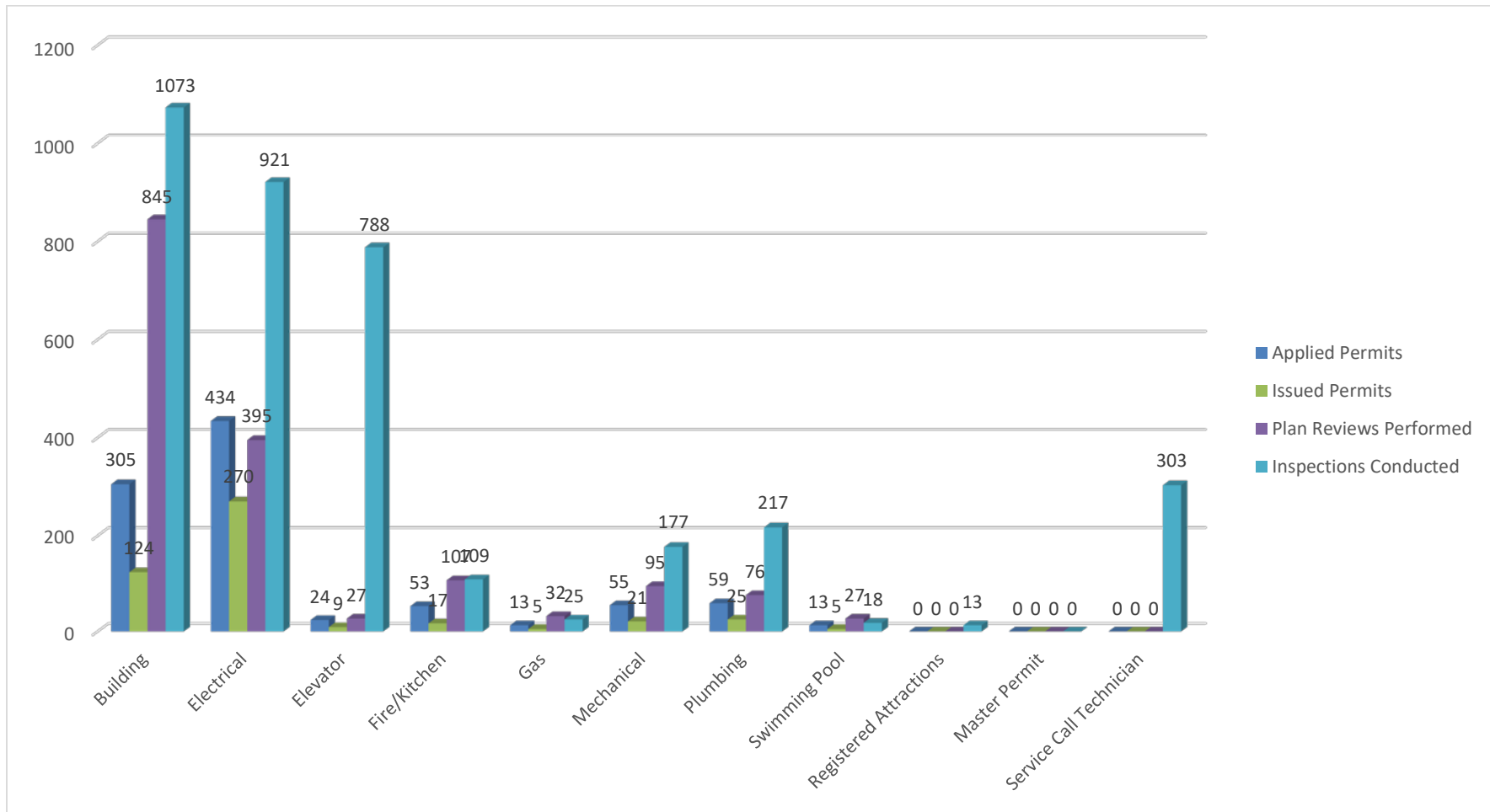
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**Regulatory Activities:**

- Certificate of Occupancy Issued:
  - Allstar Music Guestroom Renovation - Bldg 04
  - Allstar Music Guestroom Renovation - Bldg 03
  - PO Harmony Hangout Breakroom Rehab
  - Main Street Cafe Breakroom Refresh
  - Be Our Guest Breakroom Rehab
- Certificate of Construction Completion Issued:
  - Allstar Music Guestroom Renovation-Bldg 01
  - Boma-Flavors Restaurant AHU Replacement
  - C2 Hotel
  - Central Energy Plant Chiller Replacement
  - Contemporary Guest Rooms & Suites Renovation
  - Dolphin Hotel AHU 4-5 Replacement
  - Dolphin Hotel AHU ACS 1
  - Enchanted Tiki Room Heating Coil Replacement
  - Fairfield Inn Hotel- Flamingo Crossings
  - Flamingo Crossings Town Center- Area Development
  - Flamingo Crossings Town Center- Area Development - Signage
  - Flamingo Crossings- Target
  - NS Monorail Building Power Upgrade
  - Polynesian Hotel- Small Cell Node Installation
  - Polynesian Resort Fiber Backbone and MDF Build Out
  - Project A
  - Project G- Facility 201 Demo
  - Project H - Show Lighting & Controls
  - Project H- Administration Building
  - Project H- Passenger Elevator # 2 - E900995
  - Residence Inn Hotel - Flamingo Crossings - E2
  - Residence Inn Hotel - Flamingo Crossings- E1
  - Residence Inn Hotel- Flamingo Crossings
  - Residence Inn Hotel- Flamingo Crossings

<b>Division</b>	<b>Applied Permits</b>	<b>Issued Permits</b>	<b>Plan Reviews Performed</b>	<b>Inspections Conducted</b>
Building	305	124	845	1073
Electrical	434	270	395	921
Elevator	24	9	27	788
Fire/Kitchen	53	17	107	109
Gas	13	5	32	25
Mechanical	55	21	95	177
Plumbing	59	25	76	217
Swimming Pool	13	5	27	18
Registered Attractions	0	0	0	13
Master Permit	0	0	0	0
Service Call Technician	0	0	0	303
<b>Total</b>	<b>956</b>	<b>476</b>	<b>1604</b>	<b>3644</b>





**Celebrations:**

- Work Anniversaries:
  - Alta Polanco – 6 years, Plans Examiner

**PLANNING & ENGINEERING**

**DEPARTMENT**

**NOVEMBER 2021**

**ACTIVITY REPORT**

**SUBMITTED BY**

**KATHRYN BOES KOLBO, P.E.**

## **REGULATORY REVIEWS**

### **BUILDING PERMIT REVIEW**

- Reviewed 67 / Approved 49
- Awaiting Approval - 18

### **CONSISTENCY / CONCEPT PLAN / SITE PLAN REVIEW**

#### 7-Eleven Flamingo Crossings

- Plans received 11/17/20. RAI #1 issued 11/24/20, response received 12/15/20; RAI #2 issued 12/23/20, response received 1/6/21; RAI #3 issued 1/6/21, awaiting response. As of January 2021, the project is on hold.

#### 403 Basin EC Area Development – Site Development

- Plans received 11/22/21. Additional information received 11/29/21. Under review.

#### Epcot BOH Parking

- Consistency application received 10/24/19. Project initially placed on hold; planning review reopened 1/28/20.
- RAI #1 issued 2/25/20, awaiting response.

#### Flamingo Crossings Advent Health OSED

- Consistency application received 11/24/21. Under review.

#### Project U

- Consistency application received 11/18/21. RAI #1 issued 11/29/21, response received 11/30/21. Under review.

#### RCID Environmental Sciences Lab Phase 2 Project

- Awaiting full submittal.

### **CONCURRENCY REVIEW**

- No projects to report at this time.

### **LANDSCAPE/IRRIGATION REVIEW**

- Project 89 Area Development- (Project on hold).
- Magnolia Golf Hole 14-17 Redevelopment – Landscape/Irrigation plans received 10/28/21. RAI issued 11/18/2021, awaiting response.

## **ERP / STORM WATER REVIEW**

### **Celebration Montessori Classroom Addition**

- Project set up 6/9/21, awaiting initial submittal.

