

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

BOGGY CREEK IMPROVEMENT DISTRICT

APRIL 30, 2026

for:

**BOGGY CREEK IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



by:

**McINTOSH ASSOCIATES, an LJA COMPANY
1950 SUMMIT PARK DRIVE
ORLANDO, FL 32810**

District Infrastructure Assessment Report

Boggy Creek Improvement District

April 30, 2026

Introduction

In accordance with the Boggy Creek Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2026 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

Multi-Purpose Trails

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we reviewed areas which were observed the previous year, noting areas that have progressed and documented additional cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, tree roots damaging asphalt and concrete pavement, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

Hardscape, Landscape, and Irrigation Facilities

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

Stormwater Management Facilities

Four (4) stormwater ponds at the intersection of Lake Nona Boulevard and SR 417 are owned and maintained by the District.

Conclusion

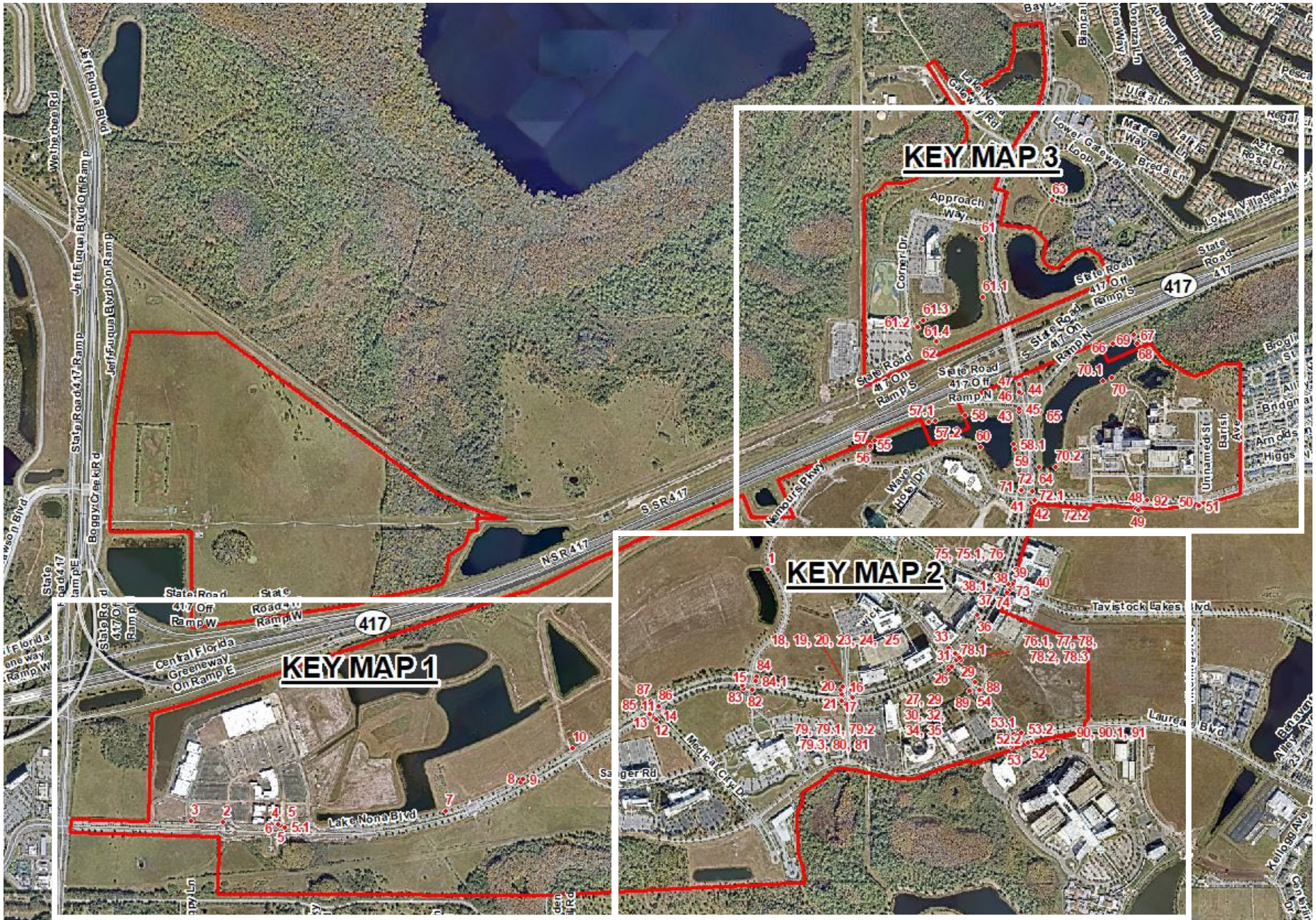
The annual inspection of the Boggy Creek Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

