

*Storey Park Community
Development District*

Agenda

February 25, 2021

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 18, 2021

Board of Supervisors Storey Park Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Storey Park Community Development District** will be held **Thursday, February 25, 2021 at 4:00 PM at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida. A separate call-in number was e-mailed directly for Board and Staff use.**

Call-in Information for Members of the Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 28, 2021 Meeting
4. Ratification of E-Verify Memorandum of Understanding
5. Consideration of Resolution 2021-06 Providing for Removal and Appointment of Treasurer and Appointment of Assistant Treasurer
6. Consideration of Landscape Maintenance Proposal from OmegaScapes for Additional Areas
7. Consideration of Underwriting Agreement and G-17 Disclosure with FMSBonds, Inc.
8. Financing Matters
 - A. Consideration of Engineer's Report – Parcel K Boundary Expansion
 - B. Consideration of Master Assessment Methodology for Assessment Area Four
 - C. Consideration of Resolution 2021-07 Declaring Special Assessments
 - D. Consideration of Resolution 2021-08 Setting a Public Hearing for Special Assessments
9. Consideration of Resolution 2021-09 Declaring the Series 2015 Project Complete
- ~~10. Consideration of Temporary Access Easement Agreement~~
11. Discussion of District Staff Work Authorizations
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement

13. Supervisor's Requests

14. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the January 28, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the ratification of the E-Verify Memorandum of Understanding. A copy of the memorandum is enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-06 providing for the removal and appointment of Treasurer and appointment of Assistant Treasurer. A copy of the Resolution is enclosed for your review.

The sixth order of business is the consideration of landscape maintenance proposal from OmegaScapes to provide maintenance in additional areas. A copy of the proposal is enclosed for your review.

The seventh order of business is the consideration of underwriting agreement and G-17 disclosure with FMSBonds, Inc. A copy of the agreement is enclosed for your review.

The eighth order of business is the Financing Matters. Section A is the consideration of the Engineer's Report for the Parcel K Boundary Expansion. A copy of the Report is enclosed for your review. Section B is the consideration of the Master Assessment Methodology Report for Assessment Area Four. A copy of the report is enclosed for your review. Section C is the consideration of Resolution 2021-07 declaring special assessments and Section D is the consideration of Resolution 2021-08 setting a public hearing for special assessments. Copies of both Resolutions are enclosed for your review.

The ninth order of business is the consideration of Resolution 2021-09 declaring the Series 2015 Project complete. A copy of the Resolution and Engineer's Certificate are enclosed for your review.

~~The tenth order of business is the consideration of temporary access easement agreement with Jose Burgos and Karla Vazquez. A copy of the agreement is enclosed for your review.~~

The eleventh order of business is the discussion of District staff work authorizations. This is an open discussion item.

The twelfth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Tricia Adams

Tricia Adams
District Manager

CC: Jan Carpenter, District Counsel
Christina Baxter, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, January 28, 2021 at 4:00 p.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary
Lane Register	Assistant Secretary by phone
Andrew Ashby	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Kristen Trucco	District Counsel
Christina Baxter	District Engineer by phone
Alan Scheerer	Field Manager
Valerie D'Ambrosio	Lennar

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: This is an opportunity for any members of the public to provide comment to the Board on any agenda items or items not on the agenda that they would like to bring to the Board's attention.

**The recording started during public comment period.*

Mr. Michael Cochran: There is a speeding issue on Satire. I wish people only went 25 mph, 20 mph would be a dream. While I am not a believer in speed bumps, I am a believer in safety. The second issue, I believe the CDD owns the pathways. We've had major issues with dirt bikers and we need some assistance from the CDD in conjunction with the HOA to help

remediate that situation. They almost hit my wife and newborn baby a couple days ago, and it's way too dangerous to ignore. Thank you.

Ms. Adams: Are there any other callers who would like to make a statement to the Board?

Ms. Alicia Vixon: To piggyback off the previous homeowner, my son and I were driving through the neighborhood. My son is learning to drive a manual. This guy was driving so fast that I had to snatch the wheel because he was coming around the curve so fast. It was very dangerous. We definitely need something to remedy the speeding in our neighborhood. We have a lot of kids in here and a lot of animals. These are homeowners and adults with no regard for other people. We need intervention before something happens. I would rather be proactive than reactive to save lives. It's very dangerous because they're going faster than 25 mph and when they get to the curve it's like they can't control their car.

Ms. Adams: Thank you Alicia. Are there any other callers that would like to make a statement?

Ms. Audrey Siores: I want to follow up on when are the road markings going to be retouched? When will we get a pedestrian lane between Phase 1 and Phase 2, because there is currently no crosswalk for residents to go from one side to the other safely.

Ms. Adams: Thank you Audrey. Any other callers who would like to make a statement? Hearing none,

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Ms. Adams: We had a Landowner's election on November 19th and as a result of that election we do have two new Board members with us today. The first thing we want to take care of is your Oath of Office that way you will be able to fully participate in the actions that the Board takes today. For Susan Kane and Andrew Ashby I will notarize your Oath of Office. As a citizen of the State of Florida and of the United States of America and being employed by an officer of Story Park Community Development District and a recipient of public funds as such employee or officer, do you hereby solemnly swear or affirm that I will support the Constitution of the United States and of the state of Florida?

Ms. Kane: I do.

Mr. Ashby: I do.

Ms. Adams: Thank you. I will take care of the notarization of the form today. I also have some administrative forms for you Andrew that I will go over with you after the meeting regarding filing some paperwork. Susan, I believe we already have all of that on file for you.

Ms. Trucco: I will add too for the record that Board of Supervisors are considered locally elected government officials in the state of Florida for the purposes of financial disclosure and the Sunshine Law. My office will send you a welcome packet that walks you through the Sunshine Law, Public Records laws, and other responsibilities and duties to keep in mind as a Supervisor. If you have any questions you can reach out to Tricia or my office. We are happy to help.

Ms. Adams: Thank you Kristen.

B. Consideration of Resolution 2021-03 Canvassing and Certifying the Results of the Landowners' Election

Ms. Adams: Next you have Resolution 2021-03 which certifies the results of the Landowner's election. As I mentioned earlier that was held in November 2020. The result of those elections is that Andrew Ashby and Lane Register were elected for four-year terms and Susan Kane was elected for a two-year term. We are seeking a motion to approve Resolution 2021-03.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor, Resolution 2021-03 Canvassing and Certifying the Results of the Landowner's Election, was approved.

C. Election of Officers

Ms. Adams: Required every two years following an election is an election of officers. Currently Storey Park CDD has Rob Bonin serving as Chairman and there is not currently a Vice Chairman. We have George Flint as Secretary. Susan Kane had served as an Assistant Secretary and Ben Kraljev had served as an Assistant Secretary as well as Lane Register had served as an Assistant Secretary. Ariel Lovera in our accounting office served as Treasurer. The Board has a couple of options with the election of officers. You can choose to take the Chairperson and Vice Chairperson one at a time or you can take a slate for the entire Board. We are going to ask that George Flint remain a Secretary and that my name, Tricia Adams, is added as Assistant Secretary for the purpose of attesting the Chairman's signature and documents and that Ariel

Lovera is elected as Treasurer. Would the Board like to take these positions one at a time or as a slate?

Ms. Kane: I suggest a slate.

Ms. Adams: Thank you. In the past Rob Bonin served as Chairman, does the Board want to consider that and then for Vice Chairperson perhaps Ben Kraljev?

Ms. Trucco: The Chair and Vice Chair are usually the ones signing the documents, so it requires more meeting attendance, emails, etc.

D. Consideration of Resolution 2021-04 Electing Officers

Ms. Adams: We have Rob Bonin as Chairman, Ben Kraljev as Vice Chairman, George Flint as Secretary, Tricia Adams as Assistant Secretary, Lane Register, Susan Kane, and Andrew Ashby as Assistant Secretaries, and Ariel Lovera as Treasurer.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor, Resolution 2021-04 Electing Officers with Rob Bonin as Chairman, Ben Kraljev as Vice Chairman, George Flint as Secretary, Tricia Adams as Assistant Secretary, Lane Register, Susan Kane, and Andrew Ashby as Assistant Secretaries, and Ariel Lovera as Treasurer, was adopted.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 22, 2020 Board of Supervisors Meeting and Acceptance of the November 19, 2020 Landowners' Meeting

Ms. Adams: Did the Board have any comments or corrections to the minutes? If not, we need a motion to approve them.

On MOTION by Ms. Kane seconded by Mr. Bonin with all in favor, the Minutes of the October 22, 2020 Board of Supervisors Meeting and Acceptance of the November 19, 2020 Landowners' Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-05 Ratifying Enrollment in E-Verify System and Memorandum of Understanding

Ms. Adams: This is primarily an administrative issue. The State of Florida enacted a new law that went into effect January 1, 2021. You might have already dealt with this, it deals with the E-Verify System. All Florida local governments including special Districts are required to

register with the E-Verify System. It is tied to a federal program with the Department of Homeland Security. The impact for the District is that the District is required to enroll in this system and moving forward any agreement that the District enters into for contracted services requires that the vendor also enroll in the E-Verify System and produce a certificate of enrollment as evidence of their status. This is primarily an administrative issue. We are seeking action from the Board to delegate authority to District management staff to take care of the administrative matters. Kristen, did you have any other comments?

Ms. Trucco: Thank you Tricia, you did a great job explaining it. I would add that this resolution will approve and ratify all the actions that the District has taken to date to comply with this new statute. It's also going to delegate authority to the Chair and Vice Chair to execute any documents and to take any actions needed to comply with the new law moving forward. One other thing that we've done as a precaution for the District is we've added some compliance language in our agreements so that moving forward any agreement that we enter into after January 1st, there's another layer of protection for the District to ensure that its contractors and subcontractors have complied with this new law.

Mr. Bonin: Do we have to enroll in this?

Ms. Trucco: The District is going to enroll, but the Board members do not personally have to.

Mr. Bonin: Is there any cost associated with the administration of this to the District?

Ms. Adams: No additional cost, we are absorbing that into the current fees.

On MOTION by Ms. Kane seconded by Mr. Bonin with all in favor, Resolution 2021-05 Ratifying Enrollment in E-Verify System and Memorandum of Understanding, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Amenity Use and Reservation Procedures

Ms. Adams: As a result to current queries to District staff regarding residents ability to use what is known as Quad Park for the purpose of having private family events, special events, etc. In some cases we have at least one or two residents who have requested the use of a bounce house at the park. Moving forward, eventually the District will have Amenity Use Policies that cover Quad Park and Hammock Beach Park, dog parks, etc. You will see those policies in the next couple of months, but in the short term we have an agreement for the Board to consider.

This deals with some of the more salient points that the Board will want to consider when looking at the possibility of having reservations for these parks. Right now the parks have been operating on a first come first serve basis and residents have been using those parks. Some items that the Board will want to consider are, does the Board want to impose a fee for the use of the parks? Some Districts do and some do not. Just like when you reserve a pavilion or a picnic table at a City park, typically there is an administrative fee associated with that. Along those same veins, does the Board want to consider a refundable damage deposit? Those are some considerations. Other considerations are, we are currently in a health pandemic. Is this the right time to allow for equipment like bounce houses that have a lot of common touch points from user to user? Other considerations are, does the Board want to allow the use of rental equipment such as bounce houses or outside entertainment vendors? Those are all policy issues that the Board will need to consider. I have been interacting with the amenity management team. Michelle and her colleagues have been helpful with the role of the onsite amenity team. They are in a position where they would be able to put out reservation signs and inspect the park following the rental period to ensure there hasn't been any damage and to collect that rental or reservation sign back to assist with administration. District management staff would be responsible to secure the reservations and if the Board wants to impose any fee, they would collect those fees. Eventually, and soon, if the Board does want to impose a fee for the use of the park there is a formal rate making hearing process that the Board will need to go through. It does require a 28 and 29-day legal notice that would need to be scheduled at a later time, perhaps in conjunction with the budget cycle this year.

Mr. Bonin: Is that for a fee or even the nonrefundable deposit?

Ms. Trucco: For us to establish a fee, or collect any money for a rental, if the District is going to collect money and establish a fee schedule or rate, we are required to have a public hearing so that any interested affected party is able to come forth and comment on those fees.

Mr. Bonin: Okay.

Ms. Adams: This particular form contemplates an embedded liability waiver and it also outlines the briefest of policies and procedures.

Mr. Bonin: Who drafted this?

Ms. Adams: This was drafted based on some of the best practices with other Districts and it has been reviewed by legal counsel.

Ms. Trucco: We added some waiver language in here too.

Mr. Bonin: What was Michelle's two cents on this?

Ms. Adams: She delegated this to Valerie, and her biggest concern is because of COVID 19.

Ms. D'Ambrosio: This is Valerie, I'm on the line.

Mr. Bonin: What's your opinion about this?

Ms. D'Ambrosio: I think it's fine, I'm not crazy about the bounce houses. I would approve of outdoor events but nothing enclosed like that.

Ms. Kane: Are there any limits on the number of people?

Mr. Bonin: It's whatever the county states is allowed, that is what I would default to.

Ms. Adams: That's correct. Eventually as we look at amenity policies there may be some capacity issues that the Board wants to implement, but we are not quite there with that level of detail. Language in here would tie any agreement that is made to the amenity policies that are adopted by the Board.

Mr. Ashby: I wouldn't say that we need to institute any restriction that is different from the HOA or the State or County. What would concern me is, I like the fact that doing the reservation is an opportunity to collect this information and for them to sign a liability waiver. If you don't have a reservation then you're not going to have any of that. As far as enforceability, that is what I would be concerned about. I know most people probably assume that dry retention ponds are common space that anyone can use at any time.

Ms. Adams: We've found at most Districts that the benefit of having a reservation is that you are guaranteed access to the pavilion and picnic tables. If you're planning a birthday party for your family you want to have access to that pavilion and tables. In Florida, having a reservation is a guarantee of access to that amenity. Really that is the motivating factor for securing a reservation.

Mr. Ashby: What would happen in the likely scenario that someone walked up and decided to take over a pavilion with a birthday party not knowing that this process is even in place and another family comes up and says we've already got it reserved. How does that work?

Ms. Adams: Right now the District is contemplating as part of this agreement that part of the reservation process includes signage that indicates the reservation name and time. It would be the amenity management team that puts out that reservation sign, probably the day of, to make

users aware. The reservation would be what guarantees exclusive access to that amenity. Would the Board want some additional time to consider this agreement?

Ms. Trucco: You could move to approve this agreement for now and then move for a hearing if you want to establish rules and fees.

Ms. Adams: If you do want to kick that process off today, it does require the 28 and 29-day notice. You're looking at no earlier than your March meeting for the rate hearing. At that same time the Board could consider more comprehensive policies which would be circulated in advance of the meeting.

Mr. Kraljev: I would like to have more time to gather information before we kick that off.

Mr. Bonin: The calls and requests are not going to stop. People want to use this space and have a mechanism to know how to do that. I think we need to move on it.

Ms. Adams: Does the Board want to implement the reservation agreement now? There is language that protects the District in terms of the liability waiver. In terms of COVID 19 the Board has the prerogative to not allow use of rental equipment such as bounce houses, as a policy direction to staff. It doesn't need to be spelled out in here per say. The Board can just direct staff that because of the current pandemic, that is not something the Board wants to see.

Mr. Ashby: What is Orange County doing right now at their parks?

Ms. Adams: I have not researched that.

Mr. Bonin: They did a balloon thing at one of the parks and there were 2,000 people out there.

Mr. Kraljev: Can we reach out to the City of Orlando?

Ms. Adams: And confirm that? Yes. It's my understanding that they are in Phase 3 of reopening. If the Board is not comfortable with implementing this agreement today we can bring this back to next month's meeting for consideration. In the meantime, we can let residents know that the park is available on a first come first serve basis.

Mr. Bonin: If we don't approve the form today, then as it stands the parks are on a first come first serve basis?

Ms. Adams: Yes.

Mr. Bonin: And this agreement will set up a reservation to use the park?

Ms. Adams: Yes.

Mr. Bonin: Once this is in place, can you only use the park per reservation?

Ms. Adams: No. It's still available without a reservation. A reservation guarantees exclusive access.

Ms. Trucco: This also waives liability on the District's part for things like injuries, personal injury, contraction of illnesses or COVID. We could add some more specific language about COVID too in a revised draft for the Board to consider.

Mr. Bonin: If we kick this off today does that mean between now and then somebody could reserve the park?

Ms. Adams: We would want a specific motion to approve in substantive form the draft of the District facility use agreement, which is a separate motion from kicking off the rule and rate hearing in March.

Mr. Kraljev: I think the family that contacted me wanted it for March. Valerie, from an administrative standpoint are you prepared to take this on with Victoria?

Ms. D'Ambrosio: I believe Tricia would be doing the administrative part. I would be responsible for putting out signage on GMS's behalf.

Ms. Adams: On the day of the event, and then she would inspect the facilities following the reservation period. Another thing, if the Board wants to allow commercial vendors to be part of these events that are scheduled, we need to establish a dollar amount to name the District as a named insured.

Ms. Trucco: Generally it's about \$1,000,000 that we require on the Certificate of Liability insurance. That's pretty standard.

Ms. D'Ambrosio: You might also want to add something about alcohol use just in case. Other parks usually have a no alcohol policy.

Ms. Adams: The other blank to fill in is, and this is what I hear the Board saying based on discussion, is a refundable damage deposit. What amount does the Board feel is appropriate? Alan, do you have a suggestion?

Mr. Scheerer: We have a \$250 nonrefundable deposit. We have a lot of assets in there with the Bermuda turf in that park, the pavilion, the picnic tables, the hammocks, etc. I think it's got to be something that has some teeth.

Mr. Bonin: Valerie, what's the deposit on the pool?

Ms. D'Ambrosio: I'd have to check.

Mr. Ashby: \$250 is the highest I would recommend. As a father of small children, I am not going to want to pay any fee ever. Refundable is okay, even if it is as high as \$250. If you make it much higher than that, you are going to start discouraging young families from using it.

Mr. Bonin: I'd suggest \$250 refundable deposit, and no fee.

Ms. Trucco: We could add to this that if the residents don't pay for any damage caused, then the District would have the authority upon written notice to repair it ourselves and then charge them the cost.

Ms. Adams: The Board will first approve this in substantive form subject to inclusion of the comments from the Board of Supervisors and final legal review.

On MOTION by Mr. Bonin seconded by Mr. Ashby with all in favor, the Form of Amenity Use Agreement Subject to Incorporating Board Discussion and Final Legal Review, was adopted.

On MOTION by Mr. Ashby seconded by Mr. Kraljev with all in favor, the Amenity Use Reservation Form to Set a Rate Hearing and Rule Making Hearing in conjunction with the March Board meeting, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Ms. Adams: The Board may already be familiar with this item from prior years. This is an agreement with the Orange County Property Appraiser that allows the District to utilize the property tax bills to collect the operations and maintenance fees and the Debt Service fees in the non-ad valorem section of the tax bills. This is required by Orange County and we are seeking approval.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor, the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser, was adopted.

EIGHTH ORDER OF BUSINESS

Review and Acceptance of Draft Fiscal Year 2020 Audit Report

Ms. Adams: This item might be familiar from prior years as well. Each year the District is required to engage an independent auditor. The auditor assesses the financials and confirms

the internal controls to make sure they are consistent with government accounting standards. It's quiet a lengthy report but the substance is on pages 27 to 29 where it has the letters to management. This audit is classified as a clean audit. There were no concerns noted in the letter to management on pages 27 through 29 of the report. This is a statutory requirement that is required to be filed each year, so staff will be seeking a motion to approve the audit for finalization and filing.

On MOTION by Ms. Kane seconded by Mr. Ashby with all in favor, Acceptance of the Draft Fiscal Year 2020 Audit Report, was adopted.

NINTH ORDER OF BUSINESS

Discussion of Traffic Calming Options

Ms. Adams: This item was place on the agenda as a result of recent inquiries from residents. Traffic calming at Storey Park has been a topic of discussion among residents and there have been some queries directed to the District. Residents have had some particular suggestions for the District in terms of radar display signs. I handed out an example of a radar display sign. They've also suggested additional painting of the roads. The District owns the roads in Storey Park, and traffic enforcement is the responsibility of the Orlando Police Department. Residents are directed to call the police department if they see vehicles that are speeding, not obeying traffic signs, etc. In addition the District has the ability to implement additional traffic calming measures. I have notified residents who have inquired that they funding for additional signage or additional requirements above and beyond what is required by law and what is currently in place, is not contemplated as part of the current budget. These radar display signs, by the time they are installed and include the data collecting devices they run between \$3,500 and \$4,500 depending on the particulars of the sign and the number of signs that are ordered. Right now, staff is seeking input from the Board.

Mr. Bonin: Are these what the people are asking for?

Mr. Kraljev: Tricia, you have been working with the city of Orlando correct?

Ms. Adams: Yes, that is a very good point. I should have said in terms of context for framing this discussion that the City of Orlando has agreed to bring a temporary speed trailer to one of the roads where there has been the most persistent concerns about speeding. That's a mobile version of what I printed out and it collects data. Because of the size of the trailer they are limited to installing that on the road itself. It will be install on the no parking side of the road.

That is going to be in place imminently, I don't yet have a timeframe for when that will be uninstalled though. There's no cost to that.

Mr. Kraljev: If it's helping, then we could consider some additional more permanent measures.

Mr. Ashby: I think these are effective, I think they get people's attention and slow people down.

Mr. Bonin: I do as well.

Mr. Ashby: Do they have these in other communities and have they been effective?

Mr. Scheerer: I have them in Reunion and they do work. The ones we have are Bluetooth. You can program them to whatever parameters you want and the data collection is really good. Depending on how they are installed, once you get the Bluetooth set up you can actually move them to different places within the community.

Mr. Kraljev: How many units would be appropriate for the community?

Ms. Adams: I liked your suggestion earlier today, that we identify some locations.

Mr. Scheerer: Imaginary has a lot of speeding, we can look at Satire too. You need two units per location, one coming and one going in opposite directions. Imaginary is the longest run in the whole community. At another CDD we have the ability to place them on the street light poles.

Mr. Kraljev: Some people might have an objection to having it in front of their house.

Mr. Scheerer: We didn't consider that at all. There's homes on both sides of the road from start to finish. But if we place them on a street light pole then we are not affecting anybody's property. The other thing is, we would put a speed limit sign underneath it and then the radar sign above it. They are solar powered, not battery operated, so they constantly recharge.

Mr. Bonin: Back to how many units at \$3,500 to \$4,500 a piece.

Ms. Adams: We talked about getting six.

Mr. Bonin: So that's three roads, coming and going on each.

Ms. Adams: And they could be relocated. If the Board would like, staff could bring back a proposal and include a couple different vendors and do some comparisons so the Board has some information about the total cost and can look at the budget and the right time to implement this measure should the Board choose to take that step. Again, it's not part of your budget this current fiscal year, but the Board has the ability if you felt like this purchase was time sensitive,

to make a different decision. In May you will be working on your draft budget for fiscal year 2022.

Mr. Kraljev: I would say we certainly include it for the upcoming budget, and then we can take into consideration what steps are necessary to make it happen quicker.

Ms. Adams: Okay. Right now the Board is going to be in a testing phase with the speed trailer provided by the city of Orlando. That will be monitored in terms of effectiveness.

TENTH ORDER OF BUSINESS

Ratification Items

A. Aquatic Plant Management Agreement with Applied Aquatic Management – Pond L-5 & L-6

Ms. Adams: We have several items that were included in your agenda packet that are ratification items. They are agreements related to some of the recent areas that have been either part of the expansion parcel or newer development. We have ponds from Applied Aquatic.

B. Landscape Maintenance Agreement with OmegaScapes – Dog Park and Beach Hammock Park

Ms. Adams: This is an addendum to the Landscape Maintenance Agreement with OmegaScapes to add the dog park and Beach Hammock Park.

C. Street Lighting Agreement with Duke Energy – Parcel K-1

Ms. Adams: This is an agreement with Duke Energy for additional street lights as part of the K Parcel. The Board can take all of these agreements as a slate, we would just be looking for a motion to ratify these agreements. I am happy to take any questions. Supervisor Kraljev knows these areas like the back of his hand and is very familiar with the process.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor, the Applied Aquatic Management Agreement, the OmegaScapes Agreement, and the Duke Energy Agreement, were ratified.

D. Requisitions

i. Series 2015 Requisition #8

ii. Series 2019 Requisition #3

Ms. Adams: These two items are also being presented for ratification. It is a bond request for Series 2015 and also Series 2019. These are contracted annual construction

expenses per the bond issuance documents. We would be seeking a motion to ratify these two requisitions.

Ms. Trucco: These requisition forms are required under the bond issuance documents back from 2015 and 2019.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor, the Series 2015 Requisition #8 and the Series 2019 Requisition #3, were ratified.

E. Temporary Access Easement Agreements

i. Tania Pacheco

ii. Ziyad and Suzanne Wadi

Ms. Adams: These Temporary Access Easement Agreements are between the District and private residents at Storey Park for the purpose of the installation of pools. The temporary easements were drafted and signed by staff for the purposes of construction. Our field operations manager inspected the site before and after construction activities.