### **Delamarre Apartments Phase 2**

- Project set up 7/15/21, initial submittal received 7/28/21. RAI #1 issued 8/23/21, response received 10/21/21.
- Submitted to SFWMD 10/25/21. RAI issued 11/16/21, RAI response to SFWMD sent 11/23/21, under review.

### **Flaming Crossings Advent Health OSED**

- Project set up 10/27/21, initial submittal received 11/24/21, under review.

### **Homewood Suites**

- Project set up 8/16/21, initial submittal received 8/16/21. RAI #1 issued 8/23/21, awaiting response.

### **Magnolia Golf Hole 14-17 Redevelopment**

- SFWMD Permit issued 7/15/21.
- Site Civil submitted 7/22/21. RAI sent 8/5/21, response received 10/18/21. RAI #2 issued 11/4/21, response received 11/10/21. RAI #3 issued 11/22/21, awaiting response.

### **RCID Environmental Science Lab Phase 2**

- Project set up 4/23/21, initial submittal received 4/27/21. RAI #1 issued 5/11/21, response received 5/18/21; RAI #2 issued 6/14/21, response received 6/28/21; RAI #3 issued 7/21/21, response received 10/18/21; RAI #4 issued 10/28/21, response received 11/2/21.
- Submitted to SFWMD 11/15/21.

### **Swan Pool Improvements**

- Project set up 5/13/19, initial submittal received 11/4/21, under review.

### **WaterStar Orlando Storm Water Management Design Major Modification.**

- Project set up 9/13/21, initial submittal received 9/13/21.
- RAI # 1 issued 10/04/21, response received 11/19/21.

## **SITE CIVIL REVIEW**

### 403 Basin EC Area Development – PKG. 5 Site Development

- Project set up 4/9/20, initial submittal received 11/29/21.

### Blizzard Beach Runoff Rapids Tube Conveyor

- Initial submittal received 9/21/21. RAI #1 issued 9/30/21, response received 10/27/21.
- Site Civil Approval issued 11/10/21.

### Casting Building Drainage

- Initial submittal received 5/24/21. RAI #1 issued 6/3/21, response received 6/25/21; RAI #2 issued 7/2/21.

### Global BOH Upgrades (DAK1 and MK1)

- Project setup 1/13/21, initial submittal received 1/18/21. RAI #1 issued 1/22/21.

### Global BOH Upgrades Project H Gate

- Initial submittal received 9/10/21. RAI #1 issued 9/23/21, response received 9/24/21.
- Awaiting SWPPP review.

### Rehabilitation of Disney's All-Star Lift Station 56

- Project set up 10/29/21, initial submittal 10/29/21, response received 10/15/21.
- Site Civil Approval issued 11/16/21.

### Sunbelt Rental Bonnet Creek Road

- Initial submittal 11/3/21. Revised submittal 11/9/21. RAI #1 issued 11/24/21, awaiting response.

### Typhoon Lagoon North Storm Drain Replacement Ph. 3

- Initial submittal 6/28/21. RAI #1 issued 7/9/21, response received 7/29/21.
- Awaiting SWPPP approval 8/6/21.
- EOR sent email on 8/31/21 stating project will be placed "on hold".

### Typhoon Lagoon Volleyball Court Cabanas

- Initial submittal 11/3/21. RAI #1 issued 11/8/21, awaiting response.

## **DEWATERING REVIEWS / INSTALLATION APPROVALS**

- Three (3) dewatering application reviewed & approved
- Three (3) dewatering setup were inspected & approved for use

## **RIGHT OF WAY PERMITS ISSUED**

Permit #1806 DC-3 Delivery Road – N. BVD MOT

- Received 10/26/21, issued 11/5/2021

Permit #1807 Western Way Reclaim Waterway Median Repair

- Received 11/08/21, issued 11/10/2021

Permit #1808 Flamingo Crossings Pedestrian Bridges (Hartzog Staging)

- Received 11/16/21, issued 11/17/2021

Approval #1809 RCES Surveying and Soft-digs for Live Front to Dead Front Switch Replacement Phase 1 - East Buena Vista & Hotel Plaza

- Received 11/17/21, issued 11/22/2021

Permit #1810 CR 545 Widening Segments 2 thru 4 MOT (N. Hartzog Rd)

- Received 11/23/21, issued 11/24/2021

Approval #1811 RCES Surveying and Soft Digs Live Front to Dead Front Switch Replacement Phase 2 - Disney Vacation Club Way

- Received 11/19/21, issued 11/29/2021

Approval #1812 RCES Surveying and Soft Digs Live Front to Dead Front Switch Replacement Phase 3 - Bonnet Creek

- Received 11/19/21, issued 11/29/2021

## **TRIBUTARY BASIN REVIEW**

### Avalon Road Apartments

- Project set up on 2/26/21. Comments sent on 3/5/21.
- Response to comments uploaded 4/14/21.
- Agreement split into two separate agreements one for Parcels 10 & 11 and the other agreement for Avalon Road Apartments.
- Draft Agreement sent to Engineer on 9/14/21.

### Celebration Professional Plaza

- Project set up on 2/26/20, initial submittal received 4/16/20. Permit checklist issued 4/23/20.
- Working on amendment to existing drainage agreement. Amendment sent to Grantee on 7/15/20.

### Celebration Village / Greenpoint Condos

- Project setup 3/15/21
- Meeting with engineer on 3/31/21, engineer informed about outstanding balance for repair of RCID canal berm.
- Received check on 8/12/21 for \$41,585 for repair work on RCID canal berm.
- Approved dewatering and right-of-way permit on 10/27/21 for geotechnical investigation.

### CR 545 Intersection @ Lake Star Road

- Project set up 9/10/20, initial submittal received 9/11/20. Comments sent on 11/5/20.
- Project has been combined with Lake Star Road.
- Draft Agreement sent to County on 4/29/21.

### Everest Place

- Project set up 10/26/21, initial submittal 10/27/21.

### FDOT – I-4 Beyond the Ultimate Segment IA

- Project set up 5/28/20. Information submitted on 5/8/20.
- Requested additional information on 10/20/20.
- Draft Agreement sent to FDOT on 4/22/21.
- Received comments from FDOT on 5/18/21.
- Sent revised draft agreement back to FDOT on 8/12/21.

### Grand Royal Hotel

- Letter sent to developer on 10/26/21
- Initial submittal 11/1/21

### Hartzog Road Re-Alignment

- Project set up 9/19/19.
- Construction Plans submitted on 3/19/20. Comments sent to engineer on 3/30/20
- Resubmittal received 5/23/20. Draft agreement under review

### Home2 Suites

- Project setup 11/9/20, initial submittal received 11/12/20, comment sent 11/17/20. Additional information received 1/12/21
- Draft agreement sent to engineer on 4/14/21; received comments 9/21/21, comments under review by RCID
- Response to Grantee comments sent 10/5/21

## **TRIBUTARY BASIN REVIEW (CONTINUED)**

### **JAMA – PD**

- Initial submittal received 1/11/18. RAI #1 issued 1/12/18.
- Waiting for response from engineer on draft agreement, issued March 2019.
- Referred to RCID Legal Counsel on 3/3/20.
- Forwarded revised agreement to Mr. Ahmed on 3/12/20 with suggested payment plan.

### **KRPC Hartzog Road**

- Project setup 4/28/21, awaiting initial submittal.
- Initial submittal 6/16/21, comments sent on 8/16/21, awaiting response.

### **Lake Star Road**

- Project set up 11/9/20, initial submittal received 11/9/20.
- Draft agreement under review.
- Project combined with DR 545 at Lake Star Road into one agreement (see above for status)

### **Lake Wilson Reserve**

- Project set up 11/18/20, initial submittal received 11/23/20. Comments sent on 12/01/20.
- Additional information submitted 12/23/20.
- Agreement reviewed by legal, awaiting proof that grantee is authorized to sign agreement.
- Sent letter to Grantee from Legal Counsel dated 11/22/21 noting project is under construction and drainage agreement is still needed

### **Orlando World Marriott – Aquatic Center**

- RCID contact letter sent 11/27/19.
- Project set up 12/18/19, comments sent 1/23/20.
- Referred to RCID Legal Counsel on 3/12/20, awaiting response.