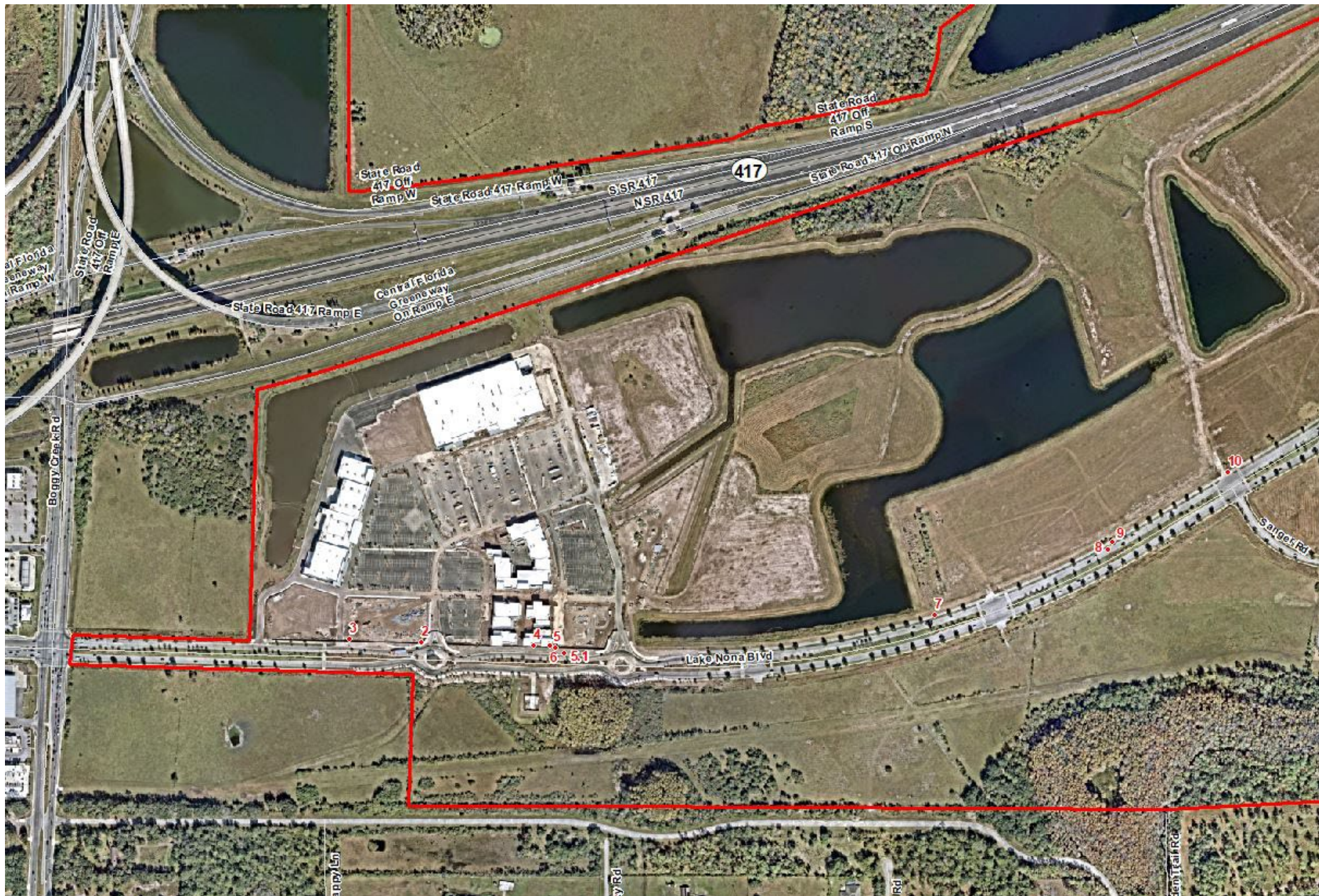
APPENDIX A

Photos