On MOTION by Ms. Kane seconded by Mr. Ashby with all in favor, the Temporary Access Easement Agreements with Tania Pacheco and Ziya and Suzanne Wadi, were ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams: Kristen, do you have anything?

Ms. Trucco: We will be working on the Facility Use Agreement and also preparing some information for the upcoming rule and fee hearing for the parks and use of amenities at the District.

B. Engineer

Ms. Adams: Christina, do you have anything.

Ms. Baxter: I don't have any additional items for the Board today.

C. District Manager's Report

i. Approval of Check Register

Ms. Adams: You have the Check Register for the General Fund from October 15, 2020 to January 21, 2021 in the total amount of \$1,120,749.47. The detailed registered is behind the

summary. I will mention that there are some large amounts of funding in here that were transmitted from the District to the bond trustee for debt service fees. Board members probably recall that in the last part of the calendar year is when the tax bills are paid by residents. Those revenues come into the District, and it's really a pass through on the District's account. The debt service portion goes to a Trustee. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Ashby seconded by Mr. Kraljev with all in favor, the Check Register totaling \$1,120,749.47, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams: You also have the balance sheet and income statement. Did the Board have any comments on the financials? Hearing none, no action is required.

D. Field Manager's Report

Ms. Adams: One of the callers was questioning any actions that the District is taking to deter dirt bikers in the vicinity of Satire accessing the bike and pedestrian path. Alan does have four no motorized vehicle signs ready for installation and that should be done next week.

Mr. Scheerer: That will be done on Tuesday morning.

Ms. Adams: We've also had some requests for dog waste stations in the vicinity of Quad Park area. Those are pending installation.

Mr. Scheerer: We installed two at Quad Park and one south of Epic next to the townhomes. Once the I5 tracts are completed along Storey Park Boulevard we are going to put one caddy corner off the sidewalk. There's been a request because people have been walking their pets towards the school and there are no dog stations there. We purchased the stations, three are in and one will be installed as soon as the work is done by the Developer.

Ms. Adams: We had some of our public callers inquire about the status of street lights at the main entrances.

Mr. Kraljev: For the benefit of the callers and the Board, we've had a number of issues with Duke getting their work completed. However, if you've noticed recently you will see quite a few large conduits along Storey Time Drive. Duke is currently, and as recently as this week, installing boxes to complete the loop to hopefully generate enough power for the street lighting.

Ms. Adams: We did have a caller inquire about retouching some of the no parking zones and other road markings. Our field operations manager is in attendance and made copious notes. That will be looked at and evaluated.

TWELTH ORDER OF BUSINESS**Supervisor's Request**

Ms. Adams: Was there any other business that Board members have?

Mr. Scheerer: I'm uncertain as to what entrances the residents was calling about that was needing landscaping. We do have some endcaps on Dowden Road that we received proposals for to fill in some Bulbine. If there's a specific area that is of concern I will be more than happy to take a look at it and address it accordingly. I am not aware of anything though.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Ashby seconded by Mr. Bonin with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Storey Park Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

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- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Company ID Number: 1634981

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.



Company ID Number: 1634981

Approved by:

Employer Storey Park Community Development District	
Name (Please Type or Print) Darren De Santis	Title
Signature Electronically Signed	Date 01/27/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print)	Title
Signature Electronically Signed	Date



Company ID Number: 1634981

Information Required for the E-Verify Program

Information relating to your Company:

Company Name	Storey Park Community Development District
Company Facility Address	219 E. Livingston St Orlando, FL 32801
Company Alternate Address	
County or Parish	ORANGE
Employer Identification Number	473549073
North American Industry Classification Systems Code	925
Parent Company	
Number of Employees	1 to 4
Number of Sites Verified for	1

Company ID Number: 1634981

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA

1 site(s)

Company ID Number: 1634981

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

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SECTION V

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER OF THE DISTRICT; PROVIDING FOR THE APPOINTMENT OF ASSISTANT TREASURER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Storey Park Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within City of Orlando, Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and appointment of an Assistant Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STOREY PARK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Jill Burns is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Teresa Viscarra is appointed Assistant Treasurer effective immediately.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF FEBRUARY, 2021.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE-CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SECTION VI



OMEGASCAPES

LANDSCAPE MANAGEMENT PROPOSAL

Prepared For:



Storey Park CDD Dowden Extension
Orlando, FL

Storey Park Community Development District
c/o Government Management Services
219 East Livingston St
Orlando, FL 32801

Attn: George Flint
District Manager



Subject: Landscape Management Proposal

OmegaScapes, Inc sincerely appreciates the opportunity to present this proposal for landscape maintenance services at **Storey Park CDD Dowden Extension**.

OmegaScapes is a premier full-service provider of commercial grounds maintenance services in the Central Florida area. As a respected local industry professional, we have the good fortune of providing our services for some very prestigious customers in a variety of markets. It would be our pleasure to serve you as well.

We truly hope this information affords OmegaScapes your favorable consideration. Please feel free to review the enclosed proposal package and contact me should you have any questions, require additional information, or would like to schedule a meeting to review our submittal in more detail.

Our team of professionals are ready to begin our partnership with you and to exceed your expectations. The entire OmegaScapes team is looking forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Bond'.

Dan Bond
Business Development Manager

Storey Park CDD Dowden Extension



OMEGASCAPES

Who are we?

OmegasCAPES, Inc. is a full service, commercial landscape management company headquartered in Orlando, FL. We currently service all of Central Florida and are working our way into the Daytona, Ocala, and Tampa markets. Our services include landscape maintenance, irrigation services, fertilization and pest control, arbor care, and landscape improvements. Our focus is on properties with extensive landscapes that require a high level of detail and attention. Our promise is proactive landscape management with the highest level of customer service in the industry at the best value.

Where did we come from?

Our entire management team and ownership have all worked for the largest companies in our industry, and we feel that OmegasCAPES has blended the best qualities of a large operation with the benefits of a smaller, family owned business. It is becoming more and more evident that “bigger” isn’t necessarily better in a landscape maintenance company. What really matters is “are you big enough”. Our sister company, Lake Conway Landscaping, specializes in large scale commercial landscape development which is a nice compliment to OmegasCAPES’ ability to manage those same types of landscapes. With both companies available to you, we have plenty of resources and “muscle” for whatever your needs may be.

What makes OmegasCAPES different?

The biggest difference is simple: ***We do what we promise... and we manage ourselves.***

Seems too simple, right? Well, what we have discovered by listening to prospective clients for the last five years is that this concept is sorely lacking in the industry. To be successful at this puts a lot of responsibility on us, though. It is much easier to over promise to make a sale... and then under deliver while having lots of excuses. I’m sure many of you have experienced this with other contractors. If we deal with the reality of the challenges and create and execute a plan of success based on achievable goals, we now become your partner and not just another contractor. Why? Because we have helped you and your property achieve the curb appeal that everyone said they could provide but didn’t.

Why should you choose us?

The short answer is... because you are tired of the empty promises and failed executions. OmegasCAPES is fully committed to raising the bar in our industry one client at a time, one property at a time. We refuse to under bid a property like many of our competitors do just to close a sale. To properly manage a landscape on any given property takes the man-hours it takes *every single visit*. No company can magically do this consistently for less hours with a smaller crew at a cheaper price. We will dedicate the staff, equipment, and resources to your property to meet the expectations that were agreed upon. We will offer you proactive solutions, and a plan to get it done, and you won’t have to chase us down and beg us to do it. If we discover that budgets are not ideal, we will offer the best plan possible that focuses on the priority areas first so your team, guests, and residents can see the improvements. OmegasCAPES will bring the right vision, the right plan, the right resources, and the right management to be successful.

We are different. We do what we promise. We make landscaping simplified.

Site Inspection

Current landscape seems to be in declining due to lack of chemfert which is causing extreme discoloring of the St. Augustine. There are 28 irrigation zones missing 4 nodes and there are 12 crushed valve boxes that need to be replaced.

Exclusions

Omegascales is excluding maintenance of the two ponds and uncut areas. Please refer to the highlighted map included in this proposal.

Approach to Pruning

Omegascales uses best management practices for all pruning. For shrubs, we will round edges as specified in scope. For palms, we will trim at 10 and 2 o'clock as specified. Tree trimming will be performed as specified as well. Ornamental grasses will be cut back each year in early spring.

Approach to Pest, Weed, and Disease

Control Turf and shrub applications will be on a rotating bi-monthly basis. This means we will be on-site each month inspecting the entire landscape and applying scheduled services. If we identify other issues, they will be addressed while on-site. This is a high level of attention we feel the property is currently lacking. Herbicide in turf and shrub beds will be applied on regular intervals to promote minimal weed presence.

Irrigation System

Omegascales will work closely with the District Irrigation Manager, carefully following the scope specified in the RFP. We have included one full week each month for inspections of the district's irrigation system. Upon our initial property audit, and continuing each inspection, we will submit a written report clearly communicating the status and any concerns we have with the system, as well as a plan to correct if needed.

Staff Levels

An average of a 4-man crew for mowing and detail services, one day per month irrigation tech, monthly pest control and fert applicator cycles. Dedicated Account Manager available as needed in addition to regular managing of crew and support staff. Office management and administrative staff available as needed. Owner of company available as needed. Furthermore, our sister company Lake Conway Landscaping and all its staff, equipment, and resources are available as needed as well.

Crew Size

Crew size average of 4, direct reporting to USTA National Campus located within the district to reduce lost travel time and net more crew hours on property.

Exhibit "A"

Pricing Summary for

Storey Park CDD Dowden Extension, Orlando FL

Core Services:

Grounds Maintenance:	\$ 36,708 per year	\$ 3,059 per month
Irrigation Maintenance:	\$ 6,768 per year	\$ 564 per month
Fertilization & Pest:	\$ 7,020 per year	\$ 585 per month

Total \$ 50,496 per year \$ 4,208 per month

Additional Services:

Mulch (150cy):	\$ 6,744 per year	\$ 562 per month
Palms (27):	\$ 2,640 per year	\$ 220 per month

Grand Total \$ 59,880 per year \$ 4,990 per month

*****This extension and all new areas turned over will be added as addendums to the contract*****

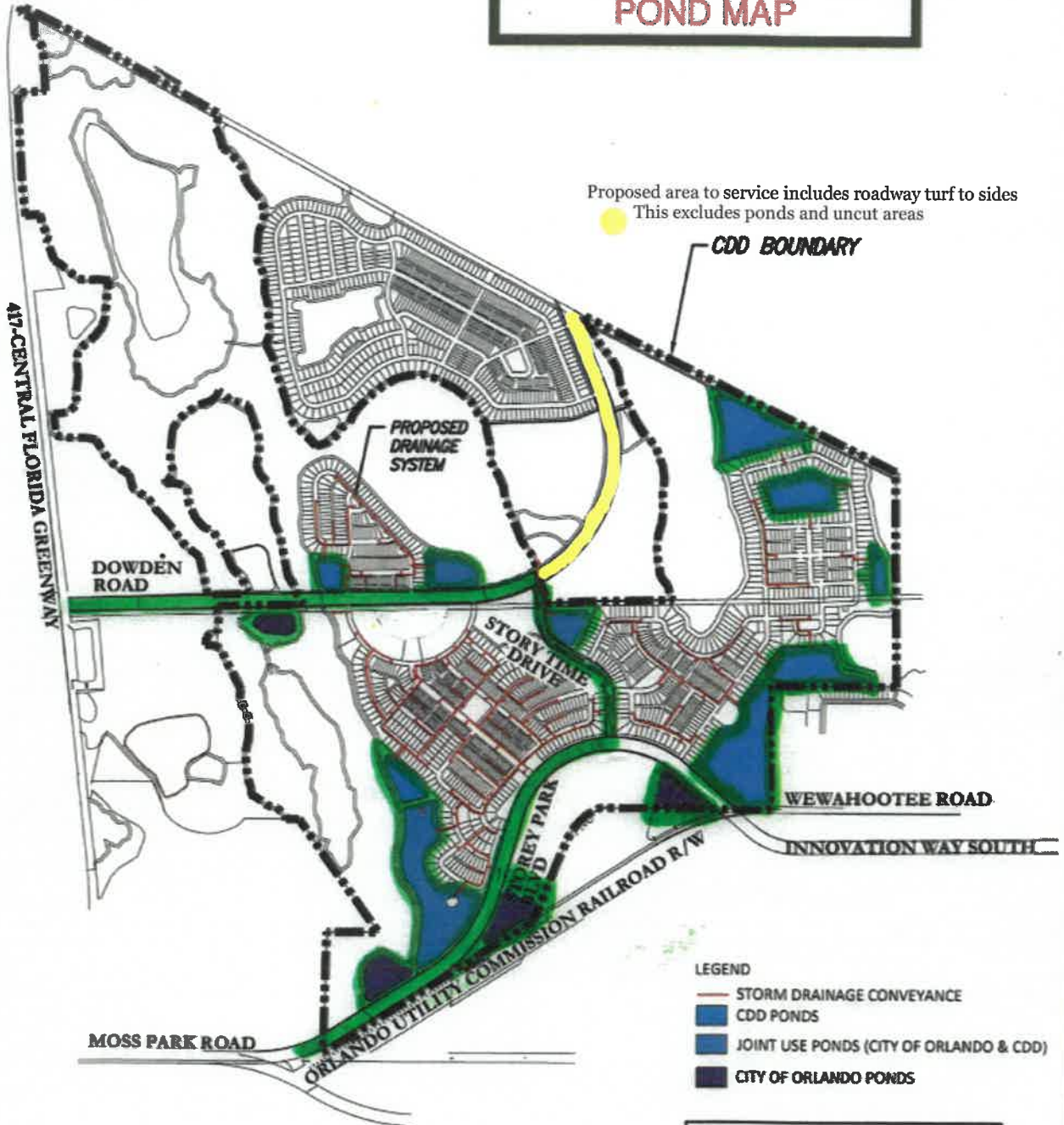


Exhibit "F"

*Frequency Breakdown for
Storey Park CDD Extension, Orlando FL*

FUNCTION	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
MOWING (St Augustine)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Bermuda)	5	4	4	4	5	4	5	4	4	5	4	4	N/A
MOWING (ROW)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Bahia)	2	2	3	4	3	4	3	4	3	3	3	2	36
HARD EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
BED EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
AIR BLOWING	2	2	3	4	4	5	4	5	4	4	3	2	42
WEED EAT/LINE TRIM	2	2	3	4	4	5	4	5	4	4	3	2	42
SHRUB TRIM	1	1	1	1	1	1	1	1	1	1	1	1	12
SPRAY/PULL WEEDS	1	1	1	1	1	1	1	1	1	1	1	1	12
CRAPE MYRTLE PRUNING	0	1	0	0	0	0	0	0	0	0	0	0	1
SELECTIVE PRUNING up to 10'	0	0	0	0	0	0	0	0	0	0	0	1	1
PALM / ARBOR CARE	0	0	0	1	0	0	0	0	1	0	0	0	2
ST AUGUSTINE CHEM/FERT	1	0	1	0	1	0	1	0	1	0	1	0	6
SHRUB CHEM/FERT	0	1	0	1	0	1	0	1	0	1	0	1	6
ANNUALS	0	0	1	0	0	1	0	0	1	0	0	1	N/A
IRRIGATION CHECK	1	1	1	1	1	1	1	1	1	1	1	1	12
MULCH	0	0	0	0	0	0	0	0	0	0	1	0	1

SPINE ROADS AND POND MAP



Stormwater Management Map Storey Park Community Development District

Feb 22, 2017
P & B Job No.: 12-085

3402 E. Livingston Dr.
Orlando, Florida 32809 - 407-402-2294

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 26567



1:20,000 Scale - unless otherwise noted. All dimensions are approximate.



Landscape Maintenance Services Proposal
prepared for

Storey Park CDD

February 24, 2021



YELLOWSTONE
LANDSCAPE



February 24, 2021

Alan Scheerer, Client Relations Manager
Government Management Services
219 E Livingston Street
Orlando, FL 32801

Re: Landscape Maintenance Services Proposal for Storey Park CDD

Thank you for considering a partnership with Yellowstone Landscape as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for Storey Park CDD. We call this your Plan for Success because our integrated service plan has been designed to give you a landscape that you can be proud of.

Within your Plan for Success please make special note of the following sections:

- **Landscape Approach & Startup Plan:** Our transition plans which include the actions we will take in the first 30, 60 and 90 days of service to improve both your specific areas of concern and your landscape's overall appearance. We also included details on subcontractors we will be partnering with on the palm pruning and mulch installation.
- **Scope of Work:** These sections outline all services included in your landscape maintenance proposal, which mirror your requests in your RFP.
- **About Us:** Information about our company's qualifications, capabilities and values. We've included resumes for our local management, as well as a management and staffing chart for the community.
- **References:** A selected listing of clients with landscape service needs similar in scope to yours. Please reach out to them with any questions you have about working with us.
- **Bid Summary & Agreement:** Your pricing sheet and our service agreement.

If you have any questions after reviewing our proposal, please contact me at any time. I welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,
Erica Slichter,
Yellowstone Landscape

eslichter@yellowstonelandscape.com

SCOPE OF SERVICES
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION SERVICES

The Contractor shall meet all requirements associated with sustaining turf and plant materials in a healthy vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. All landscaping, hardscape, structures (fences, entry features, benches, Arbors, dog parks, etc.) and walkways within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

1. Turf Care

1.1 Mowing

- a. Turf mowing shall be performed as frequently as is required to maintain a uniform height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. St Augustine 42 cuts/yr., minimum. Bahia mowing shall be completed 36 times per year. All Bermuda Sod shall be cut once a week.
- b. Mower blades will be kept sharp to prevent the tearing of grass blades.
- c. Various mowing patterns will be employed to insure the even distribution of clippings and to prevent ruts in the turf caused by mowers.
- d. St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2" to 4 1/2" in height, with no more than 1/2 of leaf blade removed during mowing.
- e. Visible clippings that may be left following mowing operations shall be removed from the turf each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and any visible clippings discharged into these areas shall be removed prior to the end of each service day.
- f. Contractor will take special care to prevent damage to plant material, structures, sign posts, utility equipment, and hardscape elements from damage as a result of the mowing, edging or string trimming operations. Any damage caused by contractors equipment may result in the replacement of damaged material at the contractor's expense. Determination as to replacement will be at the sole discretion of management. Replacement material will be equitable to the material being replaced.

1.2 Pond Mowing

- a. All ponds shown on the landscaping and irrigation service area shall be mowed incorporating the same mowing schedule as the common areas stated above.

- b. Each mowing shall leave the grass at a height of four (4) to four and one half (4 ½) inches. Pond banks will be mowed and/or trimmed to water's edge.
- c. Discharging grass clippings into ponds is unacceptable. Any visible clippings discharged into pond banks shall be removed prior to the end of each service day.
- d. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher).
- e. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Mulching mowers should be used around ponds to keep trimmings from entering water. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed and disposed of by Contractor during every normal service event. If applicable, unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

1.2 **Edging**

- a. The Contractor shall neatly edge and trim around all plant beds, parks, curbs, walkways, streets, trees, and buildings, etc. The Contractor shall main the shape and configuration of all planting beds.
- b. All walks shall be blown or vacuumed after any maintenance activity to maintain a clean, well-groomed appearance.
- c. All grass runners to be removed after edging to maintain mulch areas free of weeds or encroaching grass.
- d. Frequency of edging shall correspond to frequency of turf mowing.

1.3 **Trimming**

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit. Frequency of string trimming will correspond to frequency of turf maintenance.

1.4 **Debris Removal**

- a. Each area prior to mowing will be patrolled for trash and other debris to clean area and reduce risk of flying debris during mowing.
- b. All areas littered in the landscape maintenance process will be swept by hand, power blower, vacuum, as conditions permit, and transported to a dumping facility.
- c. Removal of all landscape debris generated on the Property during landscape maintenance is the sole responsibility of the Contractor, at no additional expense to the Client.

1.5 Fertilization

- a. A preliminary turf fertilization specification and schedule is as follows: Turf shall be fertilized four (4) times per year using a premium turf fertilizer with minor elements. Each application shall consist of 1.0 lb. of nitrogen per 1,000 sq. ft. of turf. Additionally, Contractor shall apply a weed & feed in the spring and in the fall.
- b. All sidewalks, roads, curbs, walkways, and patios will be swept clean of any granular fertilizer after application to minimize staining.
- c. Soils shall be tested at a reliable testing facility once annually (or more often if needed) to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

1.6 Insect & Disease Control

- a. Treatments of turf areas for infestation or disease shall be the responsibility of the Contractor.
- b. The Contractor will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.
- c. All products will be applied as directed by the manufacturer. The Contractor shall strictly comply with all state and federal regulations.
- d. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- e. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- f. Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.
- g. It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report, which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.
- h. If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pests within five (5) working days of the date of notification.

2. Irrigation

- a. The Contractor shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering

frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred. The Contractor shall be responsible for controlling the amount of water used for irrigation and any damage that results from over watering and insufficient watering.

- b. The Contractor shall fully inspect and operate all the irrigation zones on a monthly basis and immediately report any and all problems. Routine maintenance such as lubrication, adjustments to components, cleaning strainers and filters, cleaning and raising heads, cleaning away grass runners restricting head function, adjusting watering patterns and cleaning out valve boxes must be done monthly. Monthly irrigation testing dates and times must be supplied to the Owner's Representative in advance and a monthly irrigation report that includes testing date and time, maintenance performed, and any recommendations must be provided to the Owner's representative via electronic mail.
- c. Damage caused by improper operation of the irrigation systems or damages incurred through Landscape operations shall be the responsibility of the Contractor and shall be repaired by the Contractor within twenty-four hours at no charge.
- d. Irrigation components damaged by other than the Contractor due to construction, vandalism, or other causes shall be reported to the Customer. The Contractor, if authorized by the Customer, shall repair the damage at a fair market price or cost plus 15% basis.

3. Planting Beds, Shrubbery, Woody Ornamental, Groundcovers, All Palm Trees and All Other Tree Care Specifications

3.1 Pruning

- a. All pruning and thinning will have the distinct objective of encouraging healthy growth retaining the plant's natural shape and the original design specifications, unless Customer requests otherwise.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning.
- c. Plants, hedges, shrubbery and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

3.2 Tree Pruning

- a. Trees shall be maintained with clear trunks with lower branch elevations to 10 feet.
- b. Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 15' from ground. Moss removal and tree spraying may be performed at an additional charge.

3.3 Palm Pruning

- a. All palms taller than 12'CT shall be pruned and shaped as required removing dead

fronds and spent seed pods. Palms are to be thoroughly detailed with all fronds trimmed to lateral position left at ten and two o'clock profile (not "hurricane-cut") two (2) times annually. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process.

- b. All palms less than 12' CT will be trimmed as needed by the detail crew during regular landscape services.
- c. Seed pods removed as necessary.

3.4 Crape Myrtle Pruning

- a. Crape Myrtles up to a maximum height of 14' overall must be pruned and shaped each February to promote vigorous blooming and maintain desired size and shape. Branches are to be individually trimmed back to wood no larger than 1/2" in diameter. All sucker branching, seedpods, and ball moss must also be removed. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by the owner or owner's representative.

3.5 Edging and Trimming

- a. Groundcovers will be confined to plant bed areas by manual or chemical means, as environmental condition permits. "Weed eating" type edging will not be allowed.

3.6 Insect and Disease Control

- a. Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural and weather conditions permit.
- b. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- c. Customer shall provide the Contractor access to a water source on the Customer's property for insect and disease control purposes.

3.7 Weed Control

- a. Open ground between plants shall be maintained in a condition of acceptable weed density by manual or chemical means, as environmental, horticultural and weather conditions permit.
- b. All mulch areas or plant beds shall be maintained in a condition of acceptable weed density.
- c. Hardscape cracks and expansion joints in poured concrete or asphalt pavement or in pavers are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for

complete removal.

3.8 Fertilization

- a. A preliminary shrubs, trees and plantings fertilization specifications are as follows:
- b. Plant beds, shrubs, woody ornamental and ground covers shall be fertilized two times per year as to maintain good appearance and color.
- c. Preliminary Schedule: March & September.
- d. All ornamentals will be fertilized utilizing a product with a balanced analysis (example 8-10-10) with a good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow release product.

3.9 Mulching

- a. Mulch shall be installed once annually. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit this itemized cost as part of bid.
- b. All beds or otherwise bare ground areas and tree rings should be maintained with a 3" layer of mulch sufficient to cover the bare ground. The Contractor shall provide all labor and materials necessary to perform this work, at the following price:

1. Grade A Medium Pine Bark Mulch	\$XX.00 cu yd.
2. Pine Staw	\$XX.00 cu yd.

- c. Bed dressing material shall consist of Grade A Medium Pine Bark Mulch and Pine Straw. Owner's representative must Mowing, debris removal, general landapprove the annual date for mulch installation.
- d. Old mulch and vegetation debris may be required to be removed from mulched areas prior to the installation of new mulch. There shall be no additional charge for the removal and disposal of old mulch and vegetation when required. Contractor is responsible for all necessary clean up related to this procedure.
- e. Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.
- f. Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch. Contractor should take care if mulch is installed around building to not clog any HVAC drain lines with mulch.

4. Maintenance of Paved Areas and Asphalt Walking Paths

- a. All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by application of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with

dyes may be used on paved areas.