### **Overlook Phases I & II**

- Project set up 6/18/21.
- Per phone call on 7/14/21 from Harris Engineers the project is being redesigned to comply with SFWMD comments.

### **Rolling Oaks**

- Project set up 10/17/18. Letter sent 12/10/18 requesting additional information.
- RCID Legal Counsel sent letter 12/10/19.
- Phone call with Wooden Bridge on 1/16/20. Waiting for maps from Wooden Bridge.
- Received plans and legal descriptions on 3/19/20. Draft Agreement sent to Grantee on 4/28/21.

### **Sinclair Road Property**

- Project set up 10/27/21, initial submittal 10/28/21.

### **Site 113 H SW 4 High School**

- Project set up 9/23/20, initial submission 11/19/21



## **TRIBUTARY BASIN REVIEW (CONTINUED)**

### Spring Grove Phase 3 – Parcel 28

- RCID Legal Counsel sent letter 2/1/20.

### Spring Hill Phases 4 & 5

- Project set up 11/19/20, initial submittal received 12/22/20.
- Sent email to engineer on 4/30/21 questioning assumption that project is in closed basin.

### Sternon Fortune Star Condos

- Project set up 4/17/20, initial submittal received 6/8/20, comments sent 6/30/20.
- Draft agreement under review 7/7/20. Draft agreement sent to Grantee on 8/6/20.
- Per email from engineer on 10/8/20 the project is on hold.

### Storey Grove

- Project set up 3/25/19.
- Sent Draft Agreement on 4/16/19.
- Referred to RCID counsel on 2/20/20.
- Revised draft received from client's counsel on 4/20/20.

### Village F Parcel S-21

- Project set up 8/31/21, awaiting initial submission. Initial submittal on 8/31/21 and comments sent on 9/3/21. Response to comments received on 10/25/21. Draft agreement sent to RCID Legal for review on 10/28/21.

### Village H Parcel 12A/12B

- Project set up 12/9/20, initial submittal received 12/11/20 (report only) plans submitted 12/22/20, comments sent on 12/23/20.
- Additional information received 1/27/21.
- Draft Agreement sent to engineer on 4/16/21.
- Agreement split into two agreements as requested by owner of Parcel 12A.
- Draft agreement to owner of 12A on 8/29/21. Received drainage fee and signed agreement of 8/31/21, sent to District Administrator on 9/1/21 for execution.
- Drainage fee and signed agreement received on 8/31/21; for Parcel 12A; document recorded on 9/22/21 as Doc #20210575970.

### Waterleigh PD Parcels 10 & 11

- Project setup 4/6/21, initial submittal received 4/7/21.
- Requested updated Drainage Report on 4/23/21.
- Agreement split into two separate agreements one for Parcels 10 & 11 and the other agreement for Avalon Road Apartments.
- Sent Grantee draft agreement on 8/25/21. Had meeting to discuss draft agreement on 10/21/21.

## **TRIBUTARY BASIN REVIEW (CONTINUED)**

### Waterstar

- Initial submittal received 12/19/19; draft agreement forwarded for review on 2/25/20.
- Draft Agreement sent to Grantee on 3/13/20. Received questions from Grantee on 4/17/20.
- Revised draft agreement under review. Revised draft agreement sent back to Grantee on 9/18/20.
- Received check for drainage fee on 5/2/21 without agreement, received signed agreement on 5/22/21.
- Sent to District Administrator for signature on 6/18/21, executed agreement sent to Grantee on 6/21/21.
- Agreement recorded as Doc #20210529911 on 8/30/21.
- Agreement may need to be updated because of changes to the design/layout of the site.

### Wither South PD

- Project set up 1/26/21, awaiting initial submittal.

## CONSTRUCTION COMPLIANCE INSPECTIONS

The department conducted inspections for compliance on the following construction sites within and bordering Reedy Creek Improvement District (RCID). Inspections on the following sites yielded no issues of concern or identified only minor maintenance items, which were corrected before the next inspection date.

- AK Lodge Grease Trap
- All Star Horticulture Pads
- Best Friend's Addition
- Celebration C8 Parcel
- Celebration Creation Kids
- Celebration Island Village Project
- Celebration Parking Lot
- Celebration Pointe
- DAK Seating
- DHS BOH Gate
- DHS Galaxy Edge BOH
- DHS Fantasia Storm Improvement
- DS Greenleaf (On Hold)
- Drury Hotel
- Epcot
  - NW Laydown
  - Canal Modification Project
  - Project G Pkg 1, Pkg 2, Pkg 3
- Epcot Center Drive Bridge Re-decking
- Epcot Resorts Blvd. Bridge Reconstruction
- Ferryboat 2<sup>nd</sup> Landing MK and TTC
- Ferryboat Landing Laydown
- Flamingo Crossings College Housing West
- Flamingo Crossings Dominos
- Flamingo Crossings Dunking Donuts
- Flamingo Crossings Five Guys
- Flamingo Crossings Hotel
- Flamingo Crossings Ped Bridges
- Flamingo Crossings Town Center Ph1
- Flamingo Crossings Wendy's
- Hartzog Rd
- MK 2
- MK Annex Directional Drill
- MK Park 2 Roadside Improvements
- Osceola/World Interchange Extension
- Project H
- Project Tacos (On Hold)
- PVR Cast Entrance
- World Drive North Phase 2
- World Drive North Phase 2 Laydown
- World Drive North Storm pond

## **INFRASTRUCTURE ASSET MANAGEMENT**

### **LEVEES & WATER CONTROL STRUCTURES**

- Monthly inspections of the Levees are ongoing.
- RCID owned storm water facilities/ponds undergo major maintenance on a 5 year revolving basis. The list of non-routine maintenance activities for 2021 was compiled by RCID compliance team in February; the work began in April and was completed September 30, 2021.
- Annual inspections of the major water control structures (WCS) are completed annually each February. Based on these most recent evaluation, items identified as routine maintenance have been initiated and were completed during the 2021 fiscal year. Items identified in the inspection as requiring major or non-routine maintenance were prioritized, incorporated in the annual budgeting process and are scheduled for completion in the coming year(s).

### **ROADWAY & BRIDGE**

- Monthly inspections of the Roadways are ongoing; bridge inspections occur bi-annually.
- P&E has previously assessed the condition of existing guardrail throughout the District Roadways; repair and replacement work is on-going.

### **ANNUAL QUALITY BASED PAVEMENT MANAGEMENT PROGRAM**

- The final design plans for the pavement rehabilitation for Hartzog Road between the RCID property line and Western Way are complete. The Facilities Construction Team has scheduled this work for FY 22.
- Plans for the pavement rehabilitation of Buena Vista Drive (BVD) between Western Way and World Drive Interchange were completed in early 2021 and delivered to the Facilities Construction Team. Due to funding constraints, this project was divided into two phases with the north phase (resurfacing of BVD from Bridges 756026 & 027 north to World Drive) completed in August 2021. The Facilities Construction Team has scheduled the south phase, Western Way to Bridges 756026 & 756027, for construction in fiscal year 2022.
- Plans for the pavement rehabilitation of Victory Way between Buena Vista Drive and Osceola Parkway are complete and were delivered to the Facilities Construction Team in early FY 21; construction is scheduled for FY 22.

### **TRAFFIC OPERATIONS**

- Fifteen (15) traffic signal and ITS maintenance inspections were completed in November
- ITS team responded to five (5) after hour service requests
- ITS team managed even traffic for RunDisney's Wine & Dine Half Marathon
- ITS team managed holiday traffic demands around Disney Springs with the return of Cirque du Soleil and House of Blues events

## **DESIGN MANAGEMENT**

### **BRIDGE 7560010 AND 756012 – SUPERSTRUCTURE REPLACEMENT**

- Design plans were finalized in early FY 21 and delivered to the Facilities Construction Team.
- Construction is underway and scheduled for completion mid-December.

### **BRIDGE 756009 – SUPERSTRUCTURE REPLACEMENT**

- Design plans were finalized and delivered to the Facilities Construction Team 10/21/2021.
- Facilities has scheduled construction to begin January 2022 with completion by May 30, 2022.