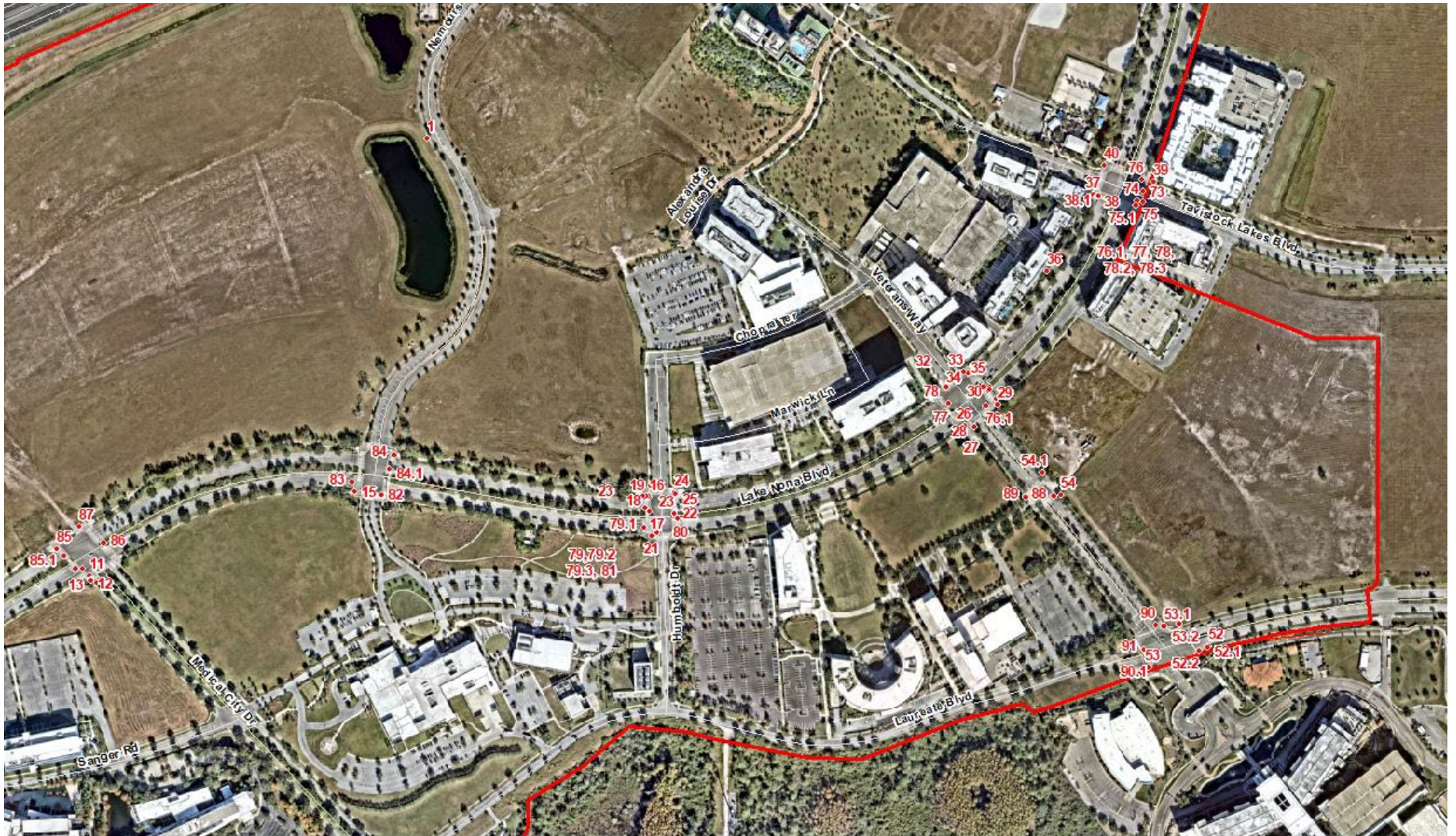


Locations shown have been approximated.