- b. Walking paths must be edged the same frequency as the mowing schedule.

Roadways and transitions to walkways must be treated for weeds.

5. Maintenance of Dog Parks

- a. Remove litter, animal waste, and trash every service stop.
- b. Inspect dog waste bag station and stock bags as needed every service stop. Bags are supplied by contractor.
- c. Inspect and remove debris and trees with every service stop.
- d. Blow entrance area with every service stop.
- e. Inspect turf areas every service stop.
- f. Inspect area for trip hazards and washouts every service stop.
- g. Inspect drains and remove any debris every service stop.
- h. Inspect and clean wash trough and watering station every service stop.
- i. Daily inspect fencing and notify Owner's Representative of needed repairs.
- j. Fill in holes in fenced dog play area as needed.
- k. Prune limbs and shrubs as needed.
- l. Remove dead trees and limbs as needed.
- m. Re-sod and repair worn areas as directed by the Owner's Representative.
- n. Monitor irrigation system.

6. Communication

- a. With every service stop, the contractor will communicate with the owner or the owner's representative for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a monthly written report in a form approved by the owner or owner's representative which details all aspects of the previous month's maintenance activities.
- c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report. A copy of these documents should be submitted to management by the 5th of each month electronically.
- d. Contractor agrees to take part in weekly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within two weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for scheduled meetings.

7. Contractor Personnel

- a. The Contractor shall have a qualified manager on property at all times with the crew. This person should have knowledge of horticultural practices, and be capable of properly supervising others and handling any incident that may arise in the course of a crew

performing maintenance work. In order to maintain continuity, the same site manager is preferred to direct maintenance operations throughout the year. Any changes in supervisory personnel shall be brought to the attention of the Owner's representative.

- b. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.
- c. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- d. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime or misdemeanor to which Management objects. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

8. Additional Services

- a. The Contractor shall provide services over and above the Contract Specifications with written authorization from the Client.

END OF SCOPE OF SERVICES

STARTUP PLAN



This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

First 30 Days

- Meet with Property Manager to review 30 – 60 – 90 Day Plan
- Discuss with Property Manager our “Approach to Services” and “Service Map”
- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Provide solutions to enhance irrigation system
- Begin maintenance – mowing, blowing and edging
- Take soil samples to evaluate quality of soils and adjust fert/chem program accordingly based on results
- Spot treat weeds in turf areas to be reclaimed
- Discuss options for turf areas beyond reclamation
- Continue weed control in planting beds
- Begin bed separation trimming in all planting beds
- Begin elevation pruning on oaks near sidewalks where they are low
- Apply fertilizer to struggling shrubs throughout the property
- Begin insect and disease program on all plant material
- Discuss removing severely declining plant material
- Prepare proposals for replacing missing and dead shrub material throughout property
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern



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Days 30-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our “Approach to Services” and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing and edging
- Continue bed separation in all planting beds
- Retreat turf weeds
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve “curb appeal” in high profile areas

Days 60-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30 day and 60 day plans
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Continue weed control applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing and edging

ABOUT US



Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies. For more than a decade since, we've been linked by a common goal to better serve our clients, sharing our experience in landscape maintenance, landscape installation, landscape enhancement, and tree care services.

Yellowstone Landscape has become one of the industry's fastest growing and most trusted commercial landscaping companies, proudly serving more than 3000 clients from local operating facilities across the South and Southwest.

Yellowstone Landscape is dedicated to creating and maintaining green spaces that enhance the quality of life where you live, work, and play. We provide professional landscaping services to some of the most outstanding homeowner associations, local governments, master planned developments, resorts, corporate campuses, commercial office parks, schools, hospitals, apartment communities and retail centers in the South and Southwest United States.

Quick Facts About Yellowstone Landscape:

- More than 42 Local Operating Branches Across the South and Southwestern United States
- Over 2500 Full-Time Employees & 800 Seasonal and Part-Time Associates
- More than 1000 Vehicles in Our Service Fleet
- Established Executive Leadership and Local Operations Management Teams
- Safety Program Recognized as Among the Most Proactive in the Landscape Industry
- 93% Client Satisfaction Rating in our most recent annual client survey
- 29 National Landscape Awards of Excellence received since 2008
- Ranked #5 in the 2019 Top 100 Largest Lawn & Landscape Companies in North America
- More than 1,000,000 trees planted along public roadways in the last decade

Trusted Across the South and Southwest



Yellowstone Landscape serves our clients from local branch locations across the South and Southwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, and tree care.

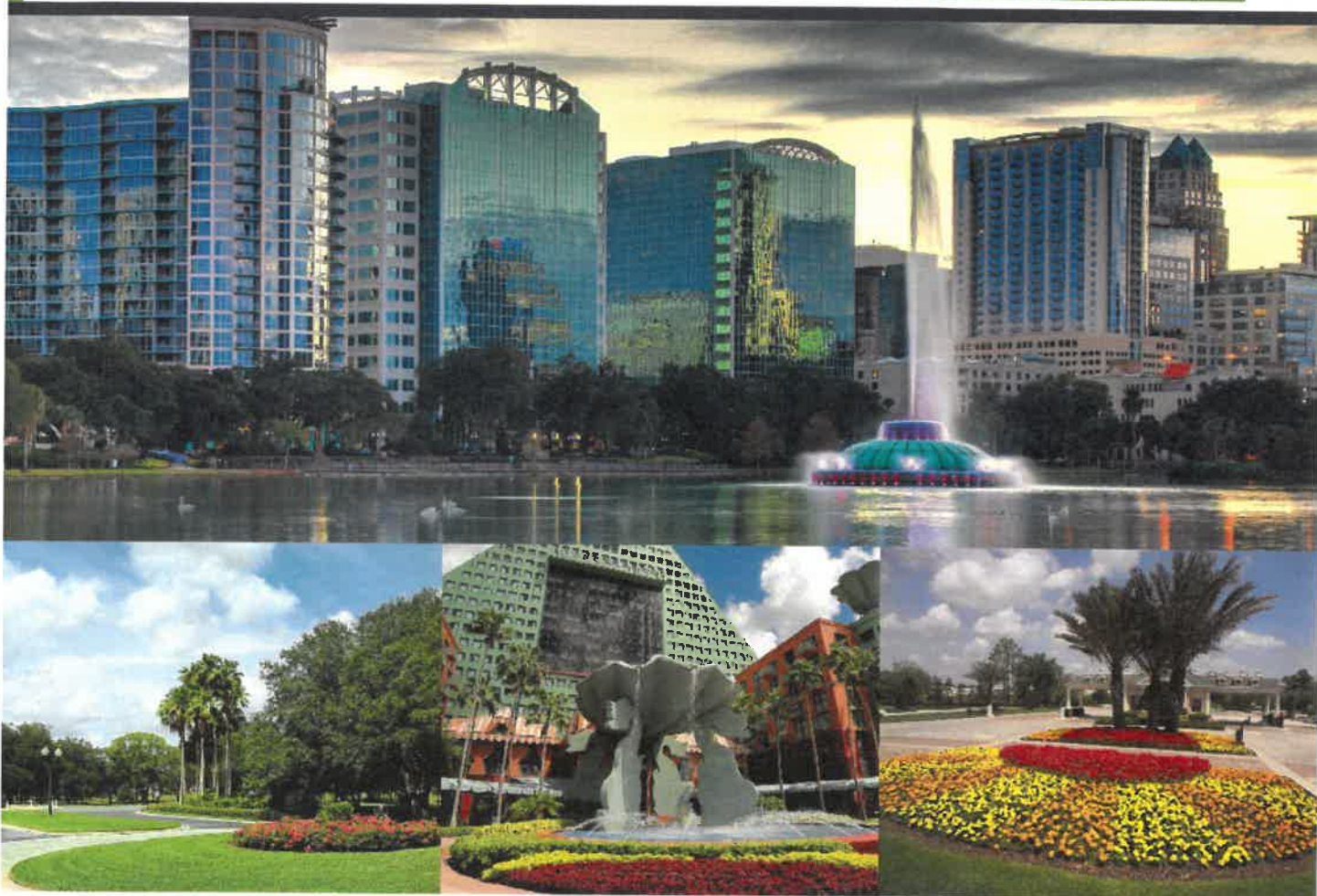
Local operating teams are supported by the collective strength of a national leader in commercial landscaping services. We empower our local leaders to make decisions in the best

interests of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. **Just do what's right.**

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the **trusted commercial landscaping partner** of choice to more than three thousand clients across the South and Southwest.

Proud to Serve Orlando



Excellence in Commercial Landscaping for Your Orlando Area Properties

Yellowstone Landscape is proud to serve Central Florida's commercial landscaping needs from two branch locations in Orlando. With **more than 150 local employees**, we're one of the largest and most awarded commercial landscape service firms in the greater Orlando area.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail shopping centers.

Our service teams are ready to provide you with **Orlando's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Orlando-North Offices
1930 Silver Star Road
Orlando, FL 32804
407.814.2400

Orlando-South Offices
1773 Business Center Lane
Kissimmee, FL 34758
407.396.0529

Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a safe, healthy work environment, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to behave professionally and remain alert to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination management tools to create an environment where it is less likely that the pest will return.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment.

Organic Options: We offer organic alternatives to all traditional management solutions.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in our industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Del Webb Lake Oconee; Greensboro, Georgia; 2018

Mesa Del Sol; Albuquerque, New Mexico; 2018

Hermann Park; Houston, Texas; 2017

Walton Riverwood; Atlanta, Georgia; 2017

Legacy of Leesburg; Leesburg, Florida; 2017

Swan and Dolphin Resort; Orlando, Florida; 2016

Cane Island Amenity Village; Katy, Texas; 2016

Tradition; Tradition, Florida; 2015

AAA Headquarters; Lake Mary, Florida; 2013

Technology Park Atlanta; Peachtree Corners, Georgia; 2013

Boeing 787 Assembly Facility; North Charleston, South Carolina; 2012

Waldorf Astoria Resort; Orlando, Florida; 2012

Grand Haven; Palm Coast, Florida; 2011

Fleming Island Plantation; Orange Park, Florida; 2010

Hammock Beach Resort; Palm Coast, Florida; 2008

Reunion Resort & Club; Orlando, Florida; 2007

Our People. Your Partner.



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 2500 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

Building Lasting Partnerships



Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to continuing our tradition of award-winning service as we build new relationships with clients across the South and Southwest.

Seasonal Color Installations



If you want to make a big impact and create dramatic curb appeal for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “bring the wow” to your entrances and feature areas with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a custom design proposal tailored to your preferences, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with tighter spacing to create more vibrant color and instant impact. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.

Landscape Installation



You need your landscape installation project completed safely, on time and on budget.

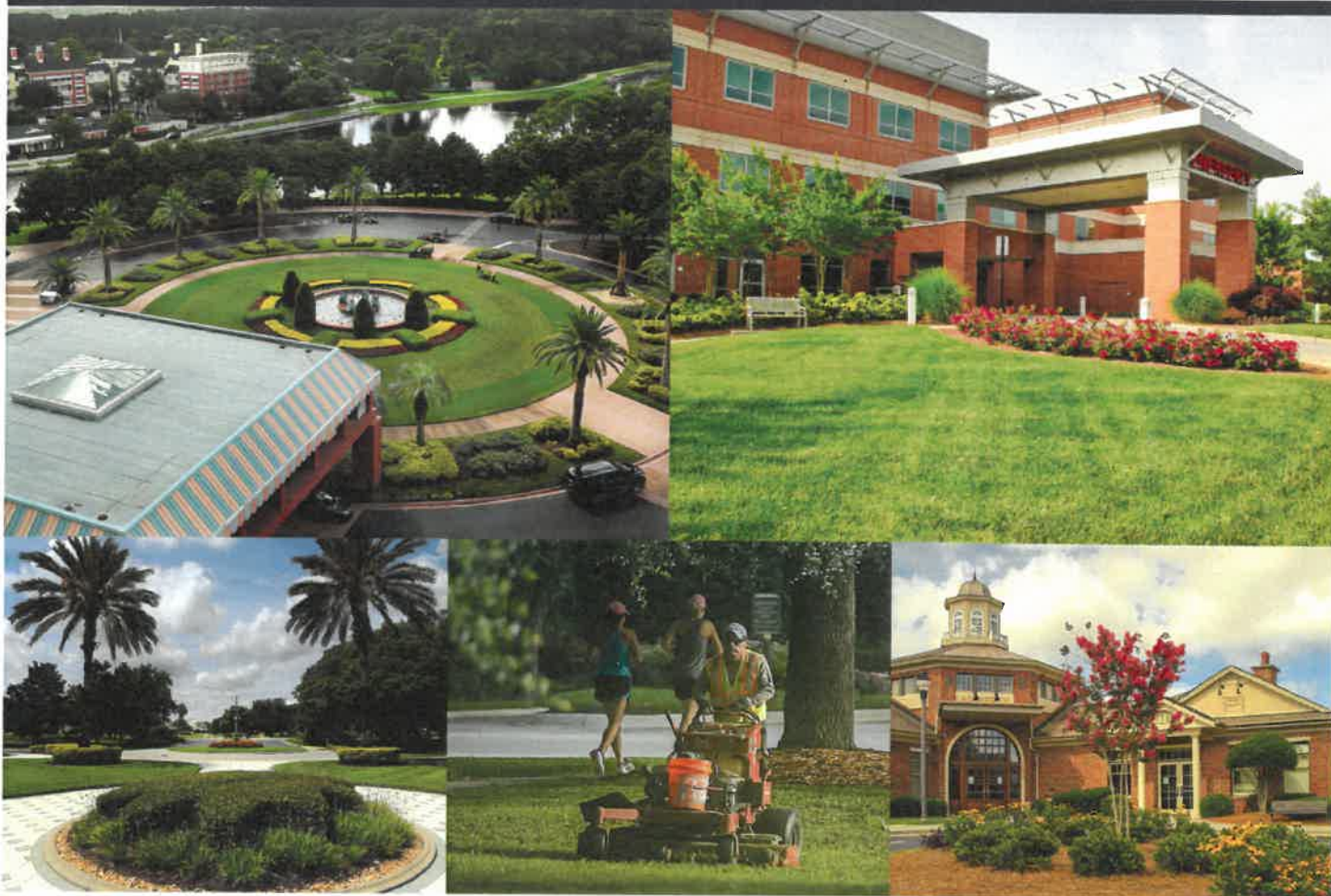
Our Landscape Installation Teams will do everything we can to make sure your project stays on schedule (or gets back on schedule), with experience and **capabilities scalable to handle any project and any time line.**

All Landscape Installation projects start with a meeting to thoroughly review your site and your design plans, verifying that the plant material selected is suitable for your project's environment. With experts on staff in Landscape Design and Landscape Maintenance, we'll offer recommendations to **preserve the**

long term health and appearance of the project after installation. We can also suggest alternate, native plant materials and trees to help conserve water usage, while preserving the project's intended visual appeal.

We offer **extended warranties** on all plant materials that we install, when you allow us to provide ongoing landscape maintenance services. We offer this to our clients because we install every landscape with the goal to become **your lifetime landscape service partner**, growing with you as your landscape matures.

Landscape Maintenance



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into your **Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, when you need it.

Irrigation Installation & Management



There is nothing more essential to the success of your landscape than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require special certification to install and operate.

Our Irrigation Installation and Management Professionals are experts in all major commercial irrigation systems. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, our Irrigation Teams are dedicated to protecting your valuable water resources. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These guidelines govern how we design, install, and maintain your irrigation system.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Landscape Design



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You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer **Landscape Design** as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.



Design Capabilities

Eagles Dunes Sorrento, FL

Conceptual Rendering-Plants Depicted At Mature Stage



Existing



Potential

Landscape Design Suggestions

- Crinum Lily 'Queen Emma' (C.L.)
- Podocarpus 'Pringles' (P.D.)
- Arboricola 'Trinette' (A.T.)
- Landscape Boulder (L.B.)
- Planters (P.L.)
- Liriope (L.P.)
- Sod (S.D.)

Stoneybrook Mount Dora Fl.

July, 2020

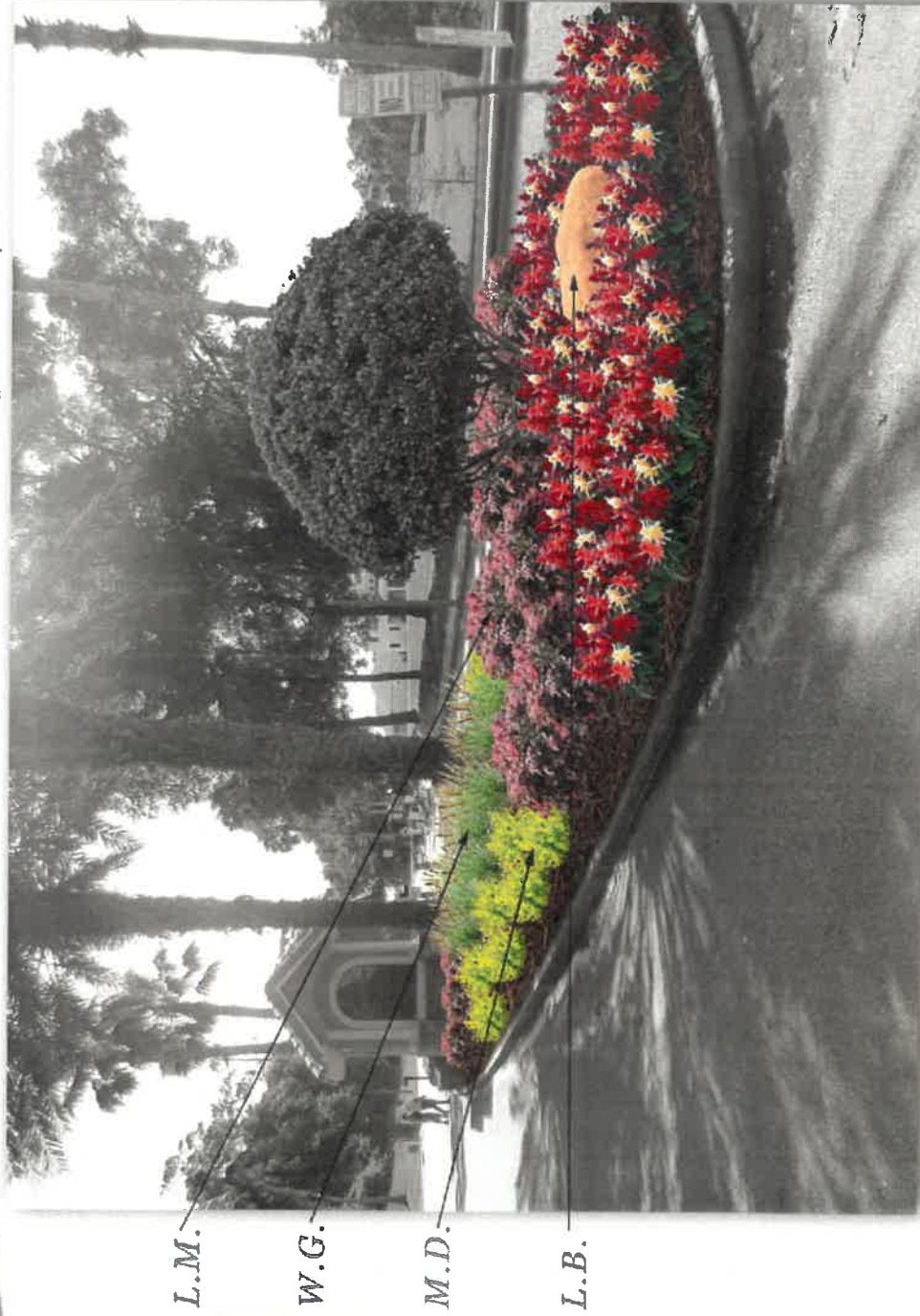
Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

- Loropetalum (L.M.)
- White Fountain Grass (W.G.)
- Gold Mound Duranta (M.D)
- Landscape Boulder (L.B.)



Potential

Stevens Plantation St. Cloud, FL

September, 2019

Conceptual Rendering-Plants Depicted At Mature Stage



Existing

Landscape Design Suggestions

Arboricola 'Trinette'
Podocarpus 'Pringles'



Potential

Hurricane Preparedness

Our priority at Yellowstone Landscape, should a hurricane or tropical storm be in the area, is for you to have a stress and worry free experience when dealing with landscape clean up after the storm.

As soon as conditions are safe, Yellowstone Landscape's landscape management crews are out cleaning up downed trees, tree limbs, and any other debris created by a hurricane or tropical depression to restore the property's landscape to it's original condition. Both local resources and statewide resources are readily available to assist with the storm clean up.

Local Resources

Each region is built with a solid team and resources, including an ample fleet of heavy machinery.

Additional Available Resources throughout the Southeast

Yellowstone Landscape has offices throughout the South. When a hurricane or other natural occurrence happens, resources are available from these districts.

Total Team Members	2000
Total CAT Equipment	50+
Trucks in Total Fleet	500+



Case Study

With the consecutive hurricanes that hit the Treasure Coast in 2004, the area was in need of an extensive landscape clean up, and our local office was in need of more resources. Ten employees along with multiple equipment from our Palm Coast office travelled to Treasure Coast, arriving at 6 a.m. the day after the storm, to help with roadway and entrance clean up, tree removal, etc. The crew stayed a few weeks to ensure each of the landscapes of the properties we maintain were back in pristine condition.



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FROM THE CLIENT'S PERSPECTIVE

"Here is great news! A resident called this a.m. and gave kudos to me about your team's dedication during last week's trials and tribulations with [Tropical Storm] Fay. She could not say enough about organizing, planning and getting down and working hard."

Property Manager
Port St. Lucie Property



November Report

Date : Wednesday, November 20, 2019

Property : Stevens Plantation

Account Manager : Paul A Newman

Maintenance Activities

- Emptying of trash receptacles and DogiPots weekly throughout Stevens Plantation : Wednesday through Friday.
- Trim and detail shrubs beds at community entrance
- Perform Mechanical and chemical weed landscape beds along Nolte road and community entrance
- Continue treating ant mound throughout property as needed
- Perform Mechanical and chemical weed landscape beds along Nolte road and community entrance
- Cut back ornamental grasses on the north side of Nolte road
- Begin cutting back Ornamental grasses on the south side of Nolte road
- Cut back encroaching Woodline behind Dodi station on Pawleys loop
- Mulch all landscape beds and tree rings along Nolte road and community entrance
-

Mowing Activities

- Perform weekly mowing and string trimming of retention ponds and common areas Bahia grass
- Perform weekly mowing service on all St Augustine along Nolte road and community entrance

Irrigation Activities

- Repair irrigation break by sidewalk on the south side of Nolte road
- Repair 4 inch main line leak on the exit side of the Estates

Fertilization and Pest Control Activities

- All St Augustine turf areas was fertilize with 16-2-8 fertilizer
- All St Augustine turf areas was treated for turf weeds : Pre and Post emergent herbicide
- All St Augustine turf areas was for Chinch bug with insecticide

Projected Work

- Change out annual beds with Poinsettias and white Petunia November 26 -2019
- Continue cutting back Ornamental grasses on median Nolte road
- Raised canopy on Bald Cypress tree along Nolte road
- Cut back encroaching wood line by land bridge between Magnolia green and Varandah Lakes along Nolte rd.
- Raised canopy on Oak trees along Nolte road
- Begin selectively cutting back encroaching wooded at around retention pond



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Date: 1-11-19

Job Name: OKAHUMPKA SERVICE ALAIA

Controller:

Job Number:

Stations: 20

SVC: Y or N

Rain Sensor: (Y) or N

Controller # of

Program "A" Total Run Time =
1-7 Su (M) T (W) Th F S
 Start Time: 10PM / /

Program "B" Total Run Time =
8-14 Su M T (W) (Th) F S
 Start Time: 10PM / /

Program "C" Total Run Time =
 Su M T W Th F S
 Start Time: / /

Program "D" Total Run Time =
16-20 Su (M) T W (Th) F S
 Start Time: 3PM / /

STATION	PROGRAM	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees	Jasmine	
1	A	60			✓							4 Breaks in Drip
2	A	60			✓							2 Breaks in Drip
3	A	60			✓	✓						
4	A	60			✓							
5	A	60			✓							
6	A	60			✓							
7	A	60			✓							Broken Valve Needs to be replaced
8	B	60			✓							2 Breaks in Drip
9	B	60			✓	✓						
10	B	60		✓	✓							1 Broken Rotor / 1 Broken Nozzle
11	B	60			✓							Bad Solenoid / 1 Break in Drip
12	B	60			✓							1 Break in Drip
13	B	60			✓							1 Break in Drip
14	B	60			✓	✓						1 Broken Bubbler
15	NO	N/A	Not a station									
16	D	50			✓							2 Breaks in Drip
17	D	50			✓							
18	D	50			✓							

Time for Repair: CH MH
 Forman: Paul

Repairs Completed: YES or NO
 Urgent Repair: YES or NO

SAMPLE

Lawn & Ornamental Report

Contractor: Yellow Stone Landscapes Property: Wyndor Park Date: 1/18/17

Applicator Information:

Name -

Jaime, Kasey, Brad, Manny

Turf Application

☒

Scheduled Application

☒

I.D. Card # -

Ornamental Application

Service Call

☐

Turf Application Information

Ornamental Application Information

Fertilization	Weed Control	Disease & Insect	Fertilization	Disease & Insect
Liquid: <input checked="" type="checkbox"/> Granular: <input type="checkbox"/> 1) Analysis: <u>12-0-0</u> Application Rate: <u>1#</u> (lbs. N / 1000 Sq. Ft.) Area(s) Treated: <u>All Turf</u> 2) Analysis: _____ Application Rate: _____ (lbs. N / 1000 Sq. Ft.) Area(s) Treated: _____	Liquid: <input checked="" type="checkbox"/> Herbicide(s) Used: 1) <u>Atazine</u> 2) <u>Speedzone</u> <u>Pre-M</u> Area(s) Treated: <u>All Turf</u> Granular: <input type="checkbox"/> Herbicide Used: 1) _____ Area(s) Treated: _____	Fungicide / Insecticide Used: 1) <u>Tal-star</u> Target Pest: <u>Ants, Fleas, Ticks</u> Area(s) Treated: <u>All Turf</u> 2) <u>Edge 20EW</u> Target Pest: <u>Leaf Notch, Brown Patch</u> Area(s) Treated: <u>All Turf</u> Report Item #(s): _____	Liquid: <input type="checkbox"/> Granular: <input type="checkbox"/> 1) Analysis: _____ Palms: <input type="checkbox"/> Annuals: <input type="checkbox"/> Plants: <input type="checkbox"/> All <input type="checkbox"/> Selected 2) Analysis: _____ Palms: <input type="checkbox"/> Annuals: <input type="checkbox"/> Plants: <input type="checkbox"/> All <input type="checkbox"/> Selected Report Item #(s): _____	Fungicide / Insecticide Used: 1) _____ Target Pest: _____ Plants(s) Treated: _____ 2) _____ Target Pest: _____ Plants(s) Treated: _____ 3) _____ Target Pest: _____ Plants(s) Treated: _____ Report Item #(s): _____

Comments & Observations:

Lots of thinned areas, turf will thicken up in summer. Heavy weed population.
This application will reduce weed. will need to be sprayed again in June control, Applied Pre-M

Technician's Signature

Manager's Signature:

Celebration



LOCATION

Orlando, Florida

CLIENT

Celebration Residential Owners
Association, CCMC

PROPERTY TYPE

Community

SERVICES PROVIDED

Landscape Design
Landscape Enhancement
Landscape Maintenance

Celebration is a community of more than four thousand residences, located just minutes from the gates of Walt Disney World in Orlando, Florida.