### **SOUTH HARTZOG ROAD TRANSITION SECTION**

- Design plans were finalized in 2011 but due to delays at Orange County, construction was delayed until 2021.
- The landowner to the south, Holiday Inn Vacation Club (HIVC), requested the ability to expedite the construction of this roadway section. RCID negotiated, and following approval by the RCID Board, signed a Reimbursement Agreement to allow HIVC to implement this construction and obtain reimbursement from RCID.
- HIVC began construction in July with an anticipated completion date later this calendar year.

### **WORLD DRIVE NORTH PHASE 3**

- The Final Design Contract was awarded to TLP Inc. at the April 2020 BOS meeting; the limited NTP was issued 4/23/2020.
- Final Design is complete and was delivered to the Facilities Construction Team as indicated below:
  - 100% Plans & Specifications for bidding were issued 9/15/2021.
  - The Environmental Resource Permit (ERP) Application was submitted to SFWMD on 10/11/21. SFWMD issued an RAI on 10/28/21 and responses were submitted to the agency 11/4/21. Permit issuance is expected in early December.
  - Conformed Plan Set to be issued subsequent to bidding by Construction Team.

**The following three projects are in support of RCES Operation and are fully funded by RCES. They are being designed by the RCID Planning & Engineering and will be constructed by the RCID Facilities Construction team.**

#### **BRIDGE CROSSING AT PERIMETER CANAL**

- RCES has requested access across the perimeter canal. To achieve this end, RCES funded the acquisition of an ACROW bridge (Bailey Bridge) on 1/20/2020. This bridge structure shall be used to provide RCES roadway access across the Perimeter Canal.
- Final Plans for the construction installation of this perimeter canal bridge were completed and delivered to the RCID Construction team in June 2021.
- Construction of this installation is scheduled to occur concurrently with the replacement of the 48” reuse line as detailed below.

#### **REPLACEMENT OF RE-USE LINE ACROSS PERIMETER CANAL**

- Design for the removal and replacement of an existing RCES owned 48” Re-Use Line began in November of 2020. Due to the age of the existing line and RCES’ lack of previous design and construction documentation, extensive field investigation was required delaying design.
- Final plans were completed in May 2021 and delivered to the Construction Team in June.
- Construction was delayed to allow the work to occur during the dry season; thus construction is scheduled to begin in January 2022.
- On 11/1/21 the Construction Team issued a limited NTP to Southland Construction, Inc.

#### **REPLACEMENT OF S-46 DECK STRUCTURE**

- Annual WCS inspections revealed that the deck structure was failing due to excessively heavy utility traffic.
- Design for the replacement of this deck began in January 2020 and was completed March of 2020.
- Construction has been delayed to allow for the installation of the Canal Bridge and 48” Re-Use line; details of those projects are outlined above.

# EXHIBIT A

**Prepared by/Record and Return to:**

Carlos M. Brackley, Esq.  
Walt Disney Parks and Resorts U.S., Inc.  
Legal Department, Team Disney 4N  
Post Office Box 10000  
Lake Buena Vista, Florida 32830-1000

Orange County Tax Parcel I.D.  
21-24-27-0000-00-005  
21-24-27-0000-00-027  
21-24-27-0000-00-042  
21-24-27-0000-00-062  
[Exempt from the payment of documentary stamp tax pursuant to Section 12B-4.014(2)]

\_\_\_\_\_ *THIS SPACE FOR RECORDER'S USE* \_\_\_\_\_

**SPECIAL WARRANTY DEED OF DONATION**

**THIS SPECIAL WARRANTY DEED OF DONATION** is made and delivered effective as of the \_\_\_\_ day of December, 2021, by **FLAMINGO CROSSINGS, LLC**, a Florida limited liability company, whose mailing address is 1375 Buena Vista Drive, Lake Buena Vista, Florida 32830 (hereinafter referred to as “**Grantor**”), to **REEDY CREEK IMPROVEMENT DISTRICT**, a public corporation and public body corporate and politic of the State of Florida, whose mailing address is Post Office Box 10170, Lake Buena Vista, Florida 32830-0170 (hereinafter referred to as “**Grantee**”). Wherever used herein, the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.

**WITNESSETH:**

**THAT GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby donates, grants, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all that certain land situated in Orange County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (the “**Property**”).

**SUBJECT TO** taxes for the year 2021 and thereafter, and easements, restrictions and agreements of record, if any. This reference to easements, restrictions and agreements of record shall not serve to reimpose the same.

**TOGETHER**, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021, and easements, restrictions and



agreements or record, if any; but the aforesaid reference to easements, restrictions and agreements of record shall not serve to reimpose the same.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed of Donation as of the date and year first stated above.

Signed, sealed and delivered  
In the presence of:

**FLAMINGO CROSSINGS, LLC**, a Florida  
limited liability company

By: Walt Disney Imagineering Research &  
Development, Inc., its Manager

\_\_\_\_\_ (Sign)  
\_\_\_\_\_ (Print Name)

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_ (Sign)  
\_\_\_\_\_ (Print Name)

Date: \_\_\_\_\_

STATE OF FLORIDA        )  
                                  ) SS  
COUNTY OF ORANGE     )

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization, this \_\_\_ day of December, 2021, by \_\_\_\_\_, as the \_\_\_\_\_ of Walt Disney Imagineering Research & Development, Inc., a Delaware corporation, the Manager of **FLAMINGO CROSSINGS, LLC**, a Florida limited liability company, on behalf thereof, and who is personally known to me.

NOTARY PUBLIC:

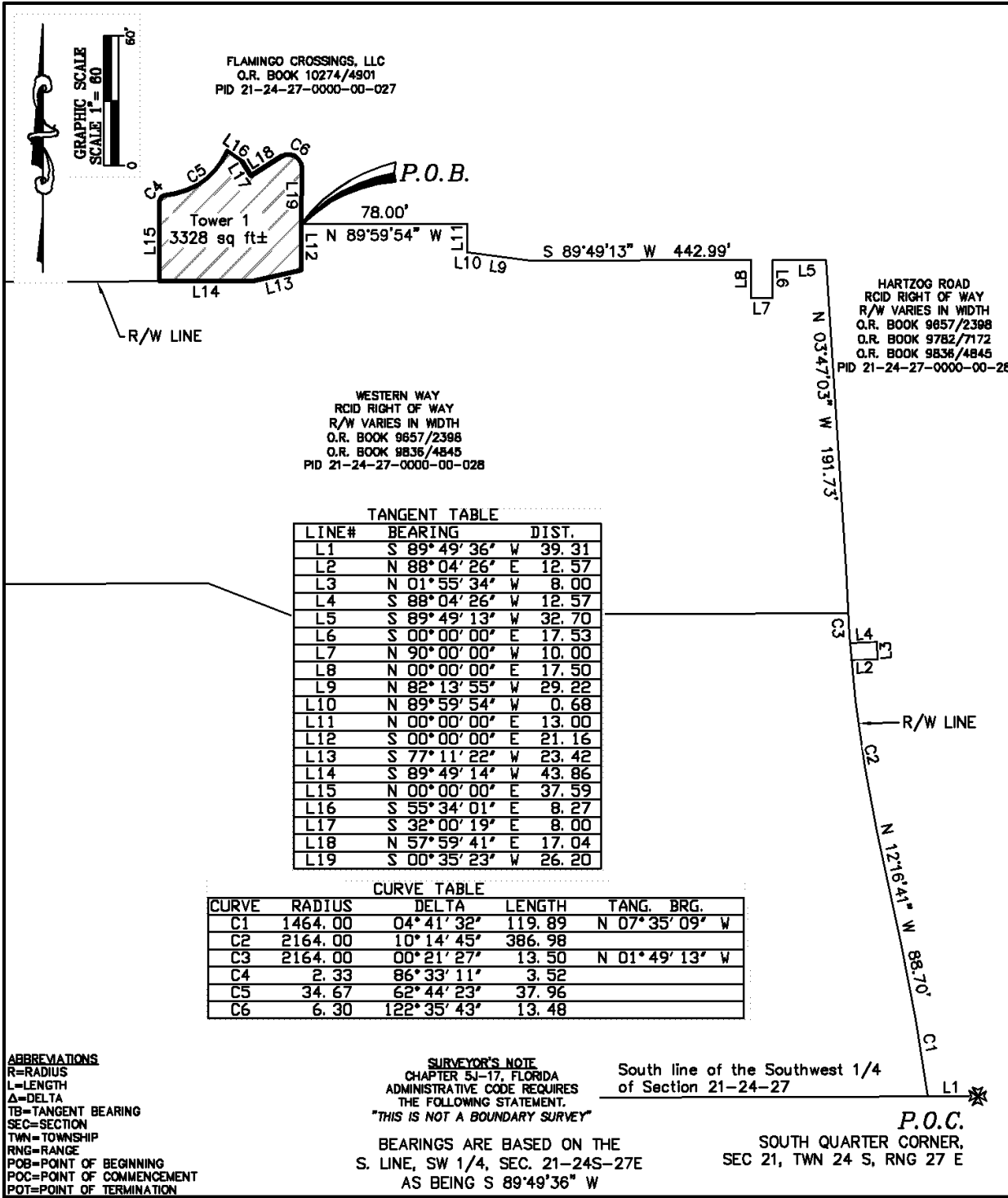
\_\_\_\_\_ (Signature)