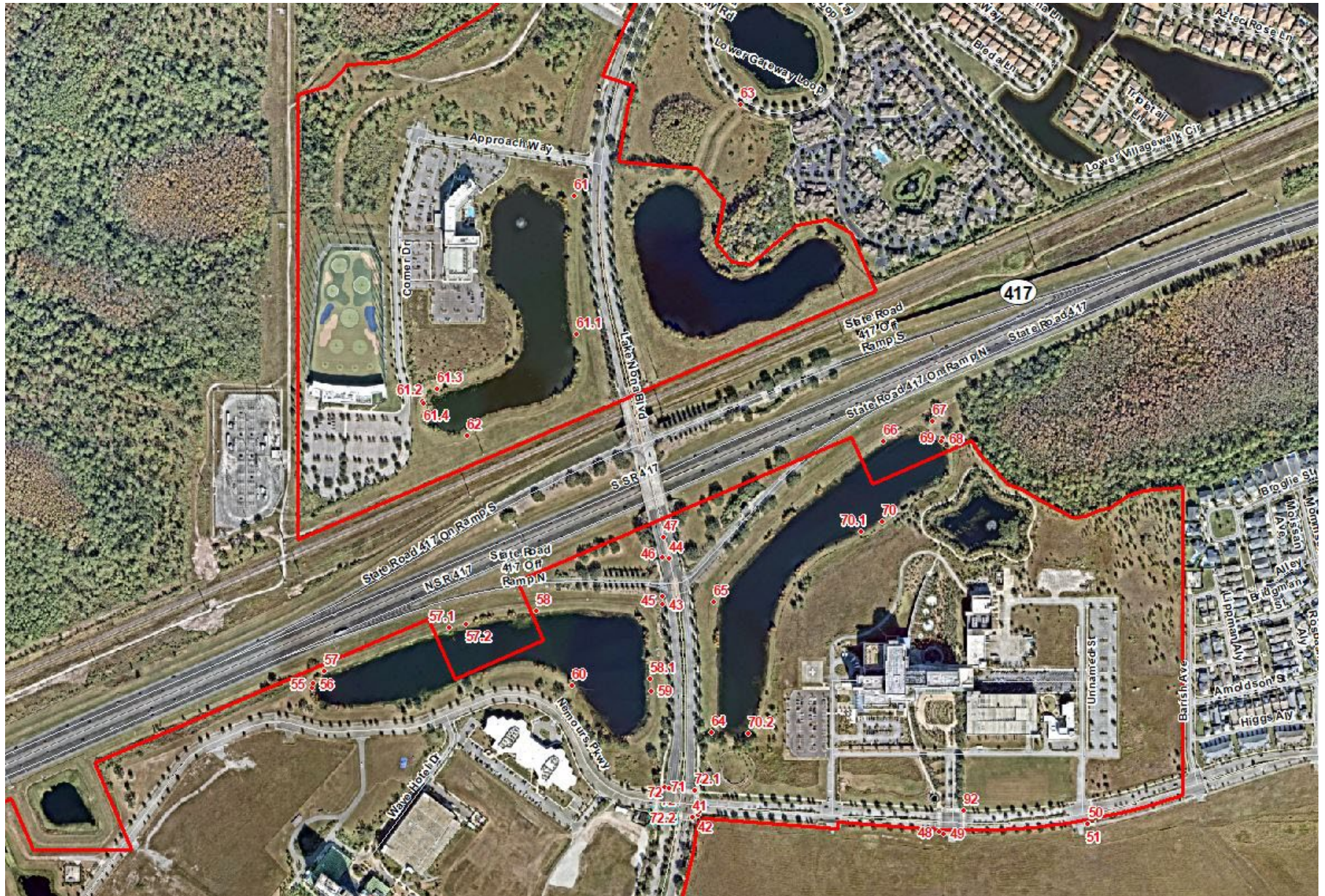
BOGGY CREEK IMPROVEMENT DISTRICT PHOTO OVERALL KEY MAP



KEY MAP 1



KEY MAP 2



KEY MAP 3



**Photo 1 – Sod Damage (Sod Damage Has Been Corrected)
(Refer to Prior Photo 2 - 2025 Assessment)**



**Photo 2 – Surficial Concrete Cracks in Curb Ramp -Construction Ongoing
(Concrete Cracked in Curb Ramp Has Been Corrected)
(Refer to Prior Photo 3- 2025 Assessment)**



**Photo 3 – Roundabout Under Construction (Roundabout Constructed)
(Refer to Prior Photo 4- 2025 Assessment)**



**Photo 4 – Asphalt Damage - Construction Ongoing
(Asphalt Damage Has Been Corrected)
(Refer to Prior Photo 5- 2025 Assessment)**



**Photo 5 – Sunken Reclaim Water Meter (No Observed Changes)
(Refer to Prior Photo 6- 2025 Assessment)**



**Photo 5.1 – Damaged Asphalt
(New Photo – 2026 Assessment)**



**Photo 6 – Sunken Reclaim Water Meter (No Observed Changes)
(Refer to Prior Photo 8- 2025 Assessment)**



**Photo 7 – Asphalt Cutout and Removed (No Observed Changes)
(Refer to Prior Photo 9- 2025 Assessment)**



**Photo 8 – Raveling Asphalt with Depression and Base Failure (No Observed Changes)
(Refer to Prior Photo 11- 2025 Assessment)**



**Photo 9 – Sunken Reclaim Water Meter (No Observed Changes)
(Refer to Prior Photo 12- 2025 Assessment)**



**Photo 10 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 13- 2025 Assessment)**



**Photo 11 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 14- 2025 Assessment)**



**Photo 12 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 15- 2025 Assessment)**



**Photo 13 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 16- 2025 Assessment)**



**Photo 14 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 17 - 2025 Assessment)**



**Photo 15 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 18- 2025 Assessment)**



**Photo 16 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 20- 2025 Assessment)**



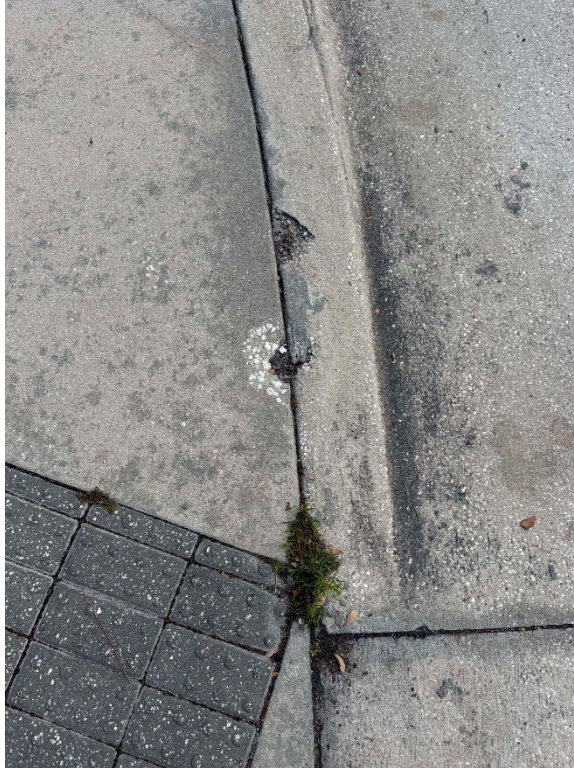
**Photo 17 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 21- 2025 Assessment)**



