

Greenway Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900

www.greenwayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, January 20, 2026, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

Phone: 1-844-621-3956 Computer: pfmccd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the December 16, 2025, Board of Supervisors' Meeting** *(provided under separate cover)*
- 2. **Consideration of Resolution 2026-02, Amending the Annual Meeting Schedule for Fiscal Year 2026**

Business Matters

3. **Consideration of Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp** *(provided under separate cover)*
4. **Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report**
5. **Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$54,415.47** *(provided under separate cover)*
6. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
7. **Review of District's Financial Position and Budget to Actual YTD** *(provided under separate cover)*

Other Business

- A. Staff Reports
 1. District Counsel
 2. District Manager
 3. District Engineer
 4. Construction Supervisor
 5. Landscape Supervisor
 6. Irrigation Supervisor
- B. Supervisor Requests

Adjournment



Greenway Improvement District

**Minutes of the December 16, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Greenway Improvement District

**Resolution 2026-02,
Amending the Annual Meeting Schedule
for Fiscal Year 2026**

RESOLUTION 2026-02

A RESOLUTION OF GREENEWAY IMPROVEMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Greenway Improvement District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, *Florida Statutes*, and situated entirely within the City of Orlando, Florida; and

WHEREAS, the District previously adopted Resolution 2025-05, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2025/2026 meetings ("FY 2026 Schedule"); and

WHEREAS, the Board desires to amend the FY 2026 Schedule in order to amend the dates.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT:

SECTION 1. The FY 2026 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2026 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of JANUARY 2026.

ATTEST:

GREENEWAY IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

**Greenway Improvement District
Fiscal Year 2025-2026**

The Board of Supervisors of the Greenway Improvement District will hold its meetings for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL at 2:30 p.m. on the third Tuesday of each month unless otherwise noted below:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 10, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

**Construction Committee of the Boggy Creek, Greenway, Midtown & Myrtle Creek
Improvement Districts and the Poitras East Community Development District
Fiscal Year 2025-2026**

The Construction Committee of the Boggy Creek, Greenway, Midtown and Myrtle Creek Improvement Districts and the Poitras East Community Development District will be meeting for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 32827 at 3:30 p.m. each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 5, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026



Greenway Improvement District

**Tavistock Lakes Boulevard and
Narcoossee Road Landscape Revamp**
(provided under separate cover)



Greenway Improvement District

District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

GREENEWAY IMPROVEMENT DISTRICT

SEPTEMBER 30, 2025

**for:
GREENEWAY IMPROVEMENT DISTRICT
ORLANDO, FLORIDA**



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

District Infrastructure Assessment Report

Greenway Improvement District

September 30, 2025

Introduction

In accordance with the Greenway 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 2025 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 observed cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, protruding valve covers, worn/discolored decorative crosswalks, 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.

Conclusion

The annual inspection of the Greenway 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



GREENWAY IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1 – Asphalt Raveling



Photo 2 – Asphalt Pavement Edge Failure



Photo 3 – Valve Cover Approximately 1 inch Reveal



Photo 4 – Asphalt Pavement Edge Failure



Photo 5 – Asphalt Pavement Edge Failure



Photo 6 – Asphalt Pavement Edge Failure



Photo 7 – Surficial Crack’s in Concrete



Photo 8 – Poor Asphalt Patch



Photo 9 – Valve Cover Approximately 1/2-inch Reveal



Photo 10 – Worn Crosswalk Coloration



Photo 11 – Concrete Slab Movement (Previously Ground Down)



Photo 12 - Surficial Cracked Concrete



Photo 13 – Surficial Cracked Concrete



Photo 14 – Cracked Concrete and Base Failure



Photo 15 – Concrete Failure at Inlet



Photo 16 – Cracked Concrete and Base Failure



Photo 17 – Surficial Cracked Concrete



Photo 18 - Cracked Concrete and Base Failure



Photo 19 – Cracked Concrete and Base Failure



Photo 20 – Surficial Cracked Concrete



Photo 21 – Surficial Cracked Concrete



Photo 22 – Surficial Cracked Concrete



Photo 23 – Surficial Cracked Concrete



Photo 24 – Surficial Cracked Concrete



Photo 25 – Surficial Cracked Concrete



Photo 26 – Surficial Cracked Concrete



Photo 27 – Surficial Cracked Concrete



Photo 28 – Cracked Concrete



Photo 29 – Surficial Cracked Concrete



Photo 30 - Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 31 – Asphalt Raveling and Base Failure