(NOTARIAL SEAL)

**EXHIBIT “A”**

(following 7 pages)

**PROPERTY**



FLAMINGO CROSSINGS, LLC  
 Q.R. BOOK 10274/4901  
 PID 21-24-27-0000-00-027



WESTERN WAY  
 RCID RIGHT OF WAY  
 R/W VARIES IN WIDTH  
 O.R. BOOK 9657/2398  
 O.R. BOOK 9836/4845  
 PID 21-24-27-0000-00-028

HARTZOG ROAD  
 RCID RIGHT OF WAY  
 R/W VARIES IN WIDTH  
 O.R. BOOK 9657/2398  
 O.R. BOOK 9782/7172  
 O.R. BOOK 9836/4845  
 PID 21-24-27-0000-00-28

TANGENT TABLE

LINE#	BEARING	DIST.
L1	S 89° 49' 36" W	39.31
L2	N 88° 04' 26" E	12.57
L3	N 01° 55' 34" W	8.00
L4	S 88° 04' 26" W	12.57
L5	S 89° 49' 13" W	32.70
L6	S 00° 00' 00" E	17.53
L7	N 90° 00' 00" W	10.00
L8	N 00° 00' 00" E	17.50
L9	N 82° 13' 55" W	29.22
L10	N 89° 59' 54" W	0.68
L11	N 00° 00' 00" E	13.00
L12	S 00° 00' 00" E	21.16
L13	S 77° 11' 22" W	23.42
L14	S 89° 49' 14" W	43.86
L15	N 00° 00' 00" E	37.59
L16	S 55° 34' 01" E	8.27
L17	S 32° 00' 19" E	8.00
L18	N 57° 59' 41" E	17.04
L19	S 00° 35' 23" W	26.20

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANG. BRG.
C1	1464.00	04° 41' 32"	119.89	N 07° 35' 09" W
C2	2164.00	10° 14' 45"	386.98	
C3	2164.00	00° 21' 27"	13.50	N 01° 49' 13" W
C4	2.33	86° 33' 11"	3.52	
C5	34.67	62° 44' 23"	37.96	
C6	6.30	122° 35' 43"	13.48	

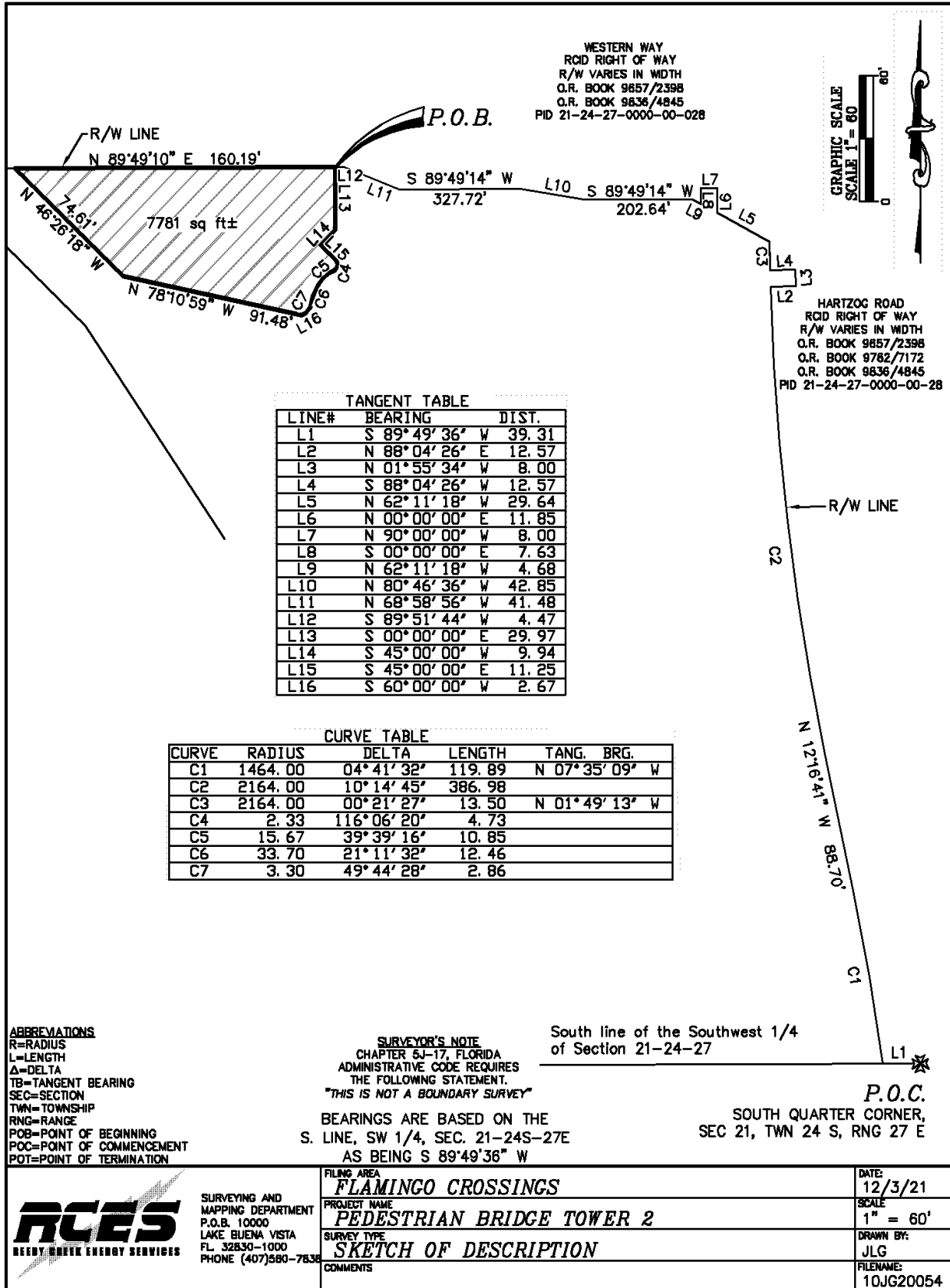
**ABBREVIATIONS**  
 R=RADIUS  
 L=LENGTH  
 Δ=DELTA  
 TB=TANGENT BEARING  
 SEC=SECTION  
 TWN=TOWNSHIP  
 RNG=RANGE  
 POB=POINT OF BEGINNING  
 POC=POINT OF COMMENCEMENT  
 POT=POINT OF TERMINATION

**SURVEYOR'S NOTE**  
 CHAPTER 5J-17, FLORIDA  
 ADMINISTRATIVE CODE REQUIRES  
 THE FOLLOWING STATEMENT.  
 "THIS IS NOT A BOUNDARY SURVEY"

South line of the Southwest 1/4  
 of Section 21-24-27

**P.O.C.**  
 SOUTH QUARTER CORNER,  
 SEC 21, TWN 24 S, RNG 27 E

	SURVEYING AND MAPPING DEPARTMENT P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE (407)580-7838	FILING AREA <b>FLAMINGO CROSSINGS</b>	DATE: 12/3/21
		PROJECT NAME <b>PEDESTRIAN BRIDGE TOWER 1</b>	SCALE 1" = 60'
		SURVEY TYPE <b>SKETCH OF DESCRIPTION</b>	DRAWN BY: JLG
		COMMENTS	FILENAME: 10JG20054