**Photo 18 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 22- 2025 Assessment)**



**Photo 19 – Cracked and Spalling Concrete in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 23- 2025 Assessment)**



**Photo 20 – Spalling Concrete in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 24- 2025 Assessment)**



**Photo 21 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 26- 2025 Assessment)**



**Photo 22 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 29- 2025 Assessment)**



**Photo 23 – Cracked Concrete in East Median (No Observed Changes)
(Refer to Prior Photo 30- 2025 Assessment)**



**Photo 24 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 31- 2025 Assessment)**



**Photo 25 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 32- 2025 Assessment)**



**Photo 26 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 33- 2025 Assessment)**



**Photo 27 – Paver Base Failure (No Observed Changes)
(Refer to Prior Photo 34- 2025 Assessment)**



**Photo 28 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 35- 2025 Assessment)**



**Photo 29 – Soil Covering Pavers (No Observed Changes)
(Refer to Prior Photo 36- 2025 Assessment)**



**Photo 30 – Surficial Concrete Cracks in Median Strip (No Observed Changes)
(Refer to Prior Photo 37- 2025 Assessment)**



**Photo 31 – Surficial Concrete Cracks in Median Strip (No Observed Changes)
(Refer to Prior Photo 38- 2025 Assessment)**



**Photo 32 – Surficial Concrete Cracks in Median Strip (No Observed Changes)
(Refer to Prior Photo 39- 2025 Assessment)**



**Photo 33 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 40- 2025 Assessment)**



**Photo 34 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 41- 2025 Assessment)**



**Photo 35 – Raised Reclaim Meter (Approximately ½ -inch) (No Observed Changes)
(Refer to Prior Photo 42- 2025 Assessment)**



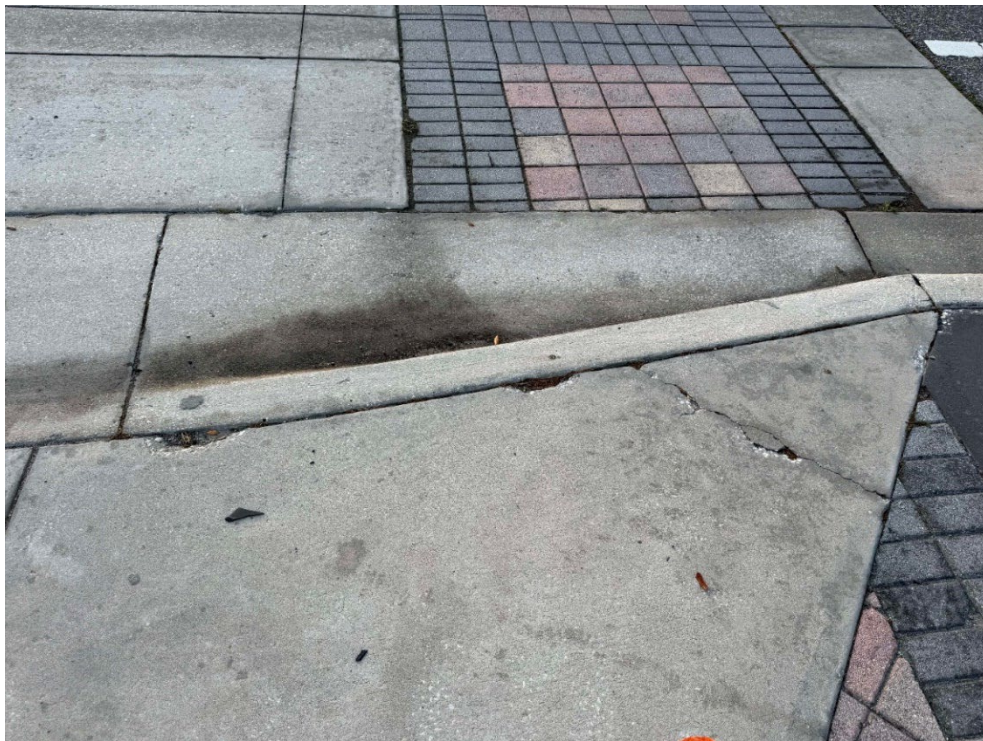
**Photo 36 – Raveling Asphalt and Base Failure (No Observed Changes)
(Refer to Prior Photo 43- 2025 Assessment)**