Originally developed by the Walt Disney company, Celebration is meant to exemplify the values and ideas about community and progress that have long been championed by the Disney organization.

Celebration includes shopping, parks, offices, and entertainment areas, in

addition to the private residences and neighborhoods within the community.

Yellowstone Landscape began a partnership with Celebration in 2018 to maintain the landscape of the community's recreation facilities and parks, including all regular maintenance, irrigation, spray applications, and enhancement design services. The partnership has since proven mutually beneficial to both Yellowstone and Celebration.

Reunion Resort & Club



LOCATION
Orlando, Florida

CLIENT
Salamander Hotels & Resorts, GMS,
Aegis Community Management

PROPERTY TYPE
Resort Community

SERVICES PROVIDED
Landscape Design
Landscape Installation
Landscape Maintenance

Reunion Resort & Club is a 2,300-acre master-planned resort community located in Orlando, Florida.

Reunion is proud to be the only resort community in the world that offers three signature golf courses, designed by golf legends: Jack Nicklaus, Arnold Palmer and Tom Watson.

Reunion's Linear Park, a popular wedding venue, includes structured planting beds and majestic oaks. The five-acre water park, another popular area of the resort, brims with colorful, tropical plants.

Since design and installation began, Yellowstone Landscape has been Reunion's exclusive professional landscape service partner.

The resort community's landscape maintenance areas include over 800,000 square feet of ornamental beds in addition to the acres of manicured turf, 3,000 trees and over 500 palms.

The resort's active special event schedule requires constant coordination between service teams and Reunion's various property management entities.

Waldorf Astoria Orlando Resort



LOCATION
Orlando, Florida

CLIENT
Waldorf Astoria Hotels & Resorts

PROPERTY TYPE
Resort

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

The Waldorf Astoria Orlando Resort features unrivaled luxury accommodations from one of the world's most famous hotel brands.

The client requires meticulous attention to detail and an immaculate appearance in their landscape at all times. Yellowstone Landscape delivers best in class landscape management with attention to detail, pro-active services and sensitivity to the Waldorf guests' experience.

Landscape service crews use electric equipment to reduce noise on the property, and only service the landscape during weekday mornings, completing by 8am to preserve the Waldorf Astoria's focus on their guest's comfort.

The property was awarded a National Landscape Award of Excellence Grand Award in 2012, recognizing it as one of the nation's most outstanding commercial landscape management projects.

FEATURED PROJECT

Walt Disney World Swan & Dolphin Resort



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LOCATION

Orlando, Florida

CLIENT

Starwood Hotels and Resorts

PROPERTY TYPE

Resort Community

SERVICES PROVIDED

Landscape Design
Landscape Enhancement
Landscape Maintenance

The Swan and Dolphin Resort is situated on 87 acres within Walt Disney World. The resort is comprised of two separate hotels, The Swan and The Dolphin, joined by a palm tree-lined bridge between the two hotels.

The resort complex features all the expected Disney amenities, including 5 pools, a white sand beach, restaurants, spas, and conference spaces, all surrounded by immaculately maintained tropical landscaping.

Frequent special events like the annual Food and Wine Festival, require

careful planning between our on site service team and the owners.

As a designated Florida Green Lodging Property, the resort mandates the use of integrated pest management practices and that service teams monitor emissions and irrigation usage in order to minimize the environmental impact of our services.

In 2016, The Swan and Dolphin received a National Landscape Awards of Excellence Grand Award, the commercial landscape industry's highest honor.

Waterleigh



LOCATION

Orlando, Florida

CLIENT

Waterleigh Master Community Association, ACCESS Management

PROPERTY TYPE

Community Association

SERVICES PROVIDED

Landscape Design
Landscape Enhancement
Landscape Maintenance

Waterleigh is a rapidly expanding planned community, situated around a string of lakes and wetlands near Walt Disney World and other major attractions in Orlando, Florida.

At full build-out, the community will include over four thousand homes, shopping, dining, and its own public elementary and middle schools.

The scope of the community's landscape services agreement includes not only the expansive common and amenity areas, but each resident's private yard as well.

Yellowstone began a partnership with Waterleigh in 2017 and has expanded with the community as it has grown, taking on new homes and phases of the development as they are completed.

The community most values our team's responsiveness to resident requests, with the community's dedicated Account Manager sometimes fielding over 300 requests per month.

Our service team takes great pride in our partnership with Waterleigh and looks forward to further expanding with the community.

Golden Oak



LOCATION

Orlando, FL

CLIENT

Golden Oak

PROPERTY TYPE

Resort Community

SERVICES PROVIDED

Landscape Design
Landscape Enhancement
Landscape Maintenance

Golden Oak is the pinnacle of resort community living in Central Florida. It represents the continuation of the vision that began as the most magical resort, theme park and entertainment brand in Central Florida.

The community provides residents the ability to create exceptional family experiences. Amidst a setting that celebrates both resort living and Old World Florida, the community's homes and common areas are meticulously groomed by a full-time, dedicated Yellowstone Landscape service team.

The community's grounds feature inviting parks, gardens, landscapes and sculptures of classic animated movie characters emerging along ribbons of sidewalks, paths and footbridges within and between neighborhoods.

Yellowstone began servicing select estate homes within Golden Oak in 2019, and became the exclusive service provider for all landscape services within the community and common areas in January of 2020.

References



At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name: Waterleigh HOA Phase 1 and 3 (600 single family homes, 200 townhomes currently, and common areas. Still being built out)
Client Since: 2017
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Michelle Collier, *Senior Community Association Manager*
Access Management
16150 Pebble Bluff Loop, Winter Garden, FL 34787
407.605.5588
mcollier@accessdifference.com

Project Name: Stevens Plantation CDD (roadways, ponds, and common areas)
Client Since: March 2019
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Ariel Medina, *Field Services Supervisor*
Inframark
313 Campus Street, Celebration, FL 34747
407.566.4122
ariel.medina@inframark.com

Project Name: Celebration Residential Owners Association (Parks, Facilities, Sports Fields, and 152 single family homes and 109 townhomes)
Client Since: January 2018
Services Provided: Landscape Design & Installation, Landscape Maintenance
Client Contact Information: Suzan Kearns, *Community Manager*
CCMC
851 Celebration Ave. Celebration, FL 34747
407-566-1200
skearns@celebrationtownhall.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/29/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown of Florida, Inc. P.O. Box 2412 Daytona Beach FL 32115-2415	CONTACT NAME: Elinn Peacock PHONE (A/C, No, Ext): (386) 944-5804 FAX (A/C, No): (386) 333-6113 E-MAIL ADDRESS: epeacock@bbdaytona.com																					
INSURED YELLOWSTONE LANDSCAPE, INC 3235 N STATE STREET PO BOX 849 Bunnell FL 32110	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>United Specialty Insurance Company</td><td>12537</td></tr><tr><td>INSURER B:</td><td>Travelers Property Casualty Company of America</td><td>25674</td></tr><tr><td>INSURER C:</td><td>Great American Insurance Company</td><td>16691</td></tr><tr><td>INSURER D:</td><td>The Charter Oak Fire Insurance Company</td><td>25615</td></tr><tr><td>INSURER E:</td><td>American Guarantee and Liability Insurance Company</td><td>26247</td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	United Specialty Insurance Company	12537	INSURER B:	Travelers Property Casualty Company of America	25674	INSURER C:	Great American Insurance Company	16691	INSURER D:	The Charter Oak Fire Insurance Company	25615	INSURER E:	American Guarantee and Liability Insurance Company	26247	INSURER F:		
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INSURER E:	American Guarantee and Liability Insurance Company	26247																				
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:** 19-20**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PESTICIDE & HERBICIDE GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			ATNATL1914413	04/30/2019	04/30/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			TC2JCAP9D89521919	04/30/2019	04/30/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			TUU254554401	04/30/2019	04/30/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB2N1103271951D	04/30/2019	04/30/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	EXCESS LIABILITY			AEC346775300	04/30/2019	04/30/2020	OCC & AGG 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE NOTES FOR POLICY COVERAGE FORMS

CERTIFICATE HOLDER**CANCELLATION**

YELLOWSTONE LANDSCAPE INC
3235 N STATE ST
PO BOX 849
BUNNELL

FL 32110

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Yellowstone Landscape - Southeast, LLC	
2 Business name/disregarded entity name, if different from above dba Yellowstone Landscape	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► C Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 3235 N. State Street, PO Box 849	Requester's name and address (optional)
6 City, state, and ZIP code Bunnell, FL 32110	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
2	0	-	2	9	9	3	5	0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Chris Roberts</i>	Date ► <i>1/14/19</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Certified Pest Control Operator



YELLOWSTONE
LANDSCAPE

State of



Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF235888

DAVID BOLDMAN

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

*in conformity with an Act of the Legislature of the State of Florida regulating the
practice of Pest Control and imposing penalties for violations.*



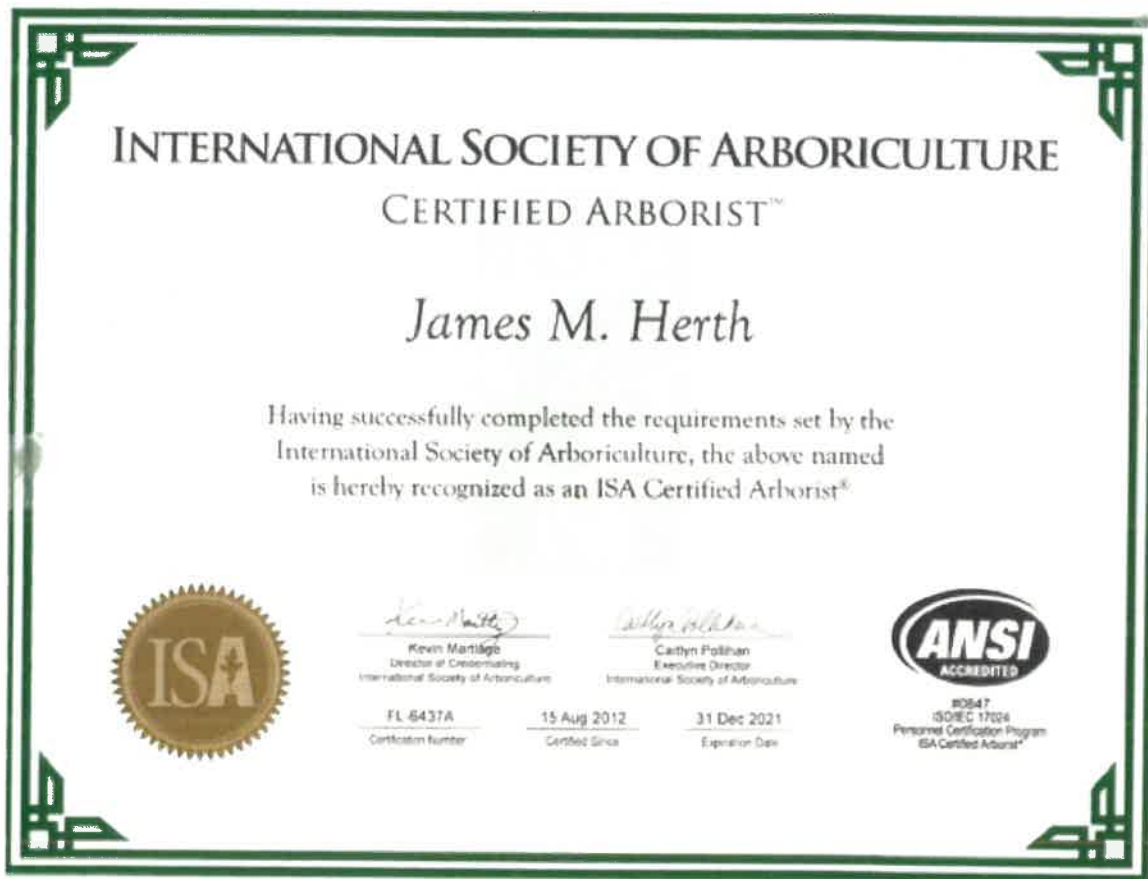
Adam H. Putnam
Commissioner of Agriculture

*In Testimony Whereof, Witness this
signature at Tallahassee, Florida on August 5, 2015*

Chief, Bureau of Licensing and Enforcement

PDACS 13618.06/01

Certified Arborist





2020 Hourly Rates

HURRICANE CLEAN UP HOURLY RATES

	*NORMAL RATES	*WEEKEND RATES	*HOLIDAY RATES
Supervisor w/Chainsaw:	\$ 55.00/hr. \$	\$ 65.00/hr.	\$ 85.00/hr.
Laborer:	\$42.00/hr.	\$ 50.00/hr.	\$ 65.00/hr.

If Required:

Dump Truck (F-450) and Chipper:	2,000.00/day*
Large Truck and Chipper:	3,000.00/day*

Grapple Truck	Pricing based on quantity of debris needing to be removed from site
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**Hours that rates apply:*

- - Normal Rates: Mon-Fri From 7:00 A.M. to 4:00 P.M.
- - Weekend Rates: Starts Fri. 4:00 P.M. and Ends on Mon. 7:00A.M.
- - Holiday Rates: Entire 24-hour period of recognized holiday.

**Rates charged port to port*



Client Name: Government Management Services

Property Name: Storey Park CDD

Billing Address: 219 E Livingston Street
Orlando, FL 32601

Property Address: Dowden Road
Orlando, FL 32832

Property Contact: Alan Scheerer

Contractor: Yellowstone Landscape
PO Box 849
Bunnell, FL 32110

Property Contact Email: ascheerer@gmscfl.com

Yellowstone Contact: Erica Slichter

Property Contact Phone: 407-841-5524

Yellowstone Contact Email: eslichter@yellowstonelandscap
e.com

Contract Effective Date: 4-1-21

Yellowstone Contact Phone: 407-814-2400

Contract Expiration Date: 3-31-22

Yellowstone Scope of Services: The Client agrees to engage Yellowstone Landscape to provide the services and work described in the attached Bid Summary

Initial Term: 12 months

Compensation Schedule:

The Client agrees to pay Yellowstone Landscape (\$35,280.00) annually, in equal monthly installments billed in the amount of (\$2,940.00) upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: **Yellowstone Landscape**

Accepted by: **Government Management Services**



SIGNATURE
Alan Scheerer

Printed Name: **Brian Wester, Regional Vice President**
Yellowstone Landscape | Storey Park (11)

Printed Name: **Alan Scheerer**



Storey Park CDD
Exhibit A
Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing & Clean Up & Detailing **\$23,400.00**

*Includes mowing, edging, string-trimming,
clean-up, shrub pruning, and weed removal*

IPM - Fertilization & Pest Control **\$1,200.00**

Fertilization/Fungicide/Insecticide/herbicide/weed control

Irrigation Inspections **\$600.00**

Includes monthly inspections with reports

Grand Total Annual	\$25,200.00
Monthly	\$2,100.00

Additional Services

Pine bark Mulch (1x/year) **\$8,280.00**

estimated 180 cubic yards to mulch entire property

Palm Pruning (2x/year) **\$1,800.00**

Prune 27 Sabal palms

Annuals \$1.60 per annual

Grand Total Annual (with additional services)	\$35,280.00
Monthly (with additional services)	\$2,940.00

Client Initial: _____

Creating premier properties. Building lasting relationships

TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to: **Yellowstone Landscape, PO Box 101017, Atlanta, GA 30392-1017.**

Termination for Cause: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing and pay Yellowstone for all Services performed to the effective date of termination.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: By entering into this Agreement, the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be, and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

SECTION VII



February 18, 2021

Storey Park Community Development District
c/o Governmental Management Services - Central Florida, L.L.C.
219 East Livingston Street
Orlando, Florida 32801
Attention: Mr. George Flint

Re: Storey Park CDD, Series 2021 Bonds

Dear Mr. Flint:

We are writing to provide you, as Storey Park Community Development District the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)¹ (the "Notice").

The Issuer has engaged FMSbonds, Inc. ("FMS") to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

The specific terms under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters of Municipal Securities (effective August 2, 2012).

- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.²

The underwriter will be compensated by a fee and/or an fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

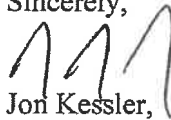
It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

² Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

The MSRB requires that we seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above within five (5) business days of the date of this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds, and we appreciate the opportunity to assist with your financing need. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Kessler', is written over the printed name.

Jon Kessler,
FMSbonds, Inc.

Acknowledgement:

Storey Park Community Development District

By: _____

SECTION VIII

SECTION A

Storey Park
Community Development District
ENGINEER'S REPORT

Revision 7 – Parcel K Boundary Expansion

Prepared For
Storey Park Community Development District

Date
February 22, 2021



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Section 1 Introduction

1.2. Location and General Description

The Wewahootee Planned Development (PD) (f.k.a. Innovation Place PD) (the "Development") is a mixed-use planned project located within the City of Orlando in Orange County, Florida, Sections 32 and 33 Township 23 South, Range 31 East and Sections 2,3,4,5,8,9,10,1,15, and 16 Township 24 South, Range 31 East. The Development is located east of SR 417 and north of Wewahootee Road and is approximately 1266 acres +/- (See Exhibits 1 & 2). Zoning for the Development was approved by the City of Orlando as the Wewahootee PD on December 16, 2013.

The Storey Park Community Development District (the "District") consists of a portion of the Development and the District includes approximately 993.3 acres (see Exhibits 3 and 10).

In October 2019, the District approved a contraction of the District. This contraction included the extraction of 14.94 acres within Assessment Area One, which was planned for 30 multifamily units and 82,000 square-foot commercial development. In November 2020, the District approved an expansion of the District to add Parcel K-1. The expansion includes 132.5 acres and is planned for 588 residential units.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements financed and to be financed by the District. The District has and will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The built and proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

Description of Land Use

The lands within the District encompass approximately 993.3 acres. Based on the PD the development program allows for construction of 1,757 residential units (1,201 single family detached/attached units and 556 multifamily units) and 82,000 square feet of commercial development. The approved land uses within the District include the following areas. Exhibits 10, 11, 15 and 16 provide detail on land use locations and the development program.

Proposed Development	Approximate Acres
Office Low Intensity ⁽¹⁾	549.5
Neighborhood Activity Center	17.2
Conservation	342.8
Existing Lake/Conservation	30.3
Roads	32.4

- (1) Per City of Orlando Code 58.281, Office Low Intensity includes residential land use. The development program can be amended based on the Trip equivalency conversion matrix approved with the PD.

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each project design, the individual permits that need to be obtained will need to be evaluated; not all will necessarily apply to every sub-phase within the District.

Permitting Agencies & Permits Required

1. City of Orlando
 - a. Specific Parcel Master Plan
 - b. Preliminary Plat
 - c. Mass Grading (optional)
 - d. Final Engineering Construction Plan Approval
 - e. Final Plat
2. South Florida Water Management District
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering for Onsite Improvements
 - b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering for Onsite Improvements
3. Orange County Utilities
 - a. Final Engineering Construction Plans –Water, Sewer, and Reclaimed Water Distribution Systems
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. FEMA
 - a. Conceptual Letter of Map Revision – Fill (CLOMR-F)

- b. Letter of Map Revision – Fill (LOMR-F)
6. Army Corp of Engineers
7. Florida Fish and Wildlife Conservation Commission (FWC)
8. Florida Gas

Please refer to Exhibit 14 for a detailed summary of the permits obtained or under review within the Development as a whole and/or District alone. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the capital improvements for the District and the public infrastructure as presented herein and that all permits not issued, which are necessary for the District and public infrastructure to proceed, will be obtained during the ordinary course of development.

Section 3 Infrastructure Benefit

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, perimeter landscape and irrigation improvements.

Incidental public benefits include those benefits received by the general public who do not necessarily reside or own land within the District. The general public will benefit from the improvements provided by the District including the regional transportation improvements, water, sewer, and reclaimed water main extensions along Dowden Road and Storey Park Boulevard.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a mixed use community. The District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure. Lennar Homes (the Developer) or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

Section 4 Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, stormwater management systems, potable water, reclaimed water, and sewer systems. The proposed infrastructure improvements addressed by this report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway improvements, landscaping, street lighting, pavement markings and signage, as well as potable watermain, reclaimed watermain and sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 5 through 9. Exhibit 13, details the Cost

Opinion for the District's capital improvement plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District issued its first series of tax-exempt bonds for the property referred to as "Assessment Area One" in 2015. Assessment Area One consists of approximately 194 acres of land owned by the Developer and planned for approximately 701 residential units and 82,000 square feet of commercial space, and are hereby designated as "Area 1" and "Area 2" on Exhibit 11. The Capital Improvement Plan for Assessment Area One provides benefit to the residential units and commercial space in Assessment Area One and, once completed, the Capital Improvement Plan for Assessment Area One can exist without the remaining portions of the Capital Improvement Plan being completed.

The District issued the bonds for Assessment Area Two in 2018. Assessment Area Two consists of approximately 89 acres of land owned by the Developer and planned for approximately 263 residential units. Assessment Area Two is hereby designated as Area 3 and Area 4 on Exhibit 11.

The District issued the bond for Assessment Area Three in 2019. Assessment Area Three consists of approximately 69 acres of land owned by the Developer and planned for approximately 205 residential units. Assessment Area Three is designated as Area 5 and Area 6 on Exhibit 11.

Assessment Area Four is anticipated to be the next series of bond issuance in 2021. Assessment Area Four consists of approximately 101 acres of land owned by the Developer and planned for approximately 357 residential units. Assessment Area Four is designated as Area 10 and Area 11 on Exhibit 11.

Assessment Area Five is anticipated to be the following series of bond issuance in 2022. Assessment Area Five consists of approximately 46.4 acres of land owned by the Developer and planned for approximately 231 residential units. Assessment Area Five is designated as Area 12 on Exhibit 11.

There may, however, be certain developer obligations under permits or agreements, including offsite improvements, that the Developer will be obligated to complete even if the remaining portions of the Capital Improvement Plan are not completed.

Section 5 Description of Capital Improvement Plan

5.1 Roadway Improvements

The District will fund roadway construction internal to the District consisting of local roadways and alleys. Exhibit 5, Roadway Ownership Map, provides a graphical representation of the proposed improvements. All such local roadways or alleys will be open to the public.

Dowden Road, Storey Park Boulevard, and Story Time Drive, within the CDD boundary, was constructed and funded by the Developer and, per the Annexation and Development Agreement, dated September 23, 2013 ("Annexation Agreement"), the City of Orlando provided impact fee credits for the construction costs associated with Dowden Road, Storey Park Boulevard, and Story Time Drive. These three roadways are not included in the District's capital improvement plan since they are impact fee eligible.