WESTERN WAY  
 R/O RIGHT OF WAY  
 R/W VARIES IN WIDTH  
 O.R. BOOK 9857/2398  
 O.R. BOOK 9836/4845  
 PID 21-24-27-0000-00-028

GRAPHIC SCALE  
 SCALE 1" = 60'

HARTZOG ROAD  
 R/O RIGHT OF WAY  
 R/W VARIES IN WIDTH  
 O.R. BOOK 9857/2398  
 O.R. BOOK 9782/7172  
 O.R. BOOK 9836/4845  
 PID 21-24-27-0000-00-28

TANGENT TABLE

LINE#	BEARING	DIST.
L1	S 89° 49' 36" W	39.31
L2	N 88° 04' 26" E	12.57
L3	N 01° 55' 34" W	8.00
L4	S 88° 04' 26" W	12.57
L5	N 62° 11' 18" W	29.64
L6	N 00° 00' 00" E	11.85
L7	N 90° 00' 00" W	8.00
L8	S 00° 00' 00" E	7.63
L9	N 62° 11' 18" W	4.68
L10	N 80° 46' 36" W	42.85
L11	N 68° 58' 56" W	41.48
L12	S 89° 51' 44" W	4.47
L13	S 00° 00' 00" E	29.97
L14	S 45° 00' 00" W	9.94
L15	S 45° 00' 00" E	11.25
L16	S 60° 00' 00" W	2.67

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANG. BRG.
C1	1464.00	04° 41' 32"	119.89	N 07° 35' 09" W
C2	2164.00	10° 14' 45"	386.98	
C3	2164.00	00° 21' 27"	13.50	N 01° 49' 13" W
C4	2.33	116° 06' 20"	4.73	
C5	15.67	39° 39' 16"	10.85	
C6	33.70	21° 11' 32"	12.46	
C7	3.30	49° 44' 28"	2.86	

ABBREVIATIONS  
 R=RADIUS  
 L=LENGTH  
 Δ=DELTA  
 TB=TANGENT BEARING  
 SEC=SECTION  
 TWN=TOWNSHIP  
 RNG=RANGE  
 POB=POINT OF BEGINNING  
 POC=POINT OF COMMENCEMENT  
 POT=POINT OF TERMINATION

SURVEYOR'S NOTE  
 CHAPTER 5J-17, FLORIDA  
 ADMINISTRATIVE CODE REQUIRES  
 THE FOLLOWING STATEMENT.  
 "THIS IS NOT A BOUNDARY SURVEY"  
 BEARINGS ARE BASED ON THE  
 S. LINE, SW 1/4, SEC. 21-24S-27E  
 AS BEING S 89°49'36" W

South line of the Southwest 1/4  
 of Section 21-24-27

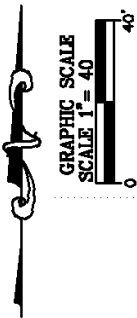
P.O.C.  
 SOUTH QUARTER CORNER,  
 SEC 21, TWN 24 S, RNG 27 E



SURVEYING AND  
 MAPPING DEPARTMENT  
 P.O.B. 10000  
 LAKE BUENA VISTA  
 FL 32830-1000  
 PHONE (407)580-7838

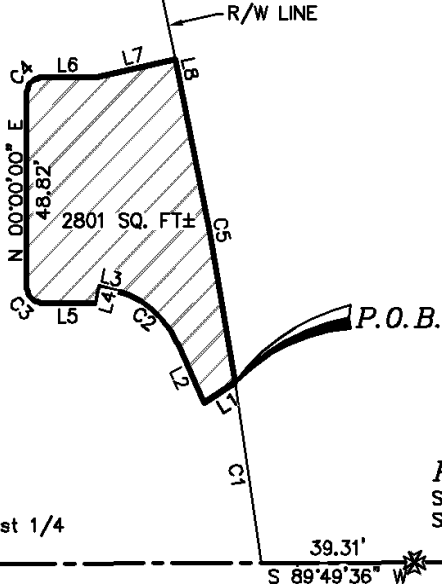
FILING AREA  
**FLAMINGO CROSSINGS**  
 PROJECT NAME  
**PEDESTRIAN BRIDGE TOWER 2**  
 SURVEY TYPE  
**SKETCH OF DESCRIPTION**  
 COMMENTS

DATE:  
 12/3/21  
 SCALE:  
 1" = 60'  
 DRAWN BY:  
 JLG  
 FILENAME:  
 10JG20054



FLAMINGO CROSSINGS, LLC  
 O.R. BOOK 10274/4901  
 B PID 21-24-27-0000-00-42

HARTZOG ROAD  
 RCID RIGHT OF WAY  
 R/W VARIES IN WIDTH  
 O.R. BOOK 9837/2398  
 O.R. BOOK 9782/7172  
 O.R. BOOK 9836/4845  
 O.R. BOOK 10815/4619  
 PID 21-24-27-0000-00-28



South line of the Southwest 1/4  
 of Section 21-24-27

P.O.C.  
 SOUTH QUARTER CORNER,  
 SEC 21, TWN 24 S, RNG 27 E

39.31'  
 S 89°49'36" W

TANGENT TABLE

LINE#	BEARING	DIST.
L1	S 57°06'19" W	9.50
L2	N 24°41'05" W	16.35
L3	N 77°00'00" W	3.95
L4	S 13°00'00" W	4.20
L5	N 90°00'00" W	14.67
L6	N 90°00'00" E	14.67
L7	N 77°43'19" E	20.76
L8	S 12°16'41" E	6.06

CURVE TABLE

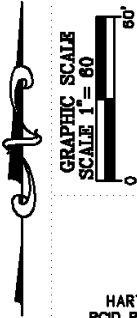
CURVE	RADIUS	DELTA	LENGTH	TANG. BRG.
C1	1464.00	01°45'48"	45.05	N 07°35'09" W
C2	23.42	52°18'55"	21.38	
C3	3.33	90°00'00"	5.23	
C4	3.33	90°00'00"	5.23	
C5	1464.00	02°55'44"	74.84	

ABBREVIATIONS  
 R=RADIUS  
 L=LENGTH  
 Δ=DELTA  
 TB=TANGENT BEARING  
 SEC=SECTION  
 TWN=TOWNSHIP  
 RNG=RANGE  
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SURVEYOR'S NOTE  
 CHAPTER 6J-17, FLORIDA  
 ADMINISTRATIVE CODE REQUIRES  
 THE FOLLOWING STATEMENT.  
 "THIS IS NOT A BOUNDARY SURVEY"

BEARINGS ARE BASED ON THE  
 S. LINE, SW 1/4, SEC. 21-24S-27E  
 AS BEING S 89°49'36" W

<p>RCES          READY BRICK ENERGY SERVICES</p>	SURVEYING AND MAPPING DEPARTMENT P.O.B. 10000 LAKE BUENA VISTA FL 32830-1000 PHONE (407)580-7838	FILING AREA <b>FLAMINGO CROSSINGS</b>	DATE: 12/3/21
	PROJECT NAME <b>PEDESTRIAN BRIDGE TOWER 3</b>	SCALE 1" = 40'	DRAWN BY: JLG
	SURVEY TYPE <b>SKETCH OF DESCRIPTION</b>	FILENAME: 10JG20050	
	COMMENTS		

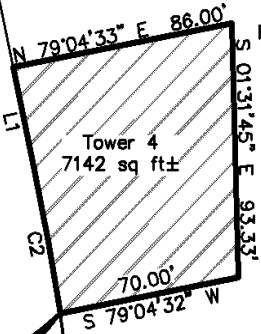


HARTZOG ROAD  
 RCID RIGHT OF WAY  
 R/W VARIES IN WIDTH  
 O.R. BOOK 9657/2398  
 O.R. BOOK 9782/7172  
 O.R. BOOK 9838/4845  
 O.R. BOOK 10815/4619  
 PID 21-24-27-0000-00-28