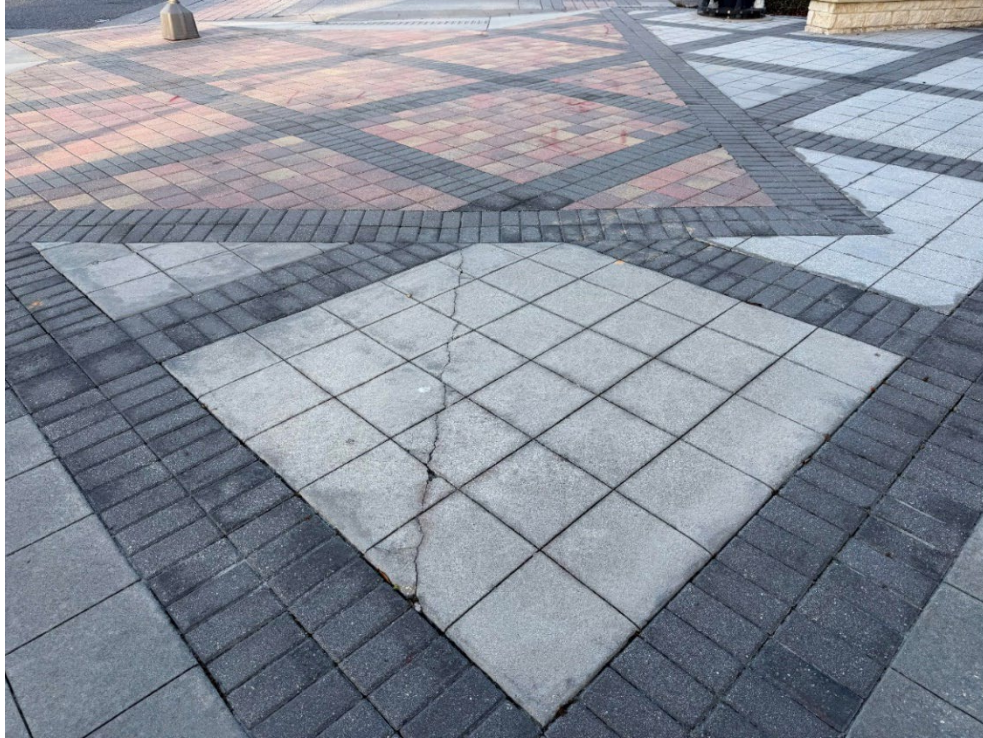
**Photo 37 – Multiple Chipped Pavers (No Observed Changes)
(Refer to Prior Photo 44- 2025 Assessment)**



**Photo 38 – Multiple Chipped Pavers (No Observed Changes)
(Refer to Prior Photo 45- 2025 Assessment)**



**Photo 38.1 – Surficial Concrete Cracks and Spalling in Handicap Ramp
(New Photo – 2026 Assessment)**



**Photo 39 – Multiple Broken Pavers (No Observed Changes)
(Refer to Prior Photo 47- 2025 Assessment)**



**Photo 40 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 48- 2025 Assessment)**



**Photo 41 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 49- 2025 Assessment)**



**Photo 42 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 51- 2025 Assessment)**



**Photo 43 – East Entrance on to SR 417 (No Observed Changes)
(Refer to Prior Photo 53- 2025 Assessment)**



**Photo 44 – Paver Base Failure in Median (No Observed Changes)
(Refer to Prior Photo 54 – 2025 Assessment)**



**Photo 45 – Surficial Concrete Cracks in Handicap Ramp in Median
(No Observed Changes) (Refer to Prior Photo 55- 2025 Assessment)**



**Photo 46 – Median Looking South on to SR 417 (No Observed Changes)
(Refer to Prior Photo 56- 2025 Assessment)**



**Photo 47 – Paver Base Failure in North Median Looking North (No Observed Changes)
(Refer to Prior Photo 57- 2025 Assessment)**



**Photo 48 – Entrance to Nemours Hospital from Nemours Parkway
(No Observed Changes) (Refer to Prior Photo 58- 2025 Assessment)**



**Photo 49 – Paver Base Failure (No Observed Changes)
(Refer to Prior Photo 59- 2025 Assessment)**



**Photo 50 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 61 and 62- 2025 Assessment)**



**Photo 51 – Surficial Concrete Cracks in Handicap Ramp (No Observed Changes)
(Refer to Prior Photo 63 - 2025 Assessment)**



**Photo 52 – Concrete Cut – Construction at VA Hospital Intersection
(Construction More Extensive Than Previous Year)
(Refer to Prior Photo 66 - 2025 Assessment)**



**Photo 52.1 – Poor Drainage on Sidewalk
(New Photo – 2026 Assessment)**



**Photo 52.2 – Concrete Work Unfinished
(New Photo – 2026 Assessment)**



**Photo 53 – Construction in All Quads at VA Hospital Intersection
(Construction Continues) (Refer to Prior Photo 68- 2025 Assessment)**