In addition to roadway construction, the Developer is obligated, per the Annexation Agreement, to pay a Transportation Proportionate Share for Off-site Roadway Improvements. Transportation Phase 1 payments have been identified to fund improvements to existing Narcoossee Road (Goldenrod to Lee Vista) and existing Dowden Road (Narcoossee to SR 417). The obligation for payment of the Phase 1 proportionate share, based on segments of land ownership area and development program, is as follows:

Transportation Prop. Share Phase 1	Percent	Fee Amount
Developer (“Lennar”)	48.16%	\$1,544,365

The Developer payment amount of \$1,544,365 has been included as part of the District capital improvement plan costs since it is a required cost of public improvements and the proportionate share payment is not impact fee credit eligible. Any payment made by the Developer will be a payment made on behalf of the District. This amount correlates to the land area and development program within the District boundary. Payment of the Transportation Proportionate share is due to the City following approval of each Specific Parcel Master Plan (SPMP) based on the number of lots approved.

5.2 Stormwater Management

The District will fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with the City of Orlando and South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6A, Post-Development Basin Map and Exhibit 6B, Stormwater Management Map, provide graphical representations of the stormwater management system.

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0060G dated June 18, 2013, portions of the project site are located within the 100-year flood zones, Zone AE and Zone A. Areas located within Zone AE are designated by FEMA with a determined 100-year flood elevation; areas within Zone A are identified as within the 100-year floodplain but with an undetermined elevation. Exhibit 6C, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries. The majority of the property within the District lies within FEMA Zone X, which is outside of the 500 year flood zone.

Any filled areas below the 100-year flood elevation will result in impacts which will require mitigation in the form of a volume-for-volume match between floodplain impacts and compensating storage. Detailed floodplain fill impact and compensating storage calculations were prepared and approved with the Master Drainage Plan and SFWMD ERP Permit approved by SFWMD and City of Orlando. Note, the compensating storage for the Development was prepared for the Development as a whole. Because the District will be developed in phases, special attention will need to be provided to the location of the floodplain compensating storage as it will not always be located within the same parcel. As of February 2015, an application was currently under review by FEMA for a Conditional Letter of Map Revision based on Fill (CLOMR-F) which provides

conceptual approval of the fill to be placed on the property which would remove areas of the Development from Zone AE. After fill has been placed, survey elevations will be required and a Letter of Map Revision based on fill LOMR-F will be required to receive final approval from FEMA that Development areas are located outside of Zone AE and therefore removed from the 100-year floodplain. The District capital improvement costs for fill are associated only with capital improvements and the District will not finance the cost of any fill placed or stored on any private lands within the District.

5.4 Potable Water, Reclaimed Water, & Wastewater Utilities

Potable water service for the Development will be provided by Orange County Utilities (OCU). A Master Utility Plan (MUP) was approved by OCU for the Development in September 2014 (report dated July 25, 2014). The MUP established phasing based on available capacity within OCU existing infrastructure with future phases dependent on regional improvements to be completed by OCU as Capital Improvement Projects (CIP).

OCU has multiple projects under design and/or construction that will provide additional service capacity to this region. Exhibits 7B, 8B, and 9B provide details on the locations of the Regional Utilities Infrastructure Improvements. The regional improvements include:

- Eastern Service Area Storage and Re-pump Facility
- Dowden Road - 20 inch watermain, 20 inch forcemain
- Storey Park Boulevard – 36 inch watermain, 20 inch reclaimed watermain, 20 inch forcemain
- Story Time Drive – 20 inch watermain, 12 inch reclaimed watermain,
- Connections from Lee Vista to Storage and Re-pump Facility – 30 inch watermain, 24 inch reclaimed watermain

The MUP utilities infrastructure design for the Development includes three phases, Phase 1, Phases 1-3 and Build-out. Note Phases 1-3 are located within Area 1 (within Assessment Area One) identified on Exhibit 11.

- Phase 1 development includes 90 residential units associated with Storey Park Phase 1 Construction Plans. This project was completed on February 2015.
- Phase 1-3 development includes portions of Parcels I and J (the Developer owned property west of Story Time Drive). The design of the water, sewer, and reclaimed water systems to serve the Phase 1 and Phase 1-3 development is based on the connection to the existing 16 inch water main, 16 inch force main, and 16 inch reclaimed water main located southwest of Storey Park along Moss Park Road. Phase 1-3 accounts for Residential and Office/Recreational Uses totaling 385 Equivalent Residential Units (ERU).
- The design for the build-out development includes capacity that will be available once the proposed OCU CIP projects listed above are completed and connected to OCU's eastern regional facilities. Build-out condition requires construction of the OCU CIP projects to provide capacity for the full development program within the Development.

Points of connection for Phase 1-3 of the Development are located along existing Moss Park Road west of the Development. Existing utilities at the point of connection include 16" watermain, 16" reclaimed watermain, and 16" forcemain. The infrastructure along Storey Park Boulevard to the point of connection at Moss Park Road was designed, permitted and constructed with the Phase 1 Construction Plans.

5.4.1 Potable Water Distribution System

The District will fund the construction of the water distribution system within the District. The potable water

system will be conveyed to, and owned and maintained by OCU once it has been certified complete. The main sizing within the District will be required to be designed and constructed based on the approved MUP. Exhibit 7A, Potable Water Distribution System Map, provides a graphical representation of the watermain to be constructed within the District.

5.4.2 Reclaimed Water Distribution System

The District will fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing within the District will be required to be designed and constructed based on the approved MUP. Exhibit 8A, Reclaimed Water Distribution System Map, provides a graphical representation of the proposed system within the District.

5.4.3 Wastewater System

The District will fund the construction of the gravity sewer, forcemain, and lift station infrastructure within the District. The wastewater system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing and lift stations within the District will be required to be designed and constructed based on the approved MUP. Exhibit 9A, Wastewater System Map, provides a graphical representation of the proposed system within the District.

5.5 Landscape & Hardscape

The District will fund landscape and hardscape construction and maintenance which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements. All such improvements will be located on District lands or whereby the District will have a permanent easement.

5.6 Electrical Distribution and Street Lights

The District will fund the cost of installation of underground electric service to the District. The District will fund, with its operating funds, the installation, leasing, and/or monthly service charges associated with the upgraded street lighting fixtures along CDD owned and maintained roadways within the District. Duke Energy will own and maintain the electric and street light infrastructure.

5.7 Professional and Inspection Fees

In order to design, permit, and construct the proposed District capital improvement plan, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. A proportionate share of the Professional Services and Inspections Fees are included in the costs for the District capital improvement plan.

5.8 Construction Schedule

As of February 2021, the following is the anticipated schedule for the entitlements necessary for the District and construction of the District's capital improvement plans.

TASK TO BE COMPLETED	ACTUAL DATE OF COMPLETION
1. Entitlements	
a) Land Use/Zoning	December 2013
b) City of Orlando Preliminary Plat Approval - Phases 1-8	April 2014
c) City of Orlando Specific Parcel Master Plan Approval - Phase 1-8	April 2014
d) City of Orlando Engineering Plan Approval - Phase 1	September 2014
e) Orange County Utilities Plan Approval - Phase 1	November 2014
f) FDEP Sewer and Water Permits - Phase 1	December 2014
g) SFWMD ERP Application Approval - Phase 1	August 2014
h) ACOE Permit Approval	January 2012
i) Platting Phase 1	August 2015
2. Construction/Site Work (Phase 1 90 single family lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	July 2015
b) Stormwater Improvements	April 2015
c) Infrastructure and Earthworks	January 2015
d) Potable Water Distribution	May 2015
e) Reclaimed Water Distribution	June 2015
f) Sanitary Sewer System	July 2015
g) Off-site Transportation Improvements (Dowden Road)	August 2015
h) Amenities	August 2015
i) Electrical Distribution & Street Lights	August 2015
3. Construction/Site Work (Phase 2 144 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	September 2015
b) Stormwater Improvements	July 2015
c) Infrastructure and Earthworks	May 2015
d) Potable Water Distribution	August 2015
e) Reclaimed Water Distribution	August 2015
f) Sanitary Sewer System	August 2015
g) Amenities	October 2015
h) Electrical Distribution & Street Lights	October 2015

4. Construction/Site Work (Phase 3 149 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	May 2017
b) Stormwater Improvements	April 2017
c) Infrastructure and Earthworks	April 2017
d) Potable Water Distribution	May 2017
e) Reclaimed Water Distribution	May 2017
f) Sanitary Sewer System	May 2017
g) Amenities	December 2017
h) Electrical Distribution & Street Lights	August 2017
5. Construction/Site Work (Phase 4 118 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	October 2017
b) Stormwater Improvements	May 2017
c) Infrastructure and Earthworks	September 2017
d) Potable Water Distribution	August 2017
e) Reclaimed Water Distribution	August 2017
f) Sanitary Sewer System	August 2017
g) Amenities	December 2017
h) Electrical Distribution & Street Lights	December 2017
6. Construction/Site Work (Parcel L Phase 1 150 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	December 2017
b) Stormwater Improvements	December 2017
c) Infrastructure and Earthworks	December 2017
d) Potable Water Distribution	April 2019
e) Reclaimed Water Distribution	April 2019
f) Sanitary Sewer System	April 2019
g) Amenities	2021
h) Electrical Distribution & Street Lights	December 2017
7. Construction/Site Work (Parcel L Phase 2 143 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	January 2018
b) Stormwater Improvements	January 2018
c) Infrastructure and Earthworks	January 2018
d) Potable Water Distribution	June 2019
e) Reclaimed Water Distribution	June 2019
f) Sanitary Sewer System	June 2019
h) Electrical Distribution & Street Lights	January 2018

8. Construction/Site Work (Parcel L Phase 3 129 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	January 2019
b) Stormwater Improvements	January 2019
c) Infrastructure and Earthworks	January 2019
d) Potable Water Distribution	June 2019
e) Reclaimed Water Distribution	June 2019
f) Sanitary Sewer System	June 2019
h) Electrical Distribution & Street Lights	January 2019
9. Construction/Site Work (Parcel L Phase 4 76 Single Family & Townhome lots)	ACTUAL DATE OF COMPLETION
a) Roadways and Alleys	September 2020
b) Stormwater Improvements	September 2020
c) Infrastructure and Earthworks	September 2020
d) Potable Water Distribution	July 2020
e) Reclaimed Water Distribution	July 2020
f) Sanitary Sewer System	July 2020
g) Electrical Distribution & Street Lights	September 2020
10. Construction/Site Work (Parcel K Phase 1 160 Single Family & Townhome lots)	ANTICIPATED DATE OF COMPLETION
a) Roadways and Alleys	April 2021
b) Stormwater Improvements	April 2021
c) Infrastructure and Earthworks	April 2021
d) Potable Water Distribution	April 2021
e) Reclaimed Water Distribution	April 2021
f) Sanitary Sewer System	April 2021
g) Amenities	2022
h) Electrical Distribution & Street Lights	April 2021
11. Construction/Site Work (Parcel K Phase 2 197 Single Family & Townhome lots)	ANTICIPATED DATE OF COMPLETION
a) Roadways and Alleys	September 2021
b) Stormwater Improvements	September 2021
c) Infrastructure and Earthworks	September 2021
d) Potable Water Distribution	September 2021
e) Reclaimed Water Distribution	September 2021
f) Sanitary Sewer System	September 2021
g) Electrical Distribution & Street Lights	September 2021

12. Construction/Site Work (Parcel K Phase 3 231 Single Family & Townhome lots)	ANTICIPATED DATE OF COMPLETION
a) Roadways and Alleys	September 2022
b) Stormwater Improvements	September 2022
c) Infrastructure and Earthworks	September 2022
d) Potable Water Distribution	September 2022
e) Reclaimed Water Distribution	September 2022
f) Sanitary Sewer System	September 2022
g) Electrical Distribution & Street Lights	September 2022

Section 6 Ownership and Maintenance

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements	CDD	CDD
Master Stormwater Management System	CDD	CDD
Potable Water Distribution System	County	County
Sanitary Sewer System	County	County
Reclaimed Water Distribution System	County	County
Landscaping, Irrigation and Signage	CDD	CDD
Electrical Distribution & Street Lights	Duke Energy/CDD	Duke Energy/CDD

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities have been or will be conveyed and/or dedicated by the owner thereof to the District or other public entity at no cost.

Section 8 Estimate of Probable Capital Improvement Costs

The Estimate of Probable Capital Improvement Plan Costs is provided in Exhibit 13. Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The capital improvement plan infrastructure improvements as described are necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure has been and will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this report serves/will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the District's capital improvement plan in this report are based on the Specific Parcel Master Plans for the District as approved by the City of Orlando. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure capital improvement plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

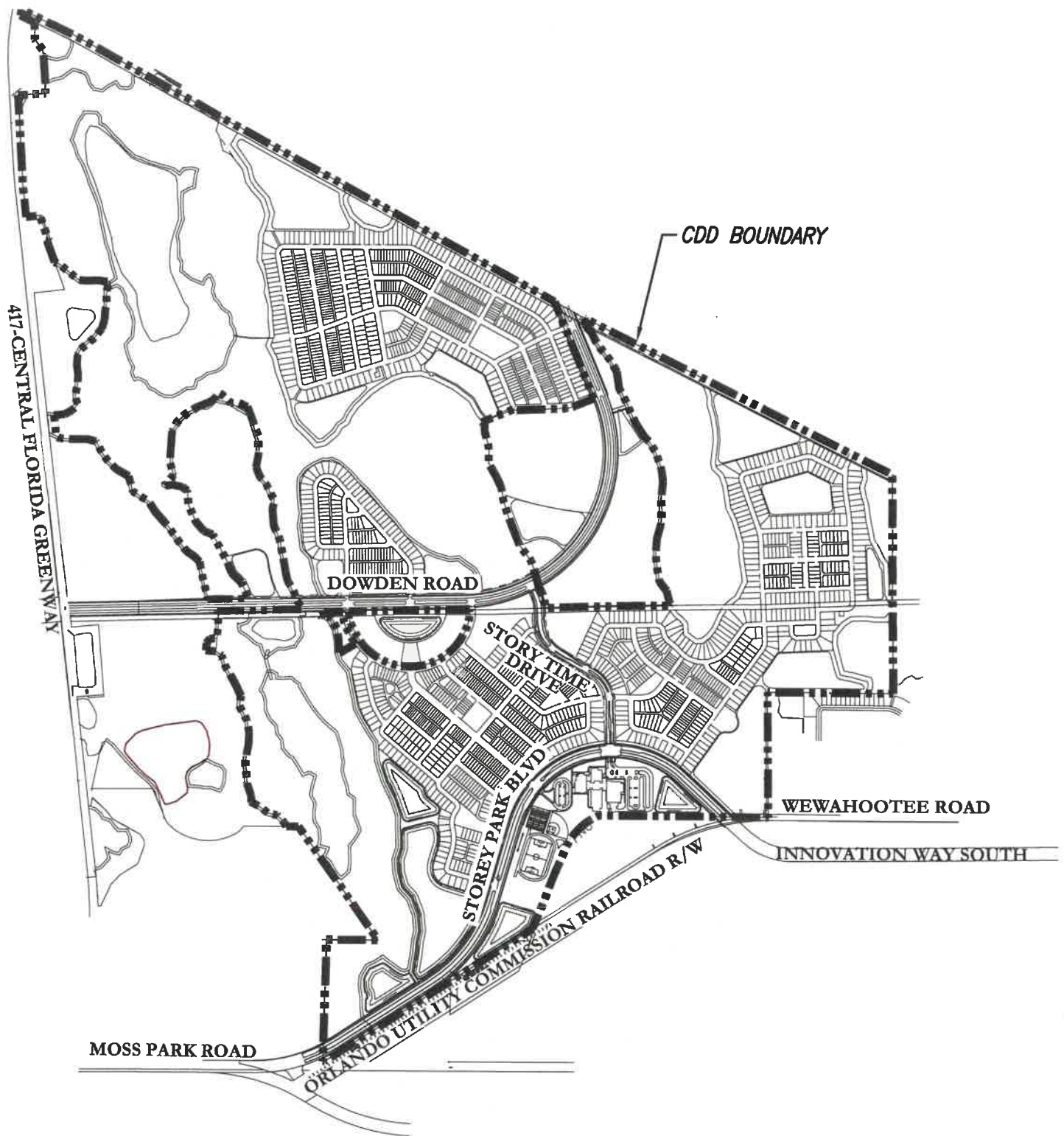
The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District capital improvement plan can be completed at the costs as stated.

The District will pay no more for the public improvements than the lesser of the actual cost or the fair market value thereof. The benefit to the assessable lands within the District will equal or exceed the costs thereof.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

Christina M. Baxter
State of Florida Professional Engineer No. 67547

Appendix



Location Map

Storey Park Community Development District

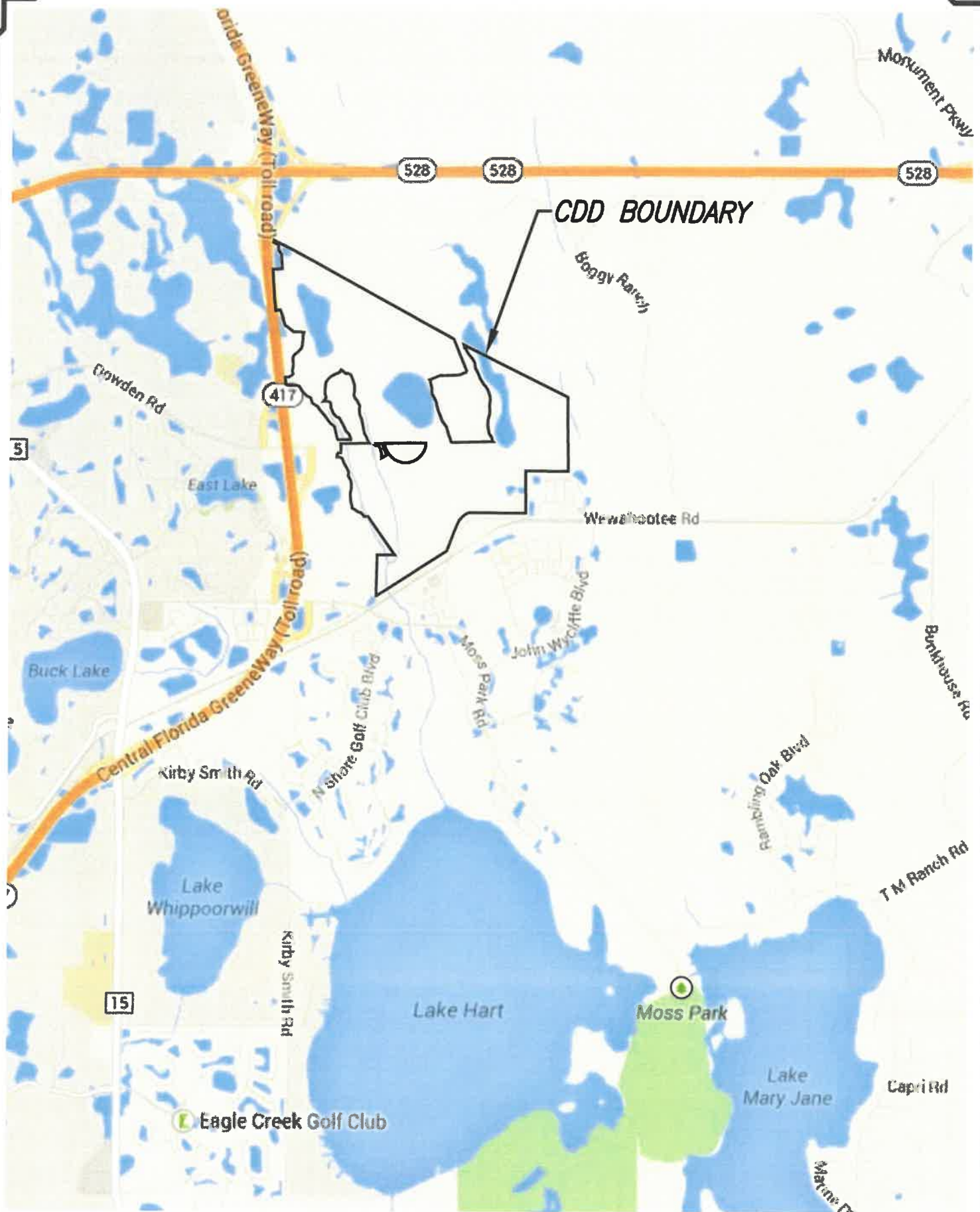
November 18, 2020
P & B Job No.: 12-080

2602 E Livingston St
Orlando, Florida 32803-407.487.2594

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Vicinity Map

Storey Park Community Development District



1000 0 2000' 4000'

SCALE IN FEET
Exhibit 2

November 18, 2020
P & B Job No.: 12-080

2602 E Livingston St
Olando, Florida 32803 - 407.467.2594

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CURVE	LENGTH	ABSCISS	CHORD DISTANCE	CHORD BEARING	ORIGINAL ANGLE
C1	78.60'	11.251400'	78.60'	S 88.331° W	100.672°



ORDINANCE NO. 2020-53

1 AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,
2 GRANTING A PETITION TO EXPAND THE
3 BOUNDARIES OF THE STOREY PARK COMMUNITY
4 DEVELOPMENT DISTRICT, AS INITIATED BY THE
5 DISTRICT'S BOARD OF SUPERVISORS; AMENDING
6 ORDINANCE NO. 2019-50 TO EXPAND THE
7 BOUNDARIES OF THE STOREY PARK COMMUNITY
8 DEVELOPMENT DISTRICT, WHICH IS GENERALLY
9 LOCATED EAST OF STATE ROAD 417 AND NORTH OF
10 MOSS PARK ROAD, IN ACCORDANCE WITH SAID
11 PETITION; PROVIDING FOR SEVERABILITY,
12 CORRECTION OF SCRIVENER'S ERRORS, AND AN
13 EFFECTIVE DATE.
14

15 WHEREAS, pursuant to Chapter 190, Florida Statutes, the City Council of the City
16 of Orlando, Florida (the "City Council"), established the Storey Park Community
17 Development District (the "District") by that certain City of Orlando ("City") ordinance No.
18 2015-7 (the "Establishing Ordinance") on March 17, 2015; and
19

20 WHEREAS, on October 7, 2019, the Orlando City Council adopted City ordinance
21 number 2019-50, (the "2019 Ordinance") which ordinance amended the Establishing
22 Ordinance to contract the original boundaries of the district to reduce the area of the district
23 from 860.8 acres to 845.86 acres, such 2019 Ordinance being requested by the Board of
24 Supervisors of the Storey Park Community Development District; and
25

26 WHEREAS, the District's Board of Supervisors (the "petitioner"), having obtained
27 written consent to expansion of the District's boundaries by the owners of one-hundred
28 percent (100%) of the owners of the real property to be now added to the District,
29 submitted to the City on September 3, 2020, a *Petition to Expand the Storey Park*
30 *Community Development District* (the "Petition"), and thereby petitioned the Orlando City
31 Council to expand the boundaries of the District in accordance with the Petition by
32 amending the 2019 Ordinance pursuant to Section 190.046, Florida Statutes; and
33

34 WHEREAS, a public hearing has been conducted by the Orlando City Council on
35 November 9, 2020, in accordance with the requirements and procedures of Section
36 190.046(1), Florida Statutes, and all other applicable requirements and procedures of the
37 Florida Statutes and the Code of the City of Orlando, Florida (the "Orlando City Code"),
38 and all interested persons and affected units of general-purpose local government were
39 afforded an opportunity to present oral and written comments on the petition at said duly
40 noticed public hearing; and
41

42 WHEREAS, upon consideration of the record established at that hearing, the City
43 Council determined and found as follows:
44

- 45 1. That the statements within the Petition were true and correct; and
46

ORDINANCE NO. 2020-53

2. That the proposed expansion of the District's boundaries is not inconsistent with any applicable element or portions of the adopted City of Orlando comprehensive plan, as amended, or any applicable elements of the state comprehensive plan; and
3. That the area of land within the proposed District is of sufficient size, is sufficiently contiguous to be developable as one functional interrelated community; and
4. That the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
5. That the community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and
6. That the area that will be served by the District is amenable to separate special-district government.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

SECTION 2. FINDINGS. The foregoing recitals, determinations, and findings are true and correct and are incorporated herein, adopted hereby, and made a part hereof.

SECTION 3. GRANT OF PETITION. Pursuant to Chapter 190, Florida Statutes, the Petition to Expand the Storey Park Community Development District submitted by the District's Board of Supervisors on September 3, 2020, is hereby granted.

SECTION 4. AMENDING ORDINANCE NO. 2019-50 AND EXPANDING THE DISTRICT'S BOUNDARIES. Pursuant to Chapter 190, Florida Statutes, and the petition submitted by the District's Board of Supervisors, City Ordinance number 2019-50 is hereby amended to expand the boundaries of the Storey Park Community Development District. Henceforth the boundaries of the District shall be as described and depicted in Exhibit A attached hereto and incorporated herein, consisting of approximately 993.26 acres of land, more or less.

SECTION 5. SCRIVENER'S ERROR. The City attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

ORDINANCE NO. 2020-53

SECTION 6. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 7. REPEAL. All ordinances or parts of ordinances previously adopted and conflicting with this ordinance are hereby repealed.

SECTION 8. EFFECTIVE DATE. This ordinance takes effect immediately upon adoption.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 27 day of OCTOBER, 2020.