TANGENT TABLE

LINE#	BEARING	DIST.
L1	N 12°16'41" W	38.71

FLAMINGO CROSSINGS, LLC  
 O.R. BOOK 10274/4901  
 PID 21-24-27-0000-00-005



P.O.B. R/W LINE

PLAT BOUNDARY AND  
 RCID/ORANGE COUNTY  
 JURISDICTIONAL BOUNDARY

P.O.C.  
 SOUTH QUARTER CORNER,  
 SEC 21, TWN 24 S, RNG 27 E  
 N 89°48'06" E 125.95'

South line of the Southeast 1/4  
 of Section 21-24-27

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANG. BRG.
C1	1010.00	05°33'22"	97.94	N 03°41'37" W
C2	1010.00	03°01'42"	53.38	N 09°14'59" W

ABBREVIATIONS  
 R=RADIUS  
 L=LENGTH  
 Δ=DELTA  
 TB=TANGENT BEARING  
 SEC=SECTION  
 TWN=TOWNSHIP  
 RNG=RANGE  
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SURVEYOR'S NOTE  
 CHAPTER 5J-17, FLORIDA  
 ADMINISTRATIVE CODE REQUIRES  
 THE FOLLOWING STATEMENT.  
 "THIS IS NOT A BOUNDARY SURVEY"

BEARINGS ARE BASED ON THE  
 S. LINE, SE 1/4, SEC. 21-24S-27E  
 AS BEING N 89°48'06" E

P.O.B. 10000  
 LAKE BUENA VISTA  
 FL. 32830-1000  
 PHONE (407)580-7838

FILING AREA	FLAMINGO CROSSINGS
PROJECT NAME	PEDESTRIAN BRIDGE TOWER 4
SURVEY TYPE	SKETCH OF DESCRIPTION
COMMENTS	

DATE	12/3/21
SCALE	1" = 60'
DRAWN BY:	JLG
FILENAME:	10JG20039

## DESCRIPTION

### TOWER 1

A parcel of land lying in Section 21, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the South Quarter corner of said Section 21, run along the South line of the Southwest 1/4 of said Section 21, S 89°49'36" W, 39.31 feet to a point on the Westerly right of way line of Flamingo Crossings Blvd. as described in Official Records Book 9657, Page 2398, Book 9782, Page 7172 and Book 9836, Page 4845 of the Public Records of Orange County Florida and a point on a non-tangent curve concave Westerly having a radius of 1464.00 feet, and a central angle of 04°41'32"; thence from a tangent bearing of N 07°35'09" W run Northerly along the arc of said curve and right of way line, 119.89 feet; thence continue along said right of way line the following courses; N 12°16'41" W, 88.70 feet to a point of curvature of a curve concave Easterly having a radius of 2164.00 feet, and a central angle of 10°14'45"; thence run Northerly along the arc of said curve, 386.98 feet; thence N 88°04'26" E, 12.57 feet; thence N 01°55'34" W, 8.00 feet; thence S 88°04'26" W, 12.57 feet to a point on a non-tangent curve concave Easterly having a radius of 2164.00 feet, and a central angle of 00°21'27"; thence from a tangent bearing of N 01°49'13" W run Northerly along the arc of said curve, 13.50 feet; thence departing said right of way line, N 03°47'03" W, 191.73 feet to a point on the Northerly right of way line of Western Way as described in Official Records Book 9657, Page 2398 and Book 9836, Page 4845 of the Public Records of Orange County Florida; thence run along the Northerly right of way line of Western Way the following courses; S 89°49'13" W, 32.70 feet; thence S 00°00'00" E, 17.53 feet; thence N 90°00'00" W, 10.00 feet; thence N 00°00'00" E, 17.50 feet; thence S 89°49'13" W, 442.99 feet; thence N 82°13'55" W, 29.22 feet; thence N 89°59'54" W, 0.68 feet; thence N 00°00'00" E, 13.00 feet; thence N 89°59'54" W, 78.00 feet to the Point of Beginning; thence S 00°00'00" E, 21.16 feet; thence S 77°11'22" W, 23.42 feet; thence S 89°49'14" W, 43.86 feet; thence departing said right of way line run, N 00°00'00" E, 37.59 feet to a point of curvature of a curve concave Southeasterly having a radius of 2.33 feet, and a central angle of 86°33'11"; thence run Northeasterly along the arc of said curve, 3.52 feet; to a point of reverse curvature of a curve concave Northwesterly having a radius of 34.67 feet, and a central angle of 62°44'23"; thence run Northeasterly along the arc of said curve, 37.96 feet; thence S 55°34'01" E, 8.27 feet; thence S 32°00'19" E, 8.00 feet; thence N 57°59'41" E, 17.04 feet to a point of curvature of a curve concave Southwesterly having a radius of 6.30 feet, and a central angle of 122°35'43"; thence run Southeasterly along the arc of said curve, 13.48 feet; thence S 00°35'23" W, 26.20 feet to the Point of Beginning, containing 3328 square feet, more or less.

Together with;

### TOWER 2

A parcel of land lying in Section 21, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the South Quarter corner of said Section 21, run along the South line of the Southwest 1/4 of said Section 21, S 89°49'36" W, 39.31 feet, to a point on the Westerly right of way line of Flamingo Crossings Blvd. as described in Official Records Book 9657, Page 2398, Book 9782, Page 7172 and Book 9836, Page 4845 of the Public Records of Orange County Florida and a point on a non-tangent curve concave Westerly having a radius of 1464.00 feet, and a central angle of 04°41'32"; thence from a tangent bearing of N 07°35'09" W run Northerly along the arc of said curve and right of way line, 119.89 feet; thence continue along said right of way line the following courses; N 12°16'41" W, 88.70 feet to a point of curvature of a curve concave Easterly having a radius of 2164.00 feet, and a central angle of 10°14'45"; thence run Northerly along the arc of said curve, 386.98 feet; thence N 88°04'26" E, 12.57 feet; thence N 01°55'34" W, 8.00 feet; thence S 88°04'26" W, 12.57 feet to a point on a non-tangent curve concave Easterly having a radius of 2164.00 feet, and a central angle of 00°21'27"; thence from a tangent bearing of N 01°49'13" W run Northerly along the arc of said curve, 13.50 feet; thence N 62°11'18" W, 29.64 feet; thence N 00°00'00" E, 11.85 feet; thence N 90°00'00" W, 8.00 feet; thence S 00°00'00" E, 7.63 feet; thence N 62°11'18" W, 4.68 feet; thence S 89°49'14" W, 202.64 feet; thence N 80°46'36" W, 42.85 feet; thence S 89°49'14" W, 327.72 feet; thence N 68°58'56" W, 41.48 feet; thence S 89°51'44" W, 4.47 feet to the Point of Beginning; thence departing said right of way line run, S 00°00'00" E, 29.97 feet; thence S 45°00'00" W, 9.94 feet; thence S 45°00'00" E, 11.25 feet to a point of curvature of a curve concave Westerly having a radius of 2.33 feet, and a central angle of 116°06'20"; thence run Southerly along the arc of said curve, 4.73 feet; to a point of reverse curvature of a curve concave Southeasterly having a radius of 15.67 feet, and a central angle of 39°39'16"; thence run Southwesterly along the arc of said curve, 10.85 feet; to a point of compound curvature of a curve concave Easterly having a radius of 33.70 feet, and a central angle of 21°11'32"; thence run Southerly along the arc of said curve, 12.46 feet; to a point of reverse curvature of a curve concave Northwesterly having a radius of 3.30 feet, and a central angle of 49°44'28"; thence run Southwesterly along the arc of said curve, 2.86 feet; thence S 60°00'00" W, 2.67 feet; thence N 78°10'59" W, 91.48 feet; thence N 46°26'18" W, 74.61 feet to a point on the aforesaid right of way line; thence run along said right of way line, N 89°49'10" E, 160.19 feet to the Point of Beginning, containing 7781 square feet, more or less.