**Photo 53.1 – Surficial Concrete Cracks in Handicap Ramp
(New Photo – 2026 Assessment)**



**Photo 53.2 – Surficial Concrete Cracks in Handicap Ramp
(New Photo – 2026 Assessment)**



**Photo 54 – Paver Base Failure (No Observed Changes)
(Refer to Prior Photo 69- 2025 Assessment)**



**Photo 54.1 – Concrete Crack in Uneven Sidewalk
(New Photo – 2026 Assessment)**



**Photo 55 – Pond Outfall Structure in Good Condition (No Observed Changes)
(Refer to Prior Photo 73- 2025 Assessment)**



**Photo 56 – Pond Outfall Structure in Good Condition (No Observed Changes)
(Refer to Prior Photo 74- 2025 Assessment)**



**Photo 57 – Pond Berm Facing East in Good Condition (No Observed Changes)
(Refer to Prior Photo 75- 2025 Assessment)**



**Photo 57.1– Vegetation in Pond
(New Photo – 2026 Assessment)**



**Photo 57.2 – Discharge Into Pond
(New Photo – 2026 Assessment)**



**Photo 58 – Vegetation in Pond (No Observed Changes)
(Refer to Prior Photo 76- 2025 Assessment)**



**Photo 58.1 – Detached and Broken Turbidity Barrier
(New Photo – 2026 Assessment)**



**Photo 59 – Vegetation in Pond – View from East End (No Observed Changes)
(Refer to Prior Photo 78- 2025 Assessment)**



**Photo 60 – Detached and Broken Floating Turbidity Barrier (No Observed Changes)
(Refer to Prior Photo 79- 2025 Assessment)**



**Photo 61 –NE Corner Berm (No Observed Changes)
(Refer to Prior Photo 81- 2025 Assessment)**



**Photo 61.1 – Vegetation in Pond and Pond Berm in Good Condition
(New Photo – 2026 Assessment)**



**Photo 61.2 – Outfall Structure Containing Vegetation
(New Photo – 2026 Assessment)**



**Photo 61.3 – Outfall Structure Containing Vegetation
(New Photo – 2026 Assessment)**



**Photo 61.4 – Outfall Structure Containing Vegetation
(New Photo – 2026 Assessment)**



**Photo 62 – Outfall Structure View from South Side of Pond Facing NW in Good Condition
(No Observed Changes) (Refer to Prior Photo 82- 2025 Assessment)**



**Photo 63 – Overgrown Inflow Ditch from Apartment Access Road into Pond
(No Observed Changes) (Refer to Prior Photo 83- 2025 Assessment)**



**Photo 64 – SE Corner of Pond Facing NE in Good Condition
(No Observed Changes) (Refer to Prior Photo 84- 2025 Assessment)**



**Photo 65 – West Side of Pond in Good Condition (No Observed Changes)
(Refer to Prior Photo 85 - 2025 Assessment)**



**Photo 66 – North Side of Pond Facing SE in Good Condition
(No Observed Changes) (Refer to Prior Photo 86 - 2025 Assessment)**



**Photo 67 – Weir on NE Corner in Good Condition
(No Observed Changes) (Refer to Prior Photo 87 - 2025 Assessment)**



**Photo 68 – Outfall Structure in Good Condition
(No Observed Changes) (Refer to Prior Photo 88 - 2025 Assessment)**



**Photo 69 – Drawdown Pipe Inside of Outfall Structure
(No Observed Changes) (Refer to Prior Photo 89- 2025 Assessment)**



**Photo 70 – South Berm Facing West in Good Condition
(No Observed Changes) (Refer to Prior Photo 90 - 2025 Assessment)**



**Photo 70.1 – Stormwater Inflow in Good Condition
(New Photo – 2026 Assessment)**



**Photo 70.2 – Stormwater Inflow Erosion Behind Mitered End Section
(New Photo – 2026 Assessment)**



**Photo 71 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 91- 2025 Assessment)**



**Photo 72 – Surficial Paver Cracks, Minor Settling (No Observed Changes)
(Refer to Prior Photo 92- 2025 Assessment)**



**Photo 72.1 – Cracked Concrete, Minor Settling
(New Photo – 2026 Assessment)**



**Photo 72.2 – Spalling Concrete, Settling
(New Photo – 2026 Assessment)**



**Photo 73 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 95 - 2025 Assessment)**



**Photo 74 – Cracked Pavers (No Observed Changes)
(Refer to Prior Photo 96- 2025 Assessment)**



**Photo 75 – Cracked Pavers (No Observed Changes)
(Refer to Prior Photo 97 - 2025 Assessment)**



**Photo 75.1 – Broken Concrete Ribbon
(New Photo – 2026 Assessment)**



**Photo 76 – Cracked Pavers, Broken Concrete (No Observed Changes)
(Refer to Prior Photo 98 - 2025 Assessment)**



**Photo 76.1 – Cracked Pavers
(New Photo – 2026 Assessment)**



**Photo 77 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 101 - 2025 Assessment)**



**Photo 78 – Cracked Pavers, Minor Settling (No Observed Changes)
(Refer to Prior Photo 102 - 2025 Assessment)**



**Photo 78.1 – Surficial Concrete Cracks in East Median
(New Photo – 2026 Assessment)**



**Photo 78.2 – Cracked Concrete
(New Photo – 2026 Assessment)**



**Photo 78.3 – Cracked Concrete in Sidewalk
(New Photo – 2026 Assessment)**



**Photo 79 – Cracked Pavers, Some Settling (No Observed Changes)
(Refer to Prior Photo 105 - 2025 Assessment)**



**Photo 79.1 – Broken Curb, Cracked Pavers and Surficial Concrete Cracks
(New Photo – 2026 Assessment)**



**Photo 79.2 – Broken and Spalling Concrete
(New Photo – 2026 Assessment)**



**Photo 79.3 – Broken Curb
(New Photo – 2026 Assessment)**



**Photo 80 – Broken Curb (No Observed Changes)
(Refer to Prior Photo 107 - 2025 Assessment)**



**Photo 81 – Cracked and Broken Pavers, Some Settling (No Observed Changes)
(Refer to Prior Photo 108 - 2025 Assessment)**