Photo 32 – Cracked Asphalt from Side to Side



Photo 33 – Poor Quality Asphalt Patch



Photo 34 – Asphalt Raveling



Photo 35 - Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 36 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 37 – Poor Quality Asphalt Patch



Photo 38 – Poor Quality Asphalt Patch



Photo 39 – Asphalt Edge Failure



Photo 40 – Asphalt Raveling



Photo 41 – Concrete Pad Valve Cover Cracked



Photo 42 – Asphalt Raveling in Low Area



Photo 43 – Asphalt Raveling and Base Failure



Photo 44 – Asphalt Raveling in Low Area



Photo 45 – Asphalt Raveling in Low Area



Photo 46 – Asphalt Raveling in Low Area



Photo 47 – Cracked Asphalt and Raveling in Low Area



Photo 48 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 49 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 50 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 51 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 52 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 53 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 54 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 55 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 56 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 57 – Asphalt Raveling and Base Failure



Photo 58 – Asphalt Raveling and Base Failure



Photo 59 – Uneven Asphalt



Photo 60 – Asphalt Pavement Edge Failure



Photo 61 – Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Speed Table Deformation



Photo 62 – Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Speed Table Deformation



Photo 63 – Asphalt Patch Lifting



Photo 64 – Asphalt Patch Lifting



Photo 65 – Cracked Asphalt from Side to Side



Photo 66 – Asphalt Edge Failure



Photo 67 – Asphalt Edge Failure



Photo 68 – Surficial Cracked Concrete



Photo 69 – Surficial Cracked Concrete



Photo 70 – Surficial Cracked Concrete



Photo 71 – Surficial Cracked Concrete



Photo 72 – Cracked Concrete and Base Failure



Photo 73 – Cracked Concrete Base Failure



Photo 74 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 75 - Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 76 - Deteriorating Thermoplastic and Worn Crosswalk Coloration



Photo 77 – Broken Concrete Pavers on Truck Apron



Photo 78 - Broken Concrete Pavers on Truck Apron



Photo 79 - Broken Concrete Pavers on Truck Apron



Greenway Improvement District

**Operation and Maintenance Expenditures Paid in
December 2025 in an amount totaling \$54,415.47**
(provided under separate cover)



Greenway Improvement District

Work Authorizations/Proposed Services
(if applicable)

RECOMMENDATION FOR WORK AUTHORIZATION / PROPOSED SERVICES

DATE:
January 13th, 2026

TO: Greeneway
Improvement District

PROJECT NAME
Centerline Drive, Segment C&D Pipe Endwall

BY: 
Dan Young, Chairman
PECDD Construction Committee

DESCRIPTION	YES	NO
Is work pursuant to an existing agreement?	X	
Name of Agreement?		
Project included in District Capital Improvement Plan?	X	
Are services required contemplated in Capital Improvement Plan?	X	
Is this a continuation of previously authorized work?	X	
Proposal attached?	X	
Form of Agreement Utilized? Proposal		
Amount of Services? \$2,360		
Recommendation to Approve?	X	

CC: JENNIFER WALDEN, TUCKER MACKIE, JEFFREY NEWTON, LYNNE MULLINS



January 12, 2026

Jeffrey J. Newton, P.E.
District Engineer
Greenway Improvement District
12051 Corporate Boulevard
Orlando, FL 32817

Via email: jjnewton@lja.com

**Subject: Centerline Drive Segments A-D – Segment D Pipe Endwall Add Service
Greenway Improvement District**

Dear Chairman, Board of Supervisors:

This letter documents additional post-design services requested by the Owner beyond the two (2) periodic site visits included in our existing Structural Engineering Services Agreement dated October 19, 2021. The Contractor anticipates a total of four (4) site visits will be needed to fully inspect the two pipe headwalls during construction.