Together with;

### TOWER 3

A parcel of land lying in Section 21, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the South Quarter corner of said Section 21, run along the South line of the Southwest 1/4 of said Section 21, S 89°49'36" W, 39.31 feet to a point on the Westerly right of way line of Hartzog Road as described in Official Records Book 9657, Page 2398, Book 9782,



Page 7172. Book 9836, Page 4845 and Book 10815, Page 4619 of the Public Records of Orange County Florida and a point on a non-tangent curve concave Westerly having a radius of 1464.00 feet, and a central angle of 01°45'48"; thence from a tangent bearing of N 07°35'09" W run Northerly along the arc of said curve and right of way line, 45.05 feet, to the Point of Beginning; thence S 57°06'19" W, 9.50 feet; thence N 24°41'05" W, 16.35 feet to a point of curvature of a curve concave Southwesterly having a radius of 23.42 feet, and a central angle of 52°18'55"; thence run Northwesterly along the arc of said curve, 21.38 feet; thence N 77°00'00" W, 3.95 feet; thence S 13°00'00" W, 4.20 feet; thence N 90°00'00" W, 14.67 feet to a point of curvature of a curve concave Northeasterly having a radius of 3.33 feet, and a central angle of 90°00'00"; thence run Northwesterly along the arc of said curve, 5.23 feet; thence N 00°00'00" E, 48.82 feet to a point of curvature of a curve concave Southeasterly having a radius of 3.33 feet, and a central angle of 90°00'00"; thence run Northeasterly along the arc of said curve, 5.23 feet; thence N 90°00'00" E, 14.67 feet; thence N 77°43'19" E, 20.76 feet to a point on the aforesaid right of way line; thence run along said right of way line the following courses; S 12°16'41" E, 6.06 feet to a point of curvature of a curve concave Westerly having a radius of 1464.00 feet, and a central angle of 02°55'44"; thence run Southerly along the arc of said curve, 74.84 feet to the Point of Beginning, containing 2801 square feet, more or less.

Together with;

#### TOWER 4

A parcel of land lying in Section 21, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the South Quarter corner of said Section 21, run along the South line of the Southeast 1/4 of said Section 21, N 89°48'06" E, 125.95 feet, to a point on the Easterly right of way line of Hartzog Road as described in Official Records Book 9657, Page 2398, Book 9782, Page 7172. Book 9836, Page 4845 and Book 10815, Page 4619 of the Public Records of Orange County Florida and a point on a non-tangent curve concave Westerly having a radius of 1010.00 feet, and a central angle of 05°33'22"; thence from a tangent bearing of N 03°41'37" W run Northerly along the arc of said curve and right of way line, 97.94 feet, to the Point of Beginning; and a point on a non-tangent curve concave Westerly having a radius of 1010.00 feet, and a central angle of 03°01'42"; thence from a tangent bearing of N 09°14'59" W run Northerly along the arc of said curve and right of way line, 53.38 feet; thence continue along said right of way line, N 12°16'41" W, 38.71 feet; thence departing said right of way line, N 79°04'33" E, 86.00 feet; thence S 01°31'45" E, 93.33 feet; thence S 79°04'32" W, 70.00 feet to the Point of Beginning, containing 7142 square feet, more or less.

# Exhibit B

To be provided

# Exhibit C

To be provided

# EXHIBIT D

# District-Wide 2016-2024 Transportation Program Budget

<u>Project</u>	<u>Current Budget</u>	<u>Proposed Budget</u>	<u>Difference</u>
BVD Corridor (CLOSED)	\$337,125,000	\$337,125,000	\$0
A3 Parking Garage Projects (CLOSED)	\$86,600,000	\$86,600,000	\$0
World Drive North Flyover (CLOSED)	\$65,800,000	\$65,800,000	\$0
Floridian Place Extension (CLOSED)	\$29,450,000	\$29,450,000	\$0
Western Way Extension (CLOSED)	\$21,450,000	\$21,450,000	\$0
RCID Tech Services Facility (CLOSED)	\$4,565,000	\$4,565,000	\$0
Roadway Master Plan (CLOSED)	\$125,000	\$125,000	\$0
Bonnet Creek Resort ROW Acquisition (CLOSED)	\$905,000	\$905,000	\$0
Osceola Parkway Improvements (CLOSED)	\$132,980,000	\$131,780,000	-\$1,200,000
World Drive North Phase II	\$61,000,000	\$60,200,000	-\$800,000
World Drive North Phase III	\$101,500,000	\$101,500,000	\$0
ERB Bridges Phases I & II	\$16,000,000	\$15,300,000	-\$700,000
Flamingo Crossings Ped Bridges	\$14,000,000	\$14,000,000	\$0
District-wide DMS & Fiber Improvements	\$8,000,000	\$10,500,000	\$2,500,000
Osceola Parkway Area Development Initiatives	\$0	\$200,000	\$200,000
Uncommitted Funds	\$0	\$0	\$0
<b>Total</b>	<b>\$879,500,000</b>	<b>\$879,500,000</b>	<b>\$0</b>



# EXHIBIT E

# Financial Summary – District-Wide DMS & Fiber

December 15, 2021

	BUDGET	Commitments		Change Order Allowance		TOTAL
		Executed	Pending	Available	Pending	
<b>Budget</b>	<b>\$ 10,500,000</b>					
<b>Hard Costs</b>		<b>\$ 1,097,611</b>	<b>\$ 4,543,000</b>	<b>\$ 3,582,862</b>	<b>\$ 454,300</b>	<b>\$ 9,677,773</b>
Superior Construction Company Southeast			\$ 4,543,000		\$ 454,300	
<b>Soft Costs</b>		<b>\$ 213,674</b>	<b>\$ 126,606</b>	<b>\$ 35,921</b>	<b>\$ 12,661</b>	<b>\$ 388,862</b>
			\$ 126,606		\$ 12,661	
<b>TOTAL</b>	<b>\$ 10,500,000</b>	<b>\$ 1,311,285</b>	<b>\$ 4,669,606</b>	<b>\$ 3,618,783</b>	<b>\$ 466,961</b>	<b>\$ 10,066,635</b>

Percentage of Budget

96%

EXHIBIT E



# EXHIBIT F



# Financial Summary – Osceola Parkway Area Development Initiatives

December 15, 2021

	BUDGET	Commitments		Change Order Allowance		TOTAL
		Executed	Pending	Available	Pending	
<b>Budget</b>	\$ 200,000					
<b>Hard Costs</b>		\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
TBD			\$ 200,000		\$ -	
<b>Soft Costs</b>		\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000

Percentage of Budget

100%

EXHIBIT F



# EXHIBIT G



# 2022 Board of Supervisors Meeting



Since 1967  
**Reedy Creek**  
IMPROVEMENT DISTRICT

## Reedy Creek Improvement District

P. O. Box 10170  
Lake Buena Vista, FL 32830

Phone: 407-934-7480  
Fax: 407-934-6200

District Administrator: John H. Classe, Jr.

District Clerk: Wanda Siskron

Board of Supervisors:  
Laurence Hames, President  
Donald Greer, Vice-President  
Jane Adams  
Maximiano Brito  
Vacant

January							February							March							April							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
						1			1	2	3	4	5			1	2	3	4	5							1	2
2	3	4	5	6	7	8	6	7	8	9	10	11	12	6	7	8	9	10	11	12	3	4	5	6	7	8	9	
9	10	11	12	13	14	15	13	14	15	16	17	18	19	13	14	15	16	17	18	19	10	11	12	13	14	15	16	
16	17	18	19	20	21	22	20	21	22	23	24	25	26	20	21	22	23	24	25	26	17	18	19	20	21	22	23	
23	24	25	26	27	28	29	27	28	29					27	28	29	30	31			24	25	26	27	28	29	30	
30	31																											

May							June							July							August							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
										1	2	3	4						1	2			1	2	3	4	5	6
1	2	3	4	5	6	7	5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	
8	9	10	11	12	13	14	12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	
15	16	17	18	19	20	21	19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	
22	23	24	25	26	27	28	26	27	28	29	30			24	25	26	27	28	29	30	28	29	30	31				
29	30	31												31														

September							October							November							December								
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S		
													1			1	2	3	4	5							1	2	3
				1	2	3	2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10		
4	5	6	7	8	9	10	9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17		
11	12	13	14	15	16	17	16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24		
18	19	20	21	22	23	24	23	24	25	26	27	28	29	27	28	29	30			25	26	27	28	29	30	31			
25	26	27	28	29	30		30	31																					



Denotes proposed meeting dates. All meetings will be at 9:30 a.m. **except** September 14th (5:05 pm) and September 28th (4:30 pm), due to budget approvals. September meetings are subject to change.