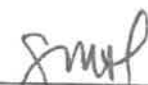
DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 19 day of OCTOBER, 2020.

DONE, THE SECOND READING, HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 9 day of NOVEMBER, 2020.

BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA:


Mayor


ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
ORLANDO, FLORIDA:



City Clerk

Stephanie Herdovia
Print Name

ORDINANCE NO. 2020-53

138 APPROVED AS TO FORM AND LEGALITY
139 FOR THE USE AND RELIANCE OF THE
140 CITY OF ORLANDO, FLORIDA:
141

142 
143 _____
144 Assistant City Attorney

145 
146 _____
147 Print Name

148 ****[Remainder of page intentionally left blank.]****

EXHIBIT

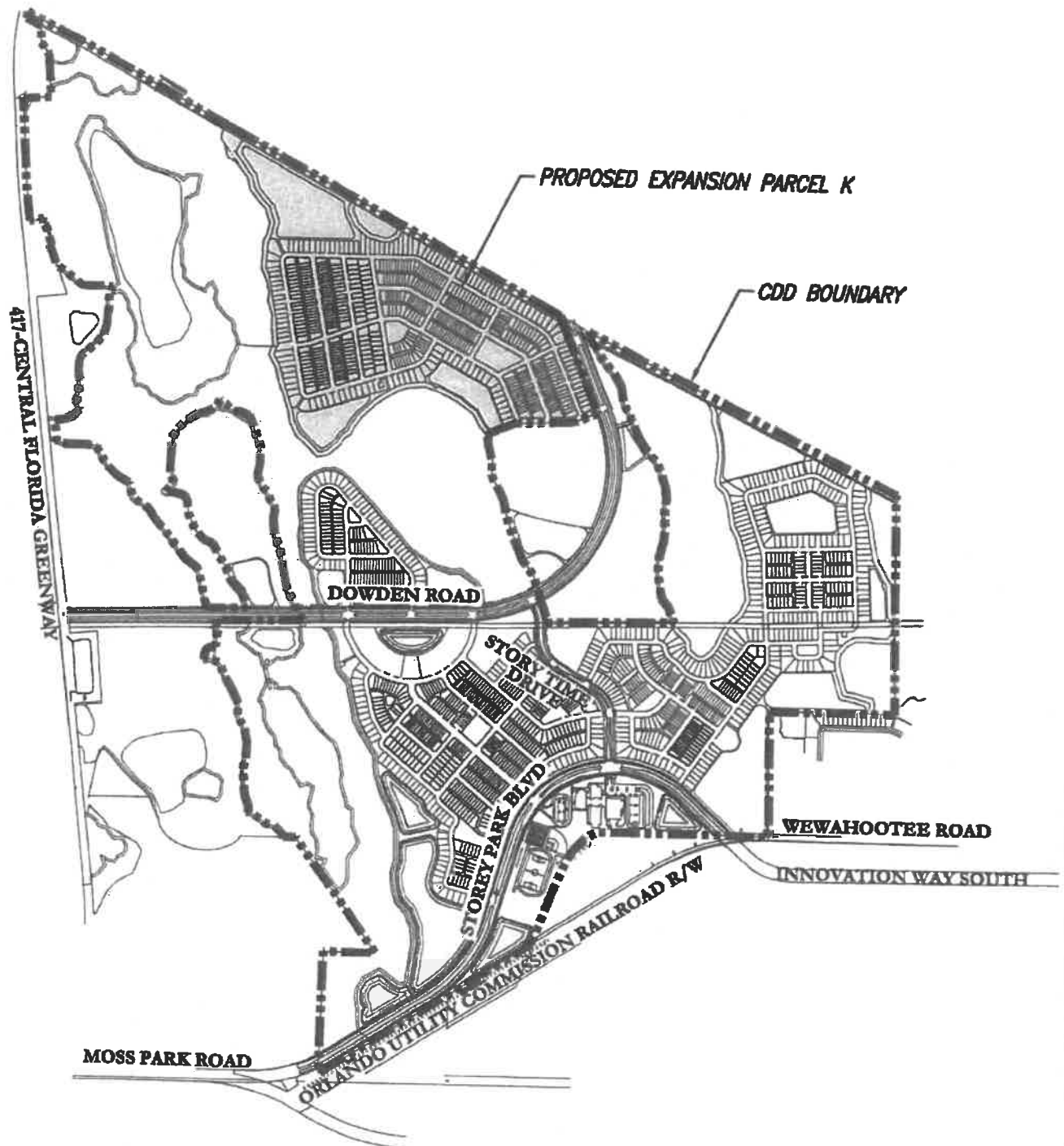
A

EXHIBIT 1

**GENERAL LOCATION OF THE
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT WITH
THE GENERAL LOCATION OF THE PROPOSED EXPANSION**

Location Map

[ATTACHED]



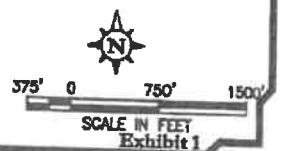
Location Map and Proposed Expansion
Storey Park Community Development District

June 08, 2020
P & B Job No: 12-080

2602 E Livingston St
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

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Certificate of Authorization No. 28567



COMPOSITE EXHIBIT 2

**OVERALL METES AND BOUNDS LEGAL DESCRIPTION OF THE EXPANDED
BOUNDARY OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
AND A METES AND BOUNDS DESCRIPTION OF THE PARCEL K EXPANSION
PROPERTY**

[ATTACHED]

A portion of Sections 32 and 33, Township 23 South, Range 31 East and a portion of Sections 3, 4, 5, 9 and 10, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances : S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00

feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances : N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances : N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet; thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N 16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of said lands a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the East line of said W 1/2 of the SE 1/4 of the SW 1/4 a distance of 1331.09 feet to a point on the South line of said Section 3; thence N 89°39'25" W along the South line of said Section 3 a distance of 1791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along

said right of way line the following three (3) courses and distances: S 23°08'49" W a distance of 301.23 feet; thence S 20°56'14" W a distance of 308.13 feet; thence S 21°05'31" W a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad Right of Way as described in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence S 57°16'16" W along the Northerly right of way line of said Orlando Utility Commission Railroad Right of Way a distance of 2612.65 feet to a point on the North right of way line of Moss Park Road as shown on Orange County Highway Construction Right of Way Map dated May 30, 1997; thence N 89°49'06" W along said North line a distance of 17.41 feet to a point on the North-South Mid Section line of said Section 9, Township 24 South, Range 31 East, Orange County, Florida; thence N 01°27'48" E along said North-South Mid Section line a distance of 1289.57 feet to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 9; thence S 89°49'02" E along the North line of said SW 1/4 of the NE 1/4 a distance of 542.59 feet to a point on the Easterly line of lands described in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence N 34°57'14" W along said Easterly line a distance of 1467.83 feet to a point on the Northerly line of said lands; thence N 89°49'05" W a distance of 128.19 feet along said Northerly line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty seven (27) courses and distances : N 25°56'42" W a distance of 40.91 feet; thence N 43°36'26" W a distance of 113.74 feet; thence N 78°37'45" W a distance of 92.41 feet; thence N 53°04'07" W a distance of 119.25 feet; thence N 61°07'49" W a distance of 102.32 feet; thence N 03°01'33" E a distance of 60.43 feet; thence N 19°19'40" W a distance of 134.33 feet; thence N 03°27'21" W a distance of 147.32 feet; thence N 08°18'35" W a distance of 78.53 feet; thence N 05°50'03" E a distance of 81.26 feet; thence N 11°33'09" E a distance of 118.54 feet; thence N 02°28'33" E a distance of 129.41 feet; thence N 11°10'37" W a distance of 134.44 feet; thence N 27°40'10" W a distance of 168.92 feet; thence N 08°50'34" E a distance of 103.69 feet; thence N 24°00'29" W a distance of 132.92 feet; thence N 27°05'25" W a distance of 78.04 feet; thence N 30°27'25" W a distance of 132.63 feet; thence N 19°41'52" W a distance of 131.58 feet; thence N 55°48'08" W a distance of 76.67 feet; thence N 85°10'00" W a distance of 112.04 feet; thence N 06°46'01" E a distance of 79.18 feet; thence N 36°56'35" E a distance of 56.40 feet; thence N 84°29'55" E a distance of 78.75 feet; thence N 05°35'47" E a distance of 154.84 feet; thence N 00°51'59" W a distance of 50.27 feet; thence N 71°16'28" W a distance of 8.73 feet to a point on the South line of said Florida Gas Transmission Company Easement; thence N 88°44'51" E a distance of 924.92 feet along the South line of said Florida Gas Transmission Company Easement to a point on said wetland boundary line; thence along said wetland boundary line the following forty seven (47) courses and distances : N 07°16'30" W a distance of 25.85 feet; thence N 28°15'10" W a distance of 32.34 feet; thence N 35°17'58" W a distance of 76.04 feet; thence N 29°50'06" W a distance of 76.60 feet; thence N 20°00'16" W a distance of 109.79 feet; thence N 31°11'44" W a distance of 117.44 feet; thence N 12°26'14" W a distance of 91.52 feet; thence N 10°13'20" W a distance of 176.26 feet; thence N 10°54'26" W a distance of 176.57 feet; thence N 23°13'24" W a distance of 157.74 feet; thence N 04°42'01" W a distance of 173.90 feet; thence N 09°44'30" E a distance of 105.26 feet; thence N 31°28'46" W a distance of 87.44 feet; thence N 23°51'13" W a distance of 96.24 feet; thence

N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°35'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence leaving said wetland boundary line S 88°47'51" W a distance of 342.85 feet to the point of curvature of a curve concave Southerly, having a radius of 11,076.00 feet; thence Westerly a distance of 78.90 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.90 feet); thence along said wetland boundary line the following nineteen (19) courses and distances : N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 26°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'52" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N 37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N 85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances : N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence

N 27°34'50" E a distance of 61.81 feet; thence N 50°35'34" E a distance of 181.89 feet; thence N 39°01'03" E a distance of 137.32 feet; thence N 17°24'32" E a distance of 98.53 feet; thence N 02°44'02" E a distance of 94.77 feet; thence N 11°40'29" E a distance of 56.68 feet; thence N 03°41'03" E a distance of 61.32 feet; thence N 03°54'36" W a distance of 79.78 feet; thence N 17°12'14" E a distance of 117.32 feet; thence N 87°21'21" W a distance of 54.66 feet; thence N 79°58'08" W a distance of 60.11 feet; thence S 87°15'15" W a distance of 123.37 feet; thence N 83°56'05" W a distance of 87.73 feet; thence N 51°07'53" W a distance of 72.89 feet; thence N 51°48'14" W a distance of 116.39 feet; thence N 50°56'35" W a distance of 80.45 feet; thence N 65°02'12" W a distance of 52.93 feet to a point on said East right of way line of State Road No. 417 (Eastern Beltway); thence along said East right of way line the following ten (10) courses and distances : thence N 19°56'49" W a distance of 237.18 feet; thence N 69°55'30" E a distance of 18.76 feet; thence N 20°04'30" W a distance of 279.73 feet; thence S 83°35'53" W a distance of 144.00 feet; thence N 06°24'07" W a distance of 339.61 feet; thence N 03°24'07" W a distance of 952.59 feet; thence N 86°35'50" E a distance of 293.37 feet; thence N 03°58'22" W a distance of 457.06 feet; thence N 35°32'14" W a distance of 143.94 feet; thence N 03°58'30" W a distance of 181.89 feet to a point on the Southerly line of a 60.00 foot wide Florida Power Corporation Easement as described in Official Records Book 1893, Page 946, Public Records of Orange County, Florida; thence N 63°46'19" W along said Southerly line and along said right of way line a distance of 164.89 feet; thence N 10°45'34" E along said right of way line a distance of 62.26 feet to a point on the Northerly line of said Florida Power Corporation Easement; thence S 63°46'19" E along said Northerly line a distance of 675.42 feet to the Point of Beginning.

LESS AND EXCEPT:

Tract "D", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract "D", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, said point being on the Easterly right of way line of Literature Way as shown on said plat; thence along the Easterly, Southerly and Westerly right of way line of said Literature Way the following six (6) courses and distances : South 04°29'50" East, a distance of 23.14 feet to a point of curvature of a curve concave Westerly, having a radius of 270.00 feet and a central angle of 16°56'23"; thence Southerly, a distance of 79.83 feet along the arc of said curve to a point of compound curvature of a curve concave Northerly, having a radius of 644.67 feet and a central angle of 141°20'15"; thence Westerly, a distance of 1590.28 feet along the arc of said curve to the point of tangency of said curve; thence North 26° 13' 13" West, a distance of 116.22 feet to a point of curvature of a curve concave Easterly, having a radius of 170.00 feet and a central angle of 24°47'35"; thence Northerly, a distance of 73.56 feet along the arc of said curve to the point of tangency of said curve; thence North 01°25 '37" West, a distance of 50.04 feet to a point on the North

line of said Tract "D"; thence along said North line the following two (2) courses and distances : North 88'29'54" East, a distance of 686.14 feet; thence North 89'29'59" East, a distance of 595.72 feet to the POINT OF BEGINNING.

Containing 13.68 acres, more or less.

AND

Tract "F", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Tract "F", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, said point being on the West line of said Tract "F"; thence along said West line the following seven (7) courses and distances : North 02°53'50" West, a distance of 136.90 feet; thence North 09°57'26" West, a distance of 110.96 feet; thence North 26°19'12" West, a distance of 148.86 feet; thence South 88°29'54" West, a distance of 95.42 feet; thence North 52°00'34" West, a distance of 18.92 feet; thence North 67°53'49" East, a distance of 50.07 feet; thence North 23°28'59" West, a distance of 21.95 feet to a point on the North line of said Tract "F"; thence North 88°29'54" East, a distance of 202.52 feet along said North line to a point on the Westerly right of way line of Literature Way as shown on said plat; thence along said Westerly right of way line the following four (4) courses and distances : South 01°25'37" East, a distance of 49.96 feet to a point of curvature of a curve concave Easterly, having a radius of 230.00 feet and a central angle of 24°47'35"; thence Southerly, a distance of 99.53 feet along the arc of said curve to the point of tangency of said curve; thence South 26° 13' 13" East, a distance of 116.22 feet to a point of curvature of a curve concave Northeasterly, having a radius of 704.67 feet and a central angle of 08°22'43"; thence Southeasterly, a distance of 103.05 feet along the arc of said curve to a point on the South line of said Tract "F"; thence South 60°28'57" West, a distance of 190.75 feet along said South line to the POINT OF BEGINNING.

Containing 1.26 acres, more or less.

TOTAL DISTRICT ACREAGE (as of Ordinance 2019-50 contracting District):
845.86 acres

TOGETHER WITH:

A portion of Section 33, Township 23 South, Range 31 East and a portion of Sections 3 and 4, Township 24 South, Range 31 East, Orange County, Florida, and a portion of Tract FD-2, plat of Dowden Road - Phases 3 and 4, as recorded in Plat Book 99, Page 49 of the Public Records of Orange County, Florida being more particularly described as follows:

COMMENCE at the Southeast Corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence North $61^{\circ}17'20''$ West, a distance of 279.85 feet along the North line of lands described in Official Records Book 3717, pages 250 through 253, of the Public Records of Orange County, Florida to the POINT OF BEGINNING; thence departing said North line South $22^{\circ}12'36''$ East, a distance of 1,103.32 feet to a point of curvature of a curve concave Westerly, having a radius of 1512.50 feet and a central angle of $00^{\circ}06'30''$; thence Southeasterly along the arc of said curve a distance of 2.86 feet to a point; thence South $67^{\circ}47'24''$ West, a distance of 228.29 feet to a point of curvature of a curve concave Northerly, having a radius of 286.00 feet and a central angle of $19^{\circ}54'48''$; thence Westerly along the arc of said curve a distance of 99.40 feet to a point of tangency; thence South $87^{\circ}42'12''$ West, a distance of 505.14 feet to a point of curvature of a curve concave Northerly, having a radius of 65.00 feet and a central angle of $31^{\circ}24'40''$; thence Westerly along the arc of said curve a distance of 35.63 feet; thence South $67^{\circ}47'24''$ West, a distance of 299.83 feet; thence South $48^{\circ}54'44''$ West, a distance of 50.00 feet thence North $41^{\circ}05'16''$ West, a distance of 111.87 feet; thence North $29^{\circ}11'40''$ West, a distance of 163.19 feet; thence North $52^{\circ}46'17''$ West, a distance of 206.40 feet; thence North $63^{\circ}14'11''$ West, a distance of 245.10 feet; thence North $73^{\circ}45'11''$ West, a distance of 136.18 feet; thence South $85^{\circ}13'46''$ West, a distance of 179.40 feet; thence South $72^{\circ}10'08''$ West, a distance of 106.20 feet; thence South $60^{\circ}11'14''$ West, a distance of 147.37 feet; thence South $55^{\circ}25'40''$ West, a distance of 127.36 feet; thence South $44^{\circ}31'57''$ West, a distance of 113.56 feet; thence South $45^{\circ}41'54''$ West, a distance of 102.13 feet; thence South $35^{\circ}25'45''$ West, a distance of 112.96 feet; thence South $21^{\circ}07'39''$ West, a distance of 79.10 feet; thence South $55^{\circ}58'24''$ West, a distance of 94.39 feet; thence South $27^{\circ}34'25''$ West, a distance of 70.38 feet; thence South $48^{\circ}50'15''$ West, a distance of 80.30 feet; thence South $49^{\circ}41'04''$ West, a distance of 100.70 feet; thence South $77^{\circ}47'54''$ West, a distance of 110.91 feet; thence North $42^{\circ}44'17''$ West, a distance of 138.30 feet; thence North $45^{\circ}50'13''$ West, a distance of 186.39 feet; thence North $24^{\circ}37'37''$ West, a distance of 147.44 feet; thence North $10^{\circ}13'46''$ West, a distance of 128.44 feet; thence North $18^{\circ}52'05''$ West, a distance of 173.66 feet; thence North $20^{\circ}07'53''$ West, a distance of 146.55 feet; thence North $13^{\circ}03'16''$ West, a distance of 149.20 feet; thence North $27^{\circ}20'15''$ West, a distance of 159.90 feet; thence North $21^{\circ}09'32''$ East, a distance of 112.59 feet; thence North $05^{\circ}47'23''$ West, a distance of 162.38 feet; thence North $00^{\circ}19'09''$ West, a distance of 150.81 feet; thence North $16^{\circ}44'41''$ West, a distance of 152.03 feet; thence North $07^{\circ}06'25''$ East, a distance of 89.96 feet; thence North $13^{\circ}57'50''$ West, a distance of 124.65 feet; thence North $24^{\circ}30'16''$ West, a distance of 144.90 feet; thence North $04^{\circ}19'33''$ East, a distance of 152.59 feet; thence North $03^{\circ}16'49''$ East, a distance of 130.72 feet; thence

North 22°31'47" East, a distance of 102.70 feet; thence North 12°32'22" East, a distance of 111.23 feet; thence North 18°47'13" West, a distance of 145.20 feet; thence North 41°58'09" West, a distance of 146.44 feet; thence North 35°36'32" West, a distance of 105.69 feet; thence North 13°46'22" West, a distance of 138.15 feet; thence North 37°46'04" West, a distance of 122.39 feet; thence North 37°30'02" West, a distance of 84.14 feet; thence North 64°22'09" West, a distance of 90.23 feet; thence North 15°32'43" West, a distance of 158.95 feet; thence North 29°19'04" West, a distance of 68.91 feet; thence North 14°22'57" East, a distance of 102.14 feet; thence North 28°42'40" East, a distance of 50.53 feet to a point on the aforementioned North line; thence South 61°17'20" East, a distance of 4,039.38 feet to the POINT OF BEGINNING.

TOTAL DISTRICT ACREAGE (after Expansion): 993.26 acres

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

City of Orlando - CU00118969
400 S Orange Ave, Fl 2
Orlando, FL, 32801-3360

Bill To:

City of Orlando - CU00118969
400 S Orange Ave, Fl 2
Orlando, FL, 32801-3360

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared
Jeremy Gates, 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 11150-Public Hearing Notice, November 9, 2020 at 2:00 p.m., Ordinance
Number 2020-53 was published in said newspaper in the issues of Oct 27,
2020.

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.

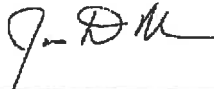


Jeremy Gates

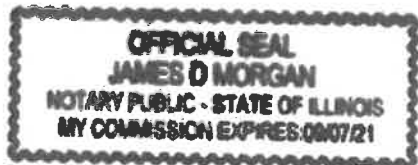
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 29 day of October, 2020,
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

6791221

Orlando Sentinel

NOTICE OF PROPOSED ENACTMENT

On Monday November 9, 2020, the Orlando City Council will consider proposed ordinance #2020-53, entitled AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, GRANTING A PETITION TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, AS INITIATED BY THE DISTRICT'S BOARD OF SUPERVISORS; AMENDING ORDINANCE NO. 2019-50 TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, WHICH IS GENERALLY LOCATED EAST OF STATE ROAD 417 AND NORTH OF MOSS PARK ROAD, IN ACCORDANCE WITH SAID PETITION; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m. In response to the COVID-19 pandemic and social distancing efforts, members of the public are advised to check the city website for up-to-date information on any changes to the manner in which the meeting will be held and the location. All pertinent information about meeting access and participation instructions will be available on orlando.gov/councilmeeting at least 3 days prior to the meeting. Interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment on an ordinance is available until the designated public comment portion of the item is closed. This meeting may be viewed live on Orange TV channel 488, on the city's website at orlando.gov/watchonline or the city's YouTube page. Written public comment must include your name, address, phone number and topic. Comments are limited to a maximum of 700 words per item and may be submitted by one of the following: (1) online at orlando.gov/councilcomment; (2) email to cityclerk@orlando.gov; (3) mail to City Clerk, Public Comment, City of Orlando, 400 S. Orange Ave., Orlando FL 32801; or (4) drop off to the 1st floor security station at City Hall. Written public comment received by 9 a.m. on Monday, November 9, 2020 are distributed to Council and attached to the related agenda item for public viewing. Appellants and Parties to Appeals and Quasi-Judicial Hearings must submit their documentary evidence and presentations to orlando.gov/councilcomment by 5 p.m. on Wednesday, November 4, 2020. Documentary evidence and presentations received by 5 p.m. Wednesday, November 4, 2020 are distributed to Council and attached to the related agenda item for public viewing. Items received after the deadline will not be considered at the meeting. All items received are public record. The proposed ordinance may be inspected online at orlando.gov. Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with

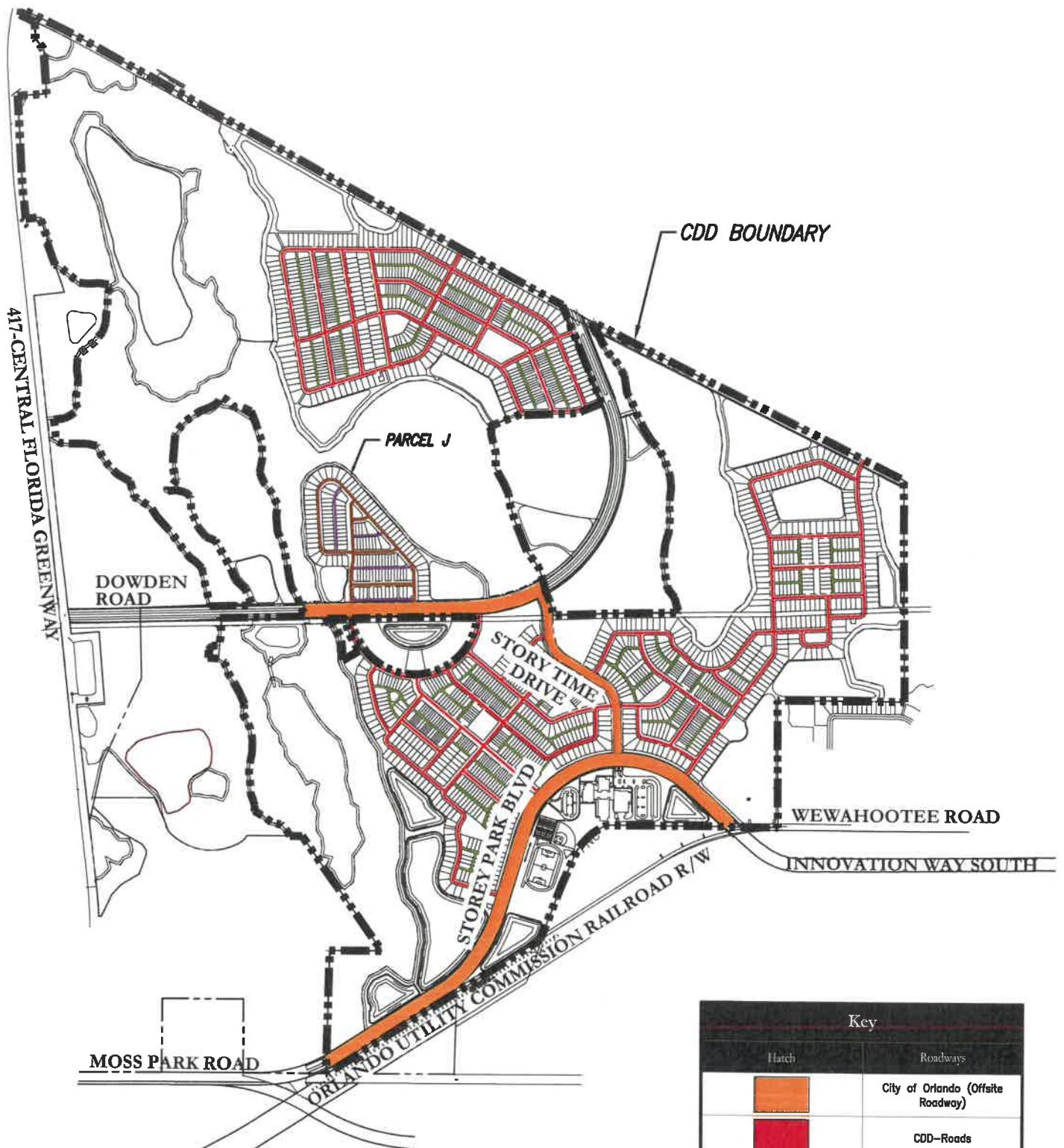
Orlando Sentinel

disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the City Clerk's Office at 407.246.2251 or cityclerk@orlando.gov.

