

Public Facilities Report

Storey Park Community Development District

May 1, 2019

By: Governmental Management Services-Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

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I. Purpose and Scope

This report is provided for Storey Park Community Development District (the "District") as an obligation under Section 189.08, Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

II. Introduction

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), by Ordinance No. 2015-7 of the City Council of the City of Orlando, Florida (the "City"), adopted on March 9, 2015. The District is located east of SR 417 and north of Wewahootee Road. The boundaries of the District currently include approximately 860.8 gross acres of land, located entirely within the city, consisting of 1,201 single family and 556 multi-family residential units and 82,000 square feet of commercial space.

III. Public Facilities (189.08)(2)(a)

- i. A description of existing public facilities owned or operated by the special district.**
The District owns and operates the Roadway & Alley Improvements, Stormwater Management System, Landscaping, Irrigation and Signage. See attached engineer's report dated May 10, 2019
- ii. Current Capacity of Facility**
- See attached engineer's report dated May 10, 2019
- iii. Current demands placed on it**
- See attached engineer's report dated May 10, 2019

iv. Location

The district encompasses approximately 860.8 gross acres of land and constitutes a portion of a mixed-use phased, planned development known as the Wewahootee PD, approved by City Ordinance 2013-76. The Wewahootee encompasses approximately 1,266 acres and is located east of State Road 417 and north of Wewahootee Road in the eastern Orlando area. It is close to Medical City, Orlando International Airport and Moss Park and is a short drive away from area beaches, theme parks (including Walt Disney World Resort, Universal Studios and SeaWorld), the Amway Center, the Citrus Bowl and numerous county parks. Major transportation arteries located close to the district are State Road 417 and State Road 528.

IV. Proposed Expansions over the 7 years (189.08)(2)(b)

- See attached engineer's report dated May 10, 2019

V. Replacement of Public Facilities over next 10 years (189.08)(2)©

-There are currently no plans to replace the District's public facilities.