**Photo 82 – Surficial Concrete Cracks, Multiple Cracked Pavers, Some Settling
(No Observed Changes) (Refer to Prior Photo 109 - 2025 Assessment)**



**Photo 83 – Cracked Pavers, Some Settling (No Observed Changes)
(Refer to Prior Photo 110 - 2025 Assessment)**



**Photo 84 – Broken Concrete Flush Curb (No Observed Changes)
(Refer to Prior Photo 111 - 2025 Assessment)**



**Photo 84.1 – Surficial Cracks in Concrete
(New Photo – 2026 Assessment)**



**Photo 84.2 – Cracked Concrete, Multiple Cracked Pavers, Some Settling
(New Photo – 2026 Assessment)**



**Photo 84.3 – Multiple Cracked Concrete, Pavers Settling, Broken Flush Curb
(New Photo – 2026 Assessment)**



**Photo 85 – Multiple Cracked Concrete, Pavers Settling, Broken Flush Curb
(No Observed Changes) (Refer to Prior Photo 113 - 2025 Assessment)**



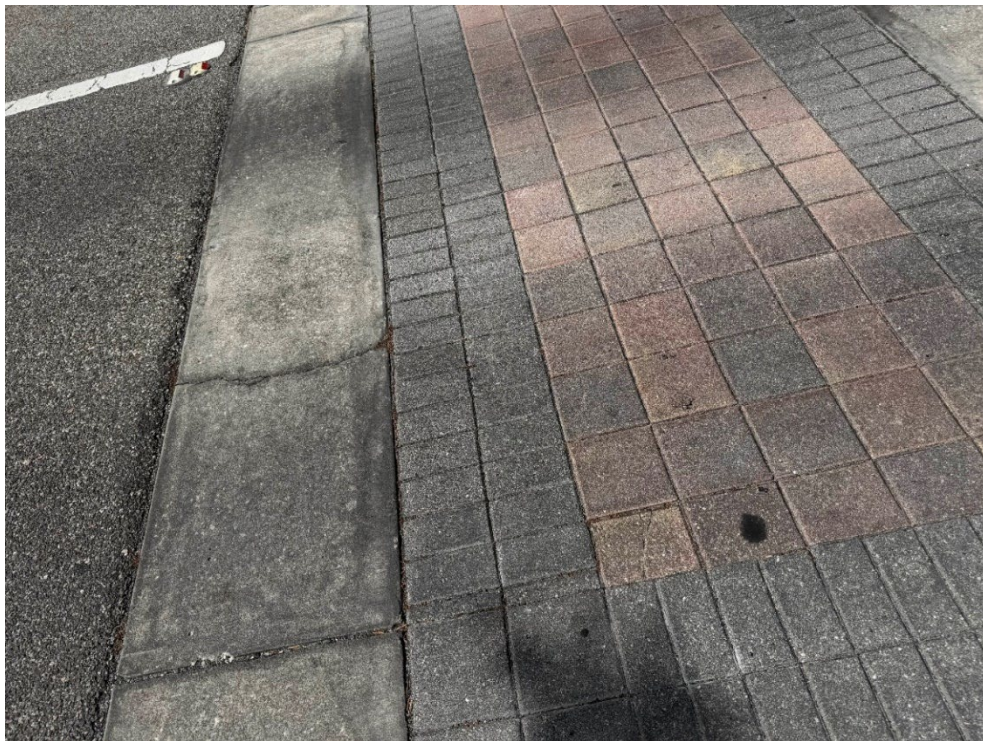
**Photo 85.1 – Multiple Cracked Concrete, Pavers Settling, Broken Flush Curb
(New Photo – 2026 Assessment)**



**Photo 86 – Broken Curb (No Observed Changes)
(Refer to Prior Photo 116 - 2025 Assessment)**



**Photo 87 – Entrance to Construction Storage Area (No Observed Changes)
(Refer to Prior Photo 117 - 2025 Assessment)**



**Photo 88 – Construction Entrance – Broken Concrete in Flush Curb
(No Observed Changes) (Refer to Prior Photo 119 - 2025 Assessment)**



**Photo 89 – Construction Entrance – Broken Concrete in Flush Curb
(No Observed Changes) (Refer to Prior Photo 120 - 2025 Assessment)**



**Photo 90 – Broken Concrete (No Observed Changes)
(Refer to Prior Photo 122 - 2025 Assessment)**



**Photo 90.1 – Cracked Pavers
(New Photo – 2026 Assessment)**



**Photo 91 – Broken Concrete (No Observed Changes)
(Refer to Prior Photo 124 - 2025 Assessment)**



**Photo 92 – Surficial Concrete Cracks (No Observed Changes)
(Refer to Prior Photo 125 - 2025 Assessment)**