OS6791221

10/27/2020

6791221



NOTES:

1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THE DISTRICT CAPITAL IMPROVEMENTS PLAN
3. CDD TO MAINTAIN LANDSCAPE AND IRRIGATION ENHANCEMENT FOR ROADS OWNED BY CITY OF ORLANDO.

Roadway Ownership Map Storey Park Community Development District

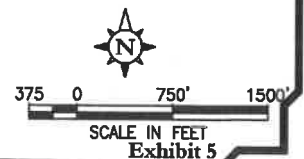
POULOS & BENNETT

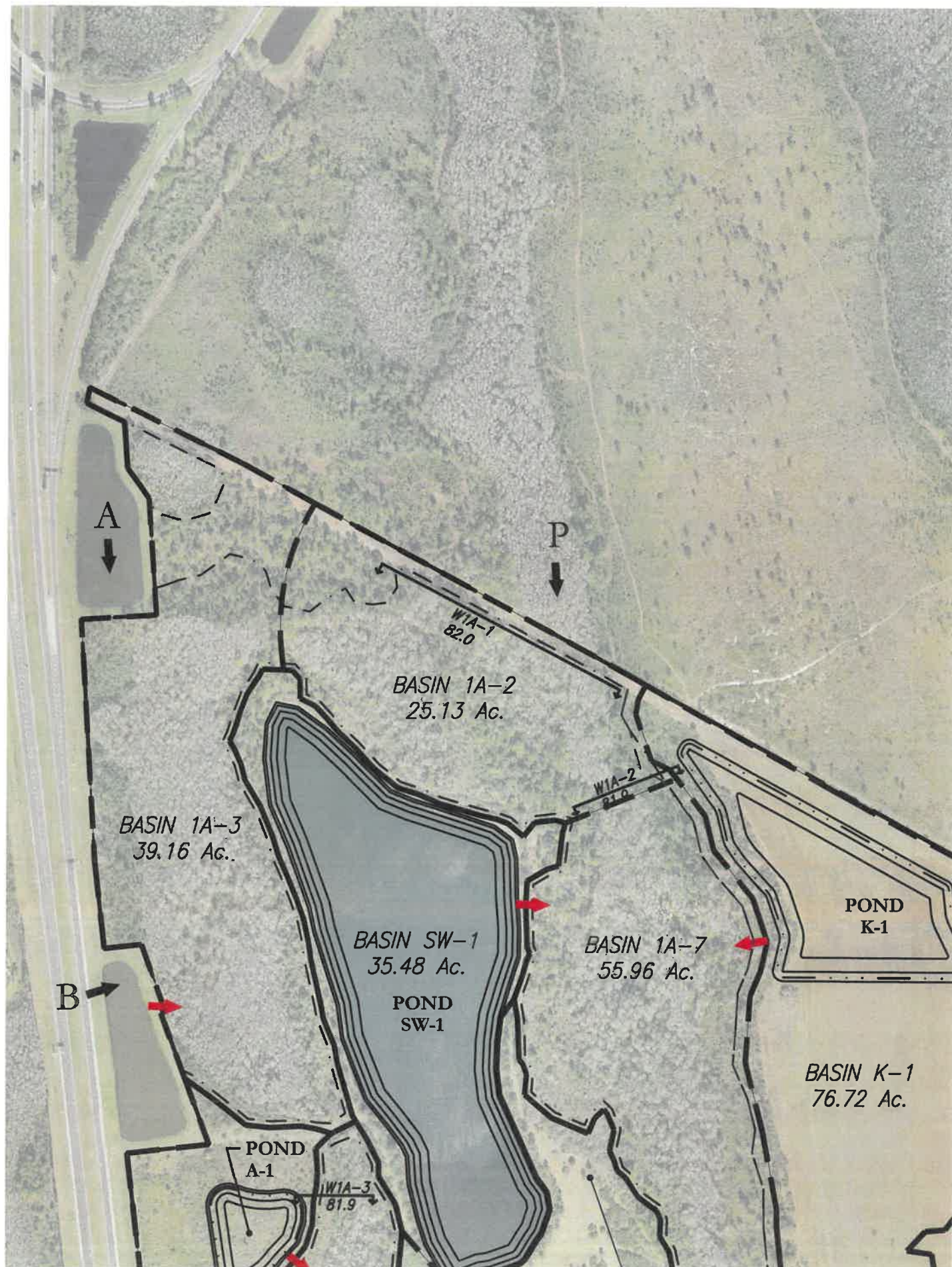
November 18, 2020
P & B Job No.: 12-080

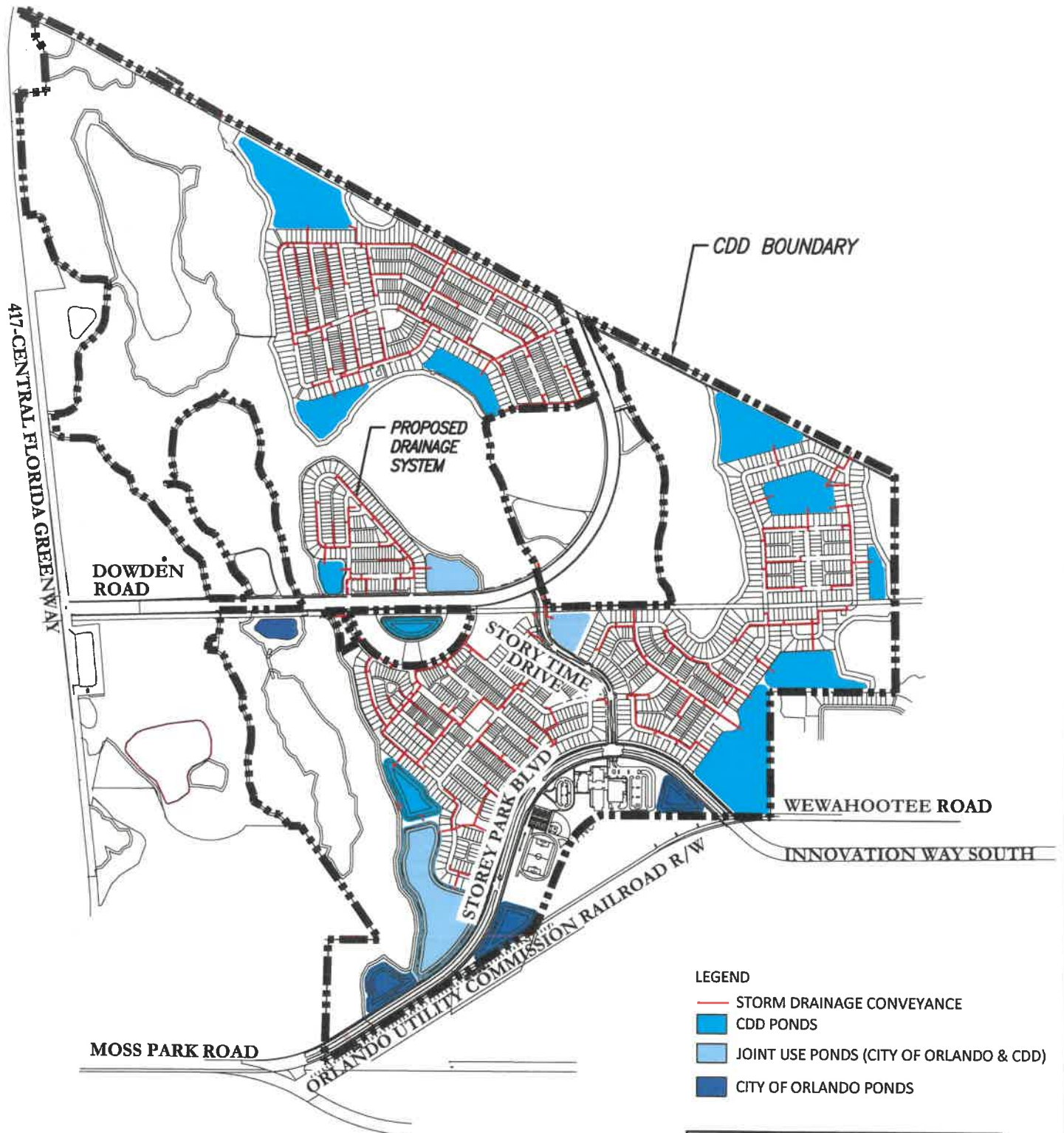
2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

2/20/21/12-080 LEHMAN - INNOVATION PLACE CDD/CDD/CDD ENGINEER'S REPORT EXH - WITH PARCEL J ROADWAY OWNERSHIP MAP







Stormwater Management Map
Storey Park Community Development District

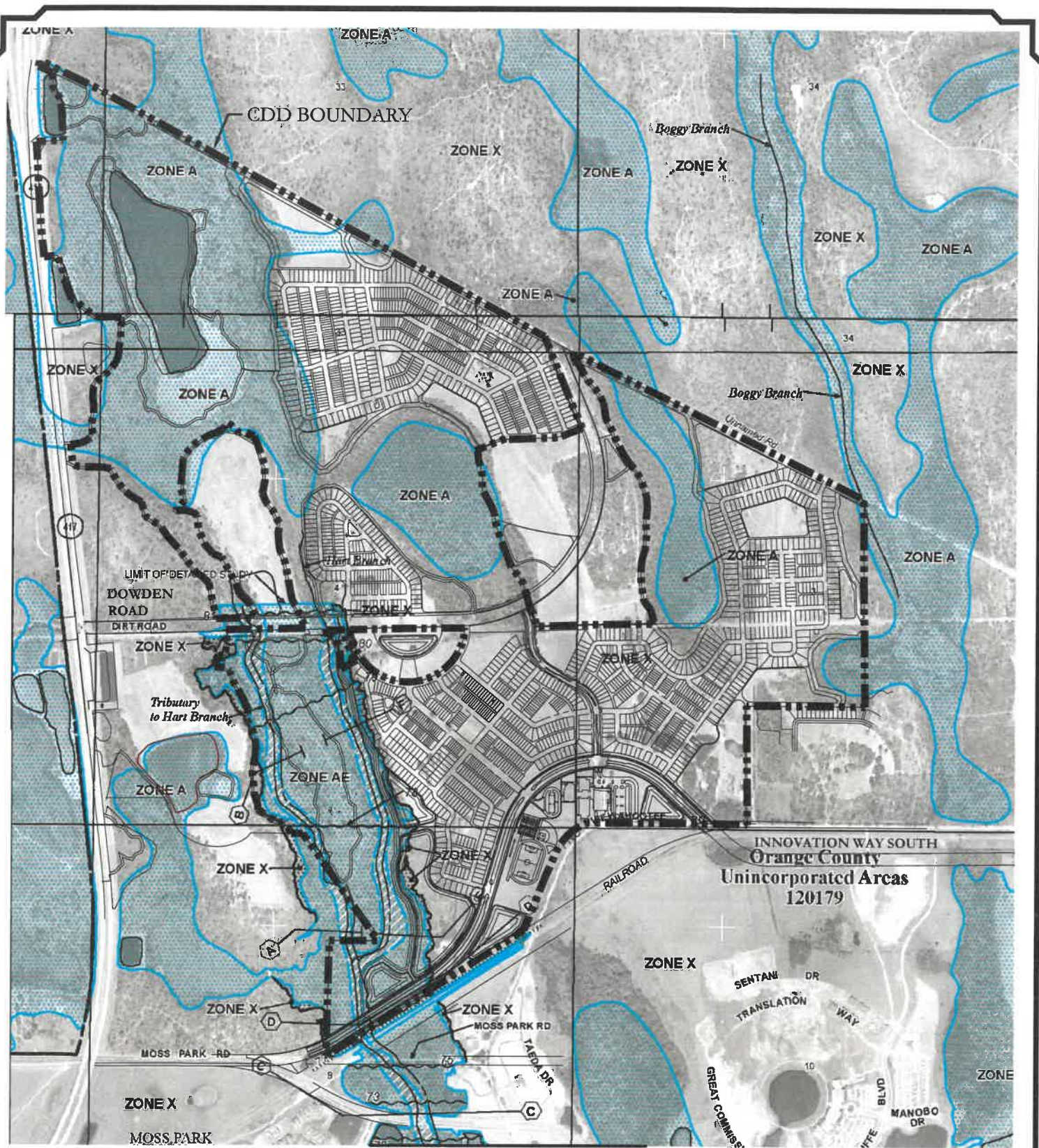


November 18, 2020
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Source: FEMA Firm Panel 12095C0465F /
12095C0455F September 25, 2009. Vertical
Datum (NAVD88).

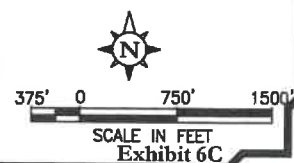
FEMA 100 Year Floodplain Storey Park Community Development District

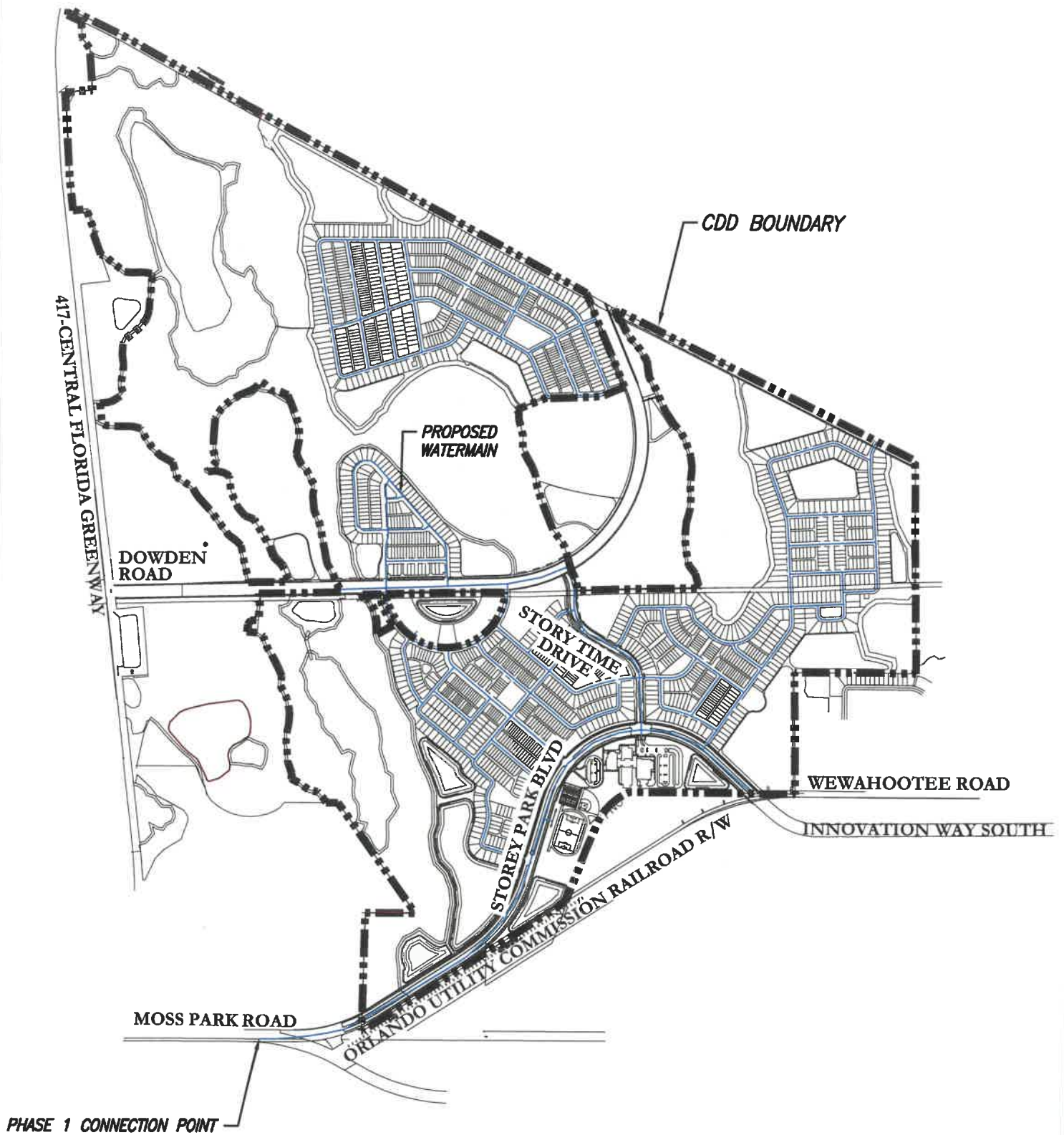
November 18, 2020
P & B Job No.: 12-080

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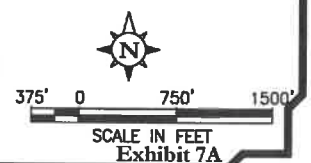
Potable Water Distribution System Map
Storey Park Community Development District

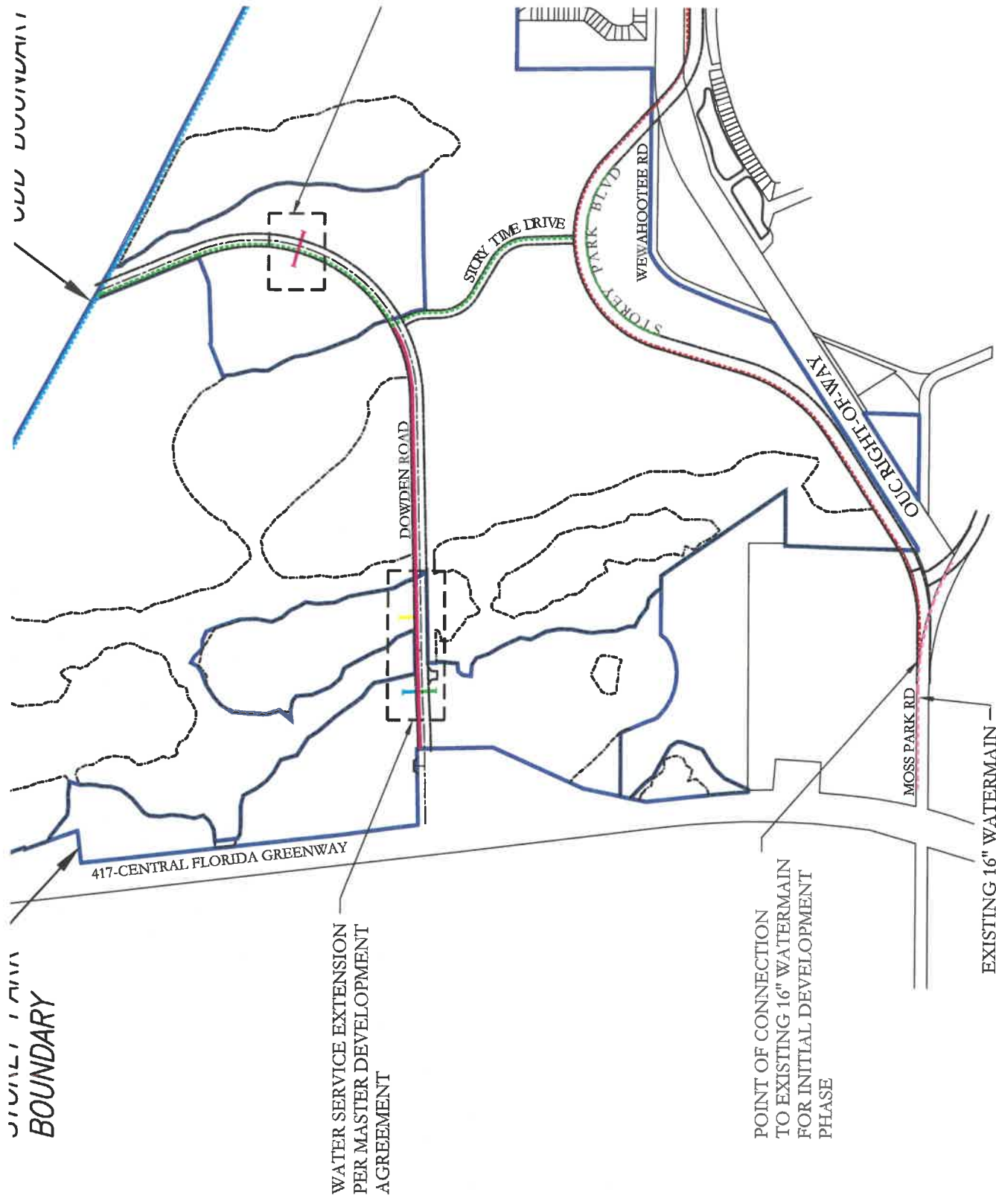
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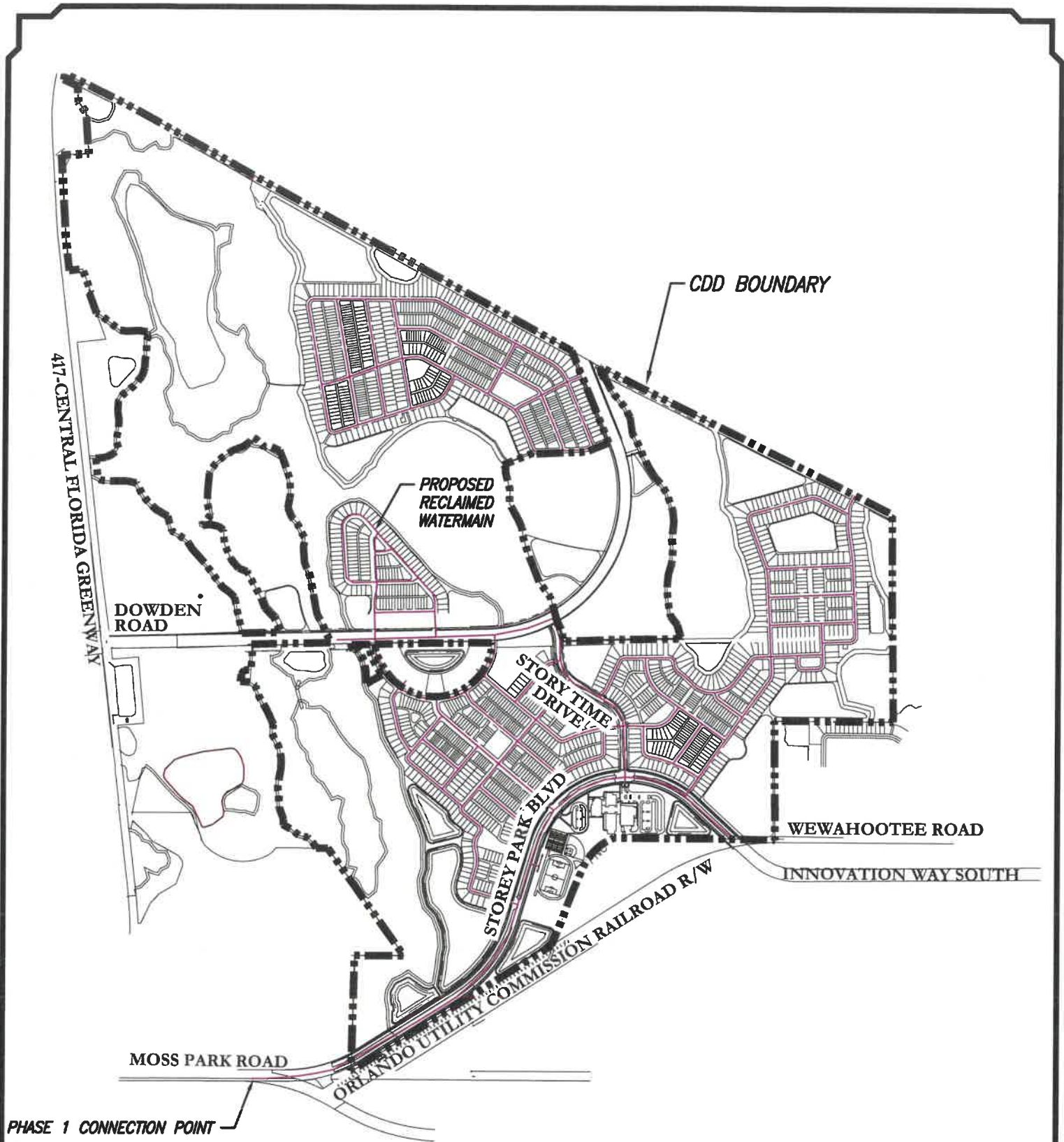
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Regional Potable Water Infrastructure Improvements