At the Owner's request, two (2) additional site visits will be performed by the Engineer or the Engineer's authorized representative to observe construction of the two (2) pipe headwalls.

Scope of Additional Site Visits

The additional site visits will be limited to periodic observations of the following items at the time of the visit only:

- A. Installed reinforcing steel for the pipe headwalls
- B. Reinforcing bar size, spacing, layout, and general configuration
- C. Clear cover, clear spacing, and overall reinforcing dimensions
- D. General conformance with the structural drawings and details prepared by the Engineer of Record

Upon completion of the site visits, the Engineer will provide a written report summarizing the observations made during the visits.

Limitations of Services

The additional site visits and resulting reports are subject to the following limitations:

- A. Observations are periodic and not continuous or full-time inspections.
- B. The Engineer does not direct, control, or have responsibility for construction means, methods, sequencing, safety procedures, or contractor workmanship.
- C. Observations are based solely on conditions visible at the time of each visit; no representations are made regarding work performed before or after the visit.
- D. No special inspections, materials testing, or verification of concealed conditions are included unless specifically authorized in writing.
- E. Responsibility for compliance with the Contract Documents remains with the Contractor.



Final Structural Certification

As part of the requested Additional Services, the Engineer will provide a final structural certification letter for the multi-pipe concrete headwall upon completion of construction.

The certification will be based upon the Engineer's professional services for the referenced project, which included periodic site visits, review of material and shop drawing submittals, and review of the Contractor's as-built record drawings submitted at project completion.

Compensation:

Greenway Improvement District will compensate AVCON, Inc. pursuant to the hourly rate schedule contained in the Structural Engineering Agreement. An estimated hourly schedule is attached. The total add-service lump sum fee is **Two Thousand Three Hundred and Sixty Dollars (\$2,360.00)**. The District will reimburse AVCON, Inc. all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Structural Engineering Agreement.

Thank you for considering **AVCON** for your consulting needs, we look forward to helping you complete this quality project.

Sincerely,
AVCON, Inc.

Dominick Fiorentino III, P.E.
Structures Design Manager

Attachments: Approved Hourly Rates
Manhour Fee Estimate

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Greenway Improvement District

Date: _____



EXHIBIT B

**AVCON, INC.
ENGINEERS & PLANNERS**

5555 F Michigan Street, Suite 200
Orlando, Florida 32822-2779
Phone: (407) 599-1122
Fax: (407) 599-1133
www.avconinc.com

**Greenway
Improvement District
HOURLY RATE
COMPENSATION**

<u>Position Description</u>	<u>2019 Contract Billing Rate</u>
Principal	\$250.00
Project Manager	\$200.00
Senior Engineer	\$175.00
Engineer	\$150.00
Technician	\$100.00
Clerical	\$60.00

DATE: 9/26/2019

Estimator : Dominick Fiorentino
12-Jan-26

Proposal to: Greenway Improvement District

Consultant: AVCON, INC.

Centerline Drive Segment-D Pipe Endwall Add Service

No./ACTIVITY	Principal		Project Manager		Senior Engineer		Engineer		Clerical		Man-hours By Activity	Salary By Activity
	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate		
Pipe Endwall Design Phase												
Meeting Attendance (1)	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Roadway/Geotechnical Design Coordination	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
90% CDs Submittal	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
90% CDs Review Comments	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
100% CDs Submittal	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
QA/QC	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Sub-Total											0.00	\$0.00
Pipe Endwall Post Design Phase												
Response to Contractor RFIs	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Review Shop Drawings	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Site Visits (2)	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Additional Site Visits (2)	0.00	250.00	4.00	200.00	4.00	175.00	0.00	150.00	0.00	60.00	8.00	1,500.00
Review Contractor provided As-builts/Documents	0.00	250.00	3.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	3.00	600.00
Project Closeout Certification Letter	0.00	250.00	1.00	200.00	0.00	175.00	0.00	150.00	1.00	60.00	2.00	260.00
Sub-Total											13.00	\$2,360.00
Total Salary [(MHxHR)]	0.00		8.00		4.00		0.00		1.00		13.00	\$2,360.00

Total hours



Greenway Improvement District

District Financial Position and Budget to Actual YTD
(provided under separate cover)