Storey Park



Reclaimed Water Distribution System Map

Storey Park Community Development District

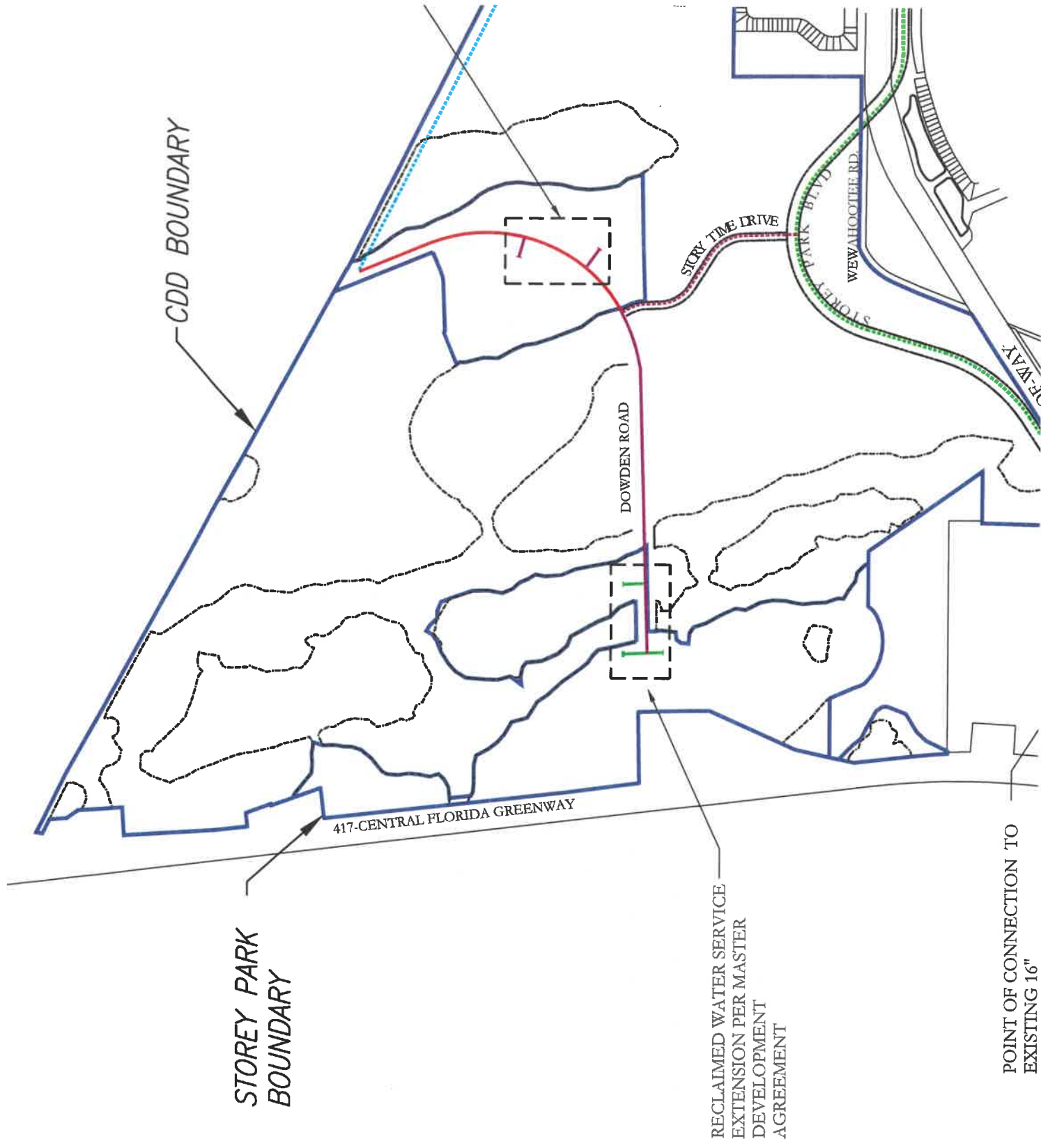
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CDD BOUNDARY

STOREY PARK
BOUNDARY

417-CENTRAL FLORIDA GREENWAY

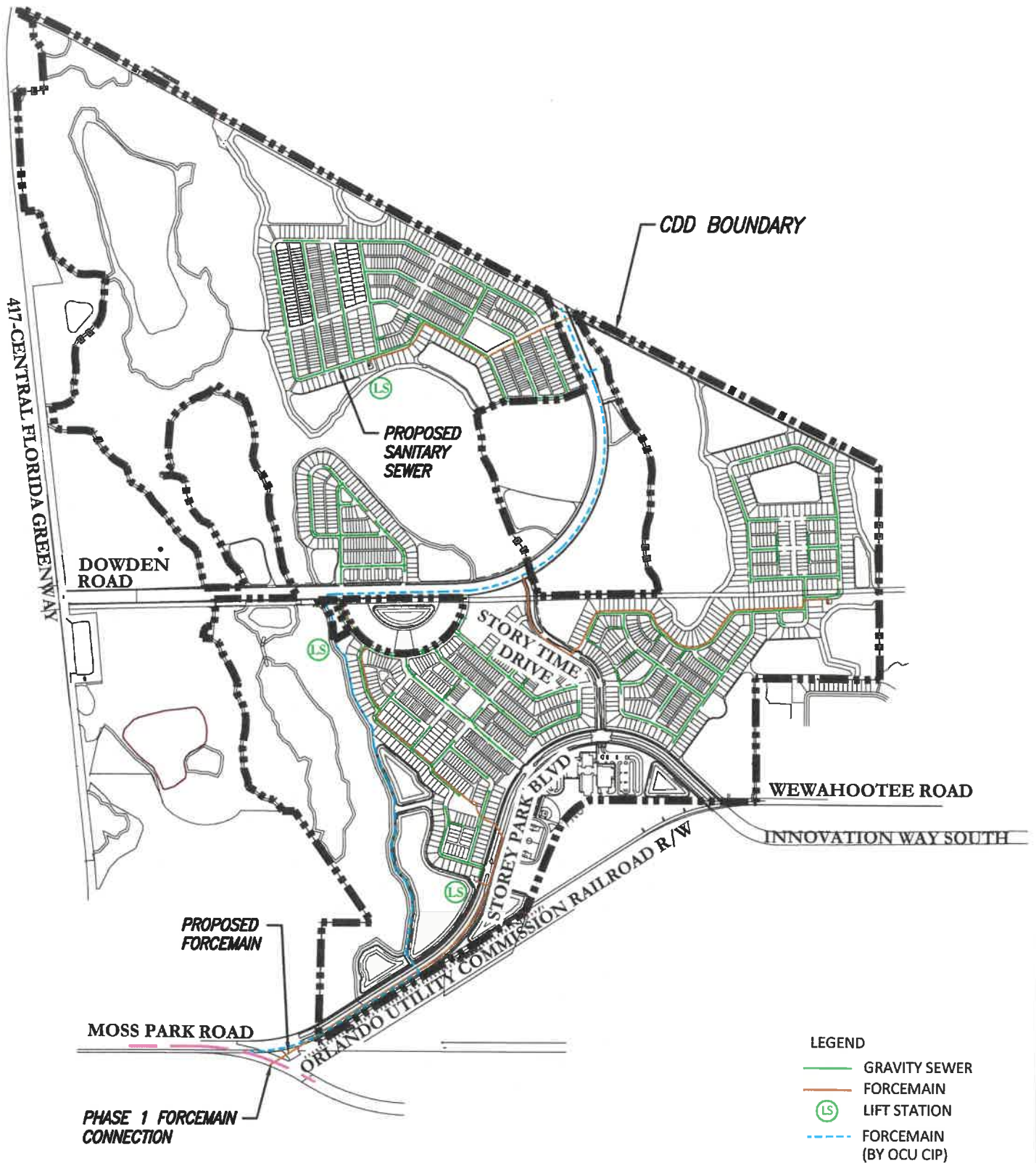
DOWDEN ROAD

STORY TME DRIVE

STOREY PARK BLVD
WEWAHOOTEE RD.

RECLAIMED WATER SERVICE
EXTENSION PER MASTER
DEVELOPMENT
AGREEMENT

POINT OF CONNECTION TO
EXISTING 16"



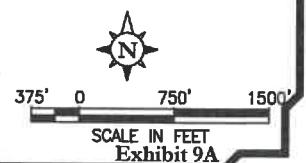
Wastewater System Map
Storey Park Community Development District

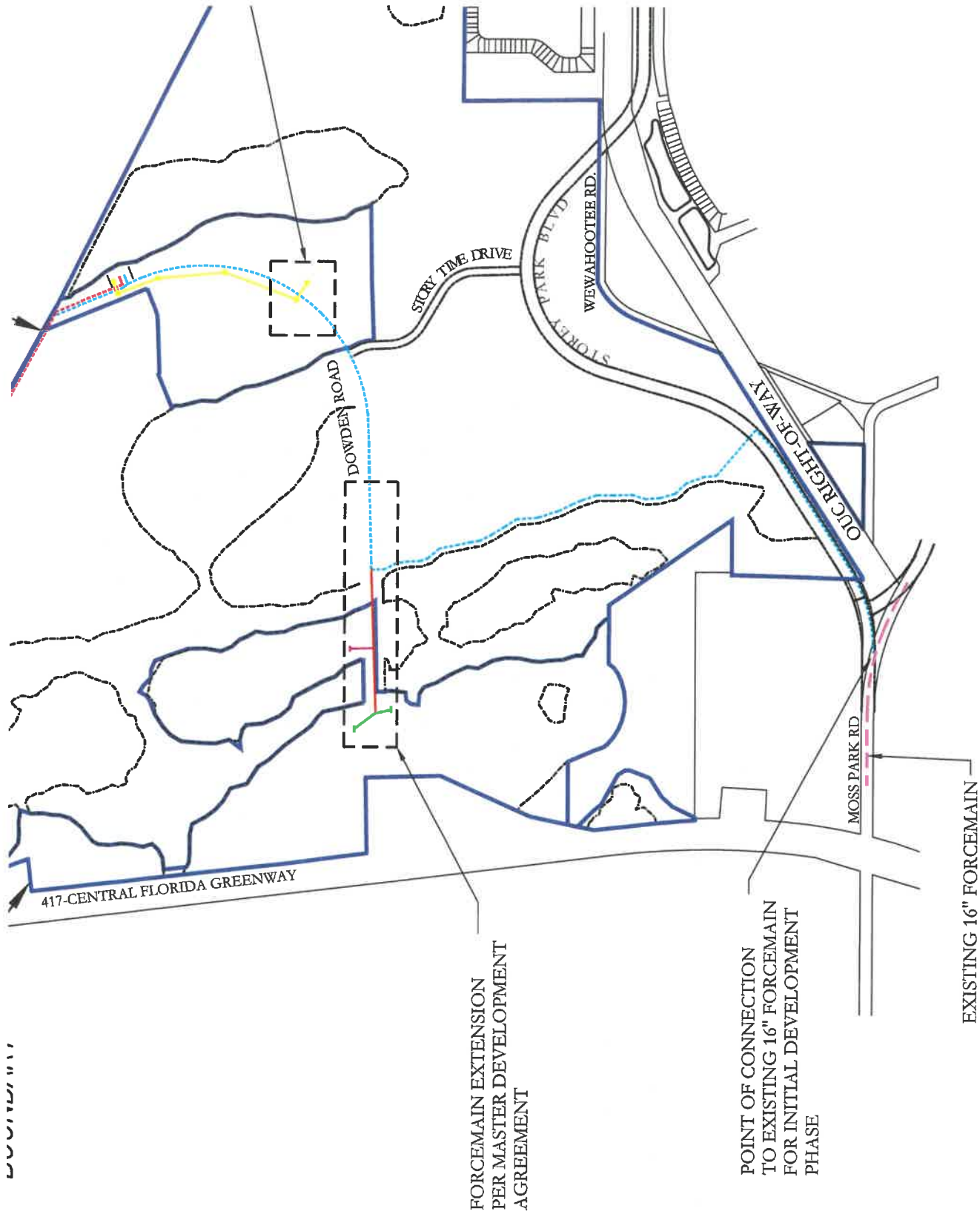
November 18, 2020
 P & B Job No.: 12.080

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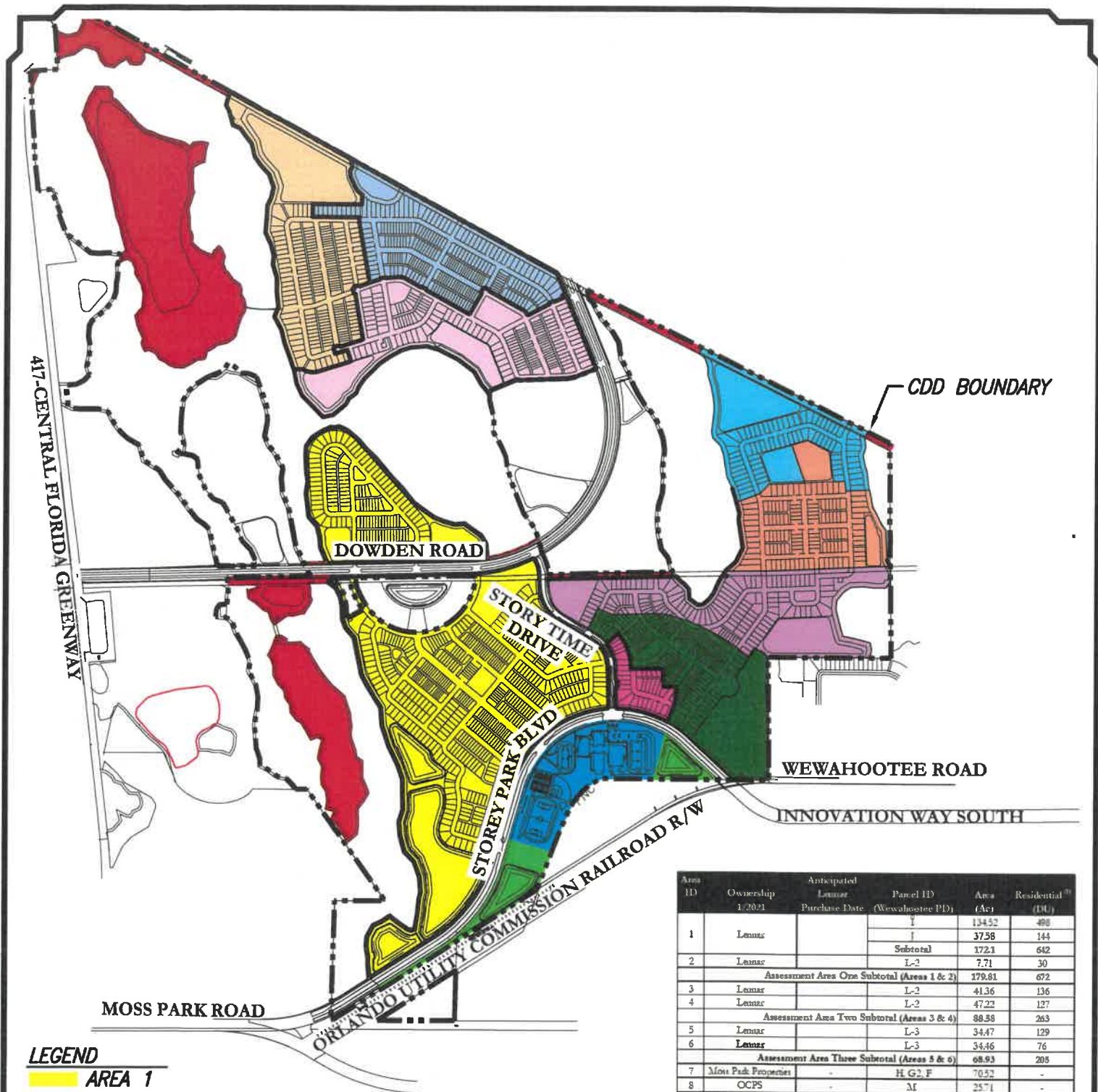
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Regional Wastewater Infrastructure Improvements

Storey Park



LEGEND

- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7
- AREA 8
- AREA 9
- AREA 10
- AREA 11
- AREA 12

Area ID	Ownership 1/2021	Anticipated Lennar Purchase Date	Parcel ID (Wevahoootee PD)	Area (Ac)	Residential ⁽¹⁾ (DU)
1	Lennar		1	134.52	498
			1	37.58	144
			Subtotal	172.1	642
2	Lennar		L-2	7.71	30
Assessment Area One Subtotal (Areas 1 & 2)				179.81	672
3	Lennar		L-2	41.36	136
4	Lennar		L-2	47.23	127
Assessment Area Two Subtotal (Areas 3 & 4)				88.59	263
5	Lennar		L-3	34.47	129
6	Lennar		L-3	34.46	76
Assessment Area Three Subtotal (Areas 5 & 6)				68.93	205
7	Moss Park Properties		H G2, F	70.52	-
8	OCPs		M	25.71	-
9	Lennar		M	12.72	-
10	Lennar		K-3	50.95	160
11	Moss Park Properties	3/2021	K-3	50.05	197
Assessment Area Four Subtotal (Areas 10 & 11)				101	357
12	Moss Park Properties	3/2021	K-3	46.41	231
Assessment Area Five Subtotal (Area 12)				46.41	231
Total				593.7	1728

- (1) Residential Units are based on the Specific Parcel Master Plans and PD subdivisions.
- (2) Areas 1 and 2 combined represent the Assessment Area One as detailed in the Master Assessment Methodology prepared by Government Management Services Central Florida.
- (3) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Government Management Services Central Florida. Assessment Area Three was revised in the 5/1/19 Engineer's Report Revision 6 Update to exclude Area 7. Areas 5 and 6 only now represent Assessment Area Three.
- (4) Engineer's Report Revision 6 includes amending the construction from Area 1 (14,54 ac, 30 MP units and 82,000 SF commercial) and adding Parcel K-3 Areas 10-12.
- (5) Areas 10 and 11 combined represent the Assessment Area Four as detailed in the Master Assessment Methodology prepared by Government Management Services Central Florida.

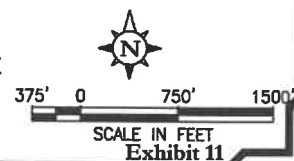
Land Ownership Map Storey Park Community Development District

POULOS & BENNETT

January 19, 2021
P & B Job No.: 12-080

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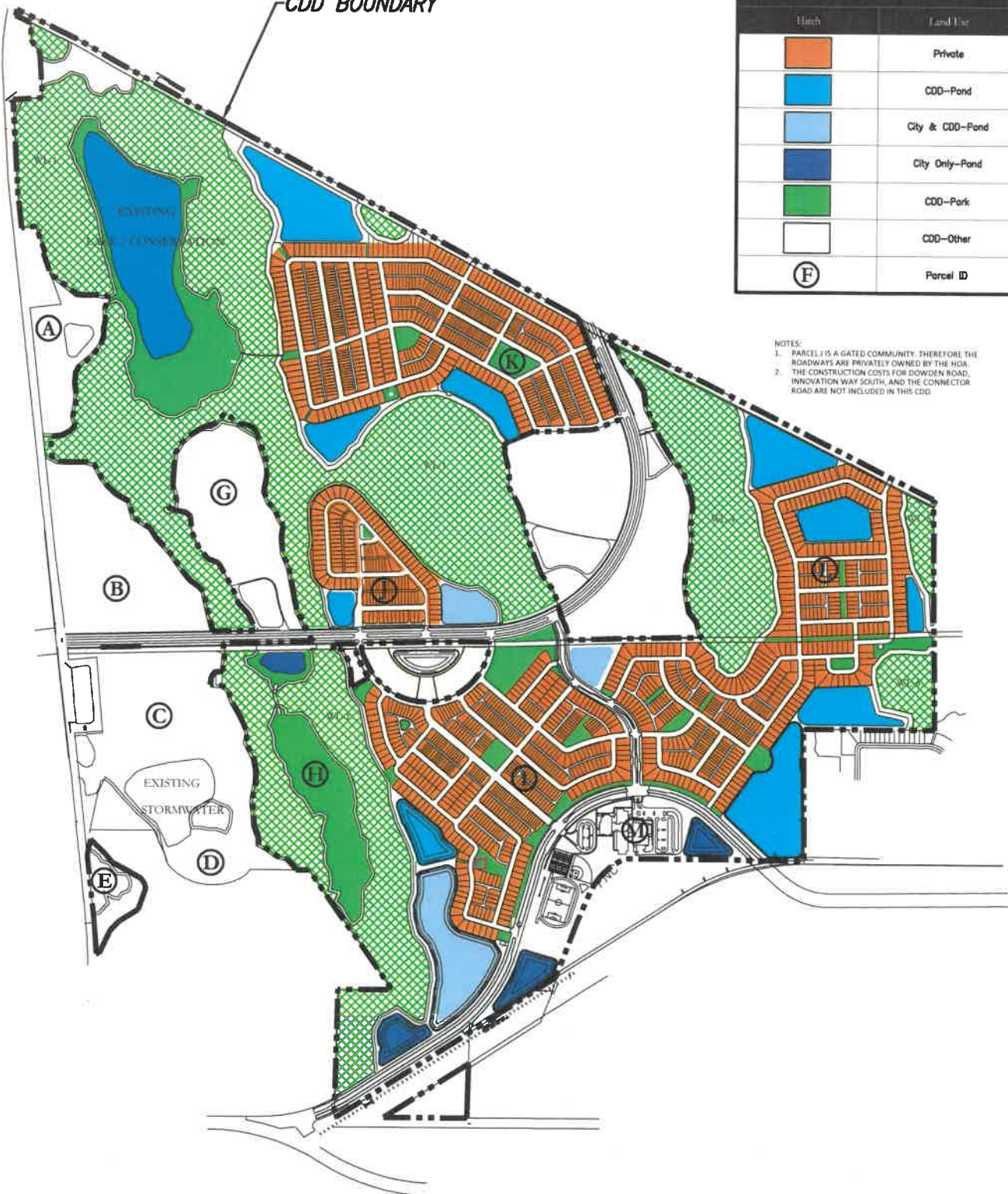
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CDD BOUNDARY

Key	
Hatch	Land Use
	Private
	CDD-Pond
	City & CDD-Pond
	City Only-Pond
	CDD-Park
	CDD-Other
	Parcel ID

- NOTES:
1. PARCEL J IS A GATED COMMUNITY; THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
 2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THIS CDD.



Future Public and Private Uses Within CDD

Storey Park Community Development District

November 18, 2020
P & B Job No.: 12-080

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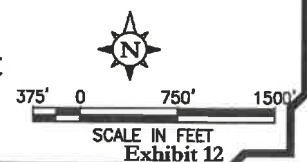


Exhibit 13

Storey Park

Cost Opinion for Community Development District Capital Improvement Plan

Facility	Estimated Cost		Estimated Cost		Estimated Cost		Estimated Cost		Estimated Cost		Estimated Cost		Estimated Cost	
	Area 1	Area 2	Area 1 & Area 2	Area One	Area Two	Area Three	Area Four	Area 1	Area 2	Area 1 & Area 2	Area One	Area Two	Area Three	Area Four
CDD Roadways and Alleys	\$ 3,560,182	\$ 146,988	\$ 3,707,170	\$ 3,707,170	\$ 1,288,594	\$ 1,004,418	\$ 2,840,0	\$ 3,560,182	\$ 146,988	\$ 3,707,170	\$ 3,707,170	\$ 1,288,594	\$ 1,004,418	\$ 2,840,0
Stormwater Improvements (pipes, drainage structures, outfalls)	\$ 2,509,636	\$ 103,614	\$ 2,613,251	\$ 2,613,251	\$ 908,353	\$ 708,032	\$ 2,025,7	\$ 2,509,636	\$ 103,614	\$ 2,613,251	\$ 2,613,251	\$ 908,353	\$ 708,032	\$ 2,025,7
Earthworks (stormwater pond excavation and dewatering)	\$ 1,616,720	\$ -	\$ 1,616,720	\$ 1,616,720	\$ 741,500	\$ 741,500	\$ 1,828,9	\$ 1,616,720	\$ -	\$ 1,616,720	\$ 1,616,720	\$ 741,500	\$ 741,500	\$ 1,828,9
Potable Water Distribution (pipes, fittings, valves)	\$ 1,636,127	\$ 73,373	\$ 1,709,501	\$ 1,709,501	\$ 643,241	\$ 501,386	\$ 873,1	\$ 1,636,127	\$ 73,373	\$ 1,709,501	\$ 1,709,501	\$ 643,241	\$ 501,386	\$ 873,1
Reclaimed Water Distribution (pipes, fittings, valves)	\$ 1,284,000	\$ 53,012	\$ 1,337,012	\$ 1,337,012	\$ 464,739	\$ 362,249	\$ 586,1	\$ 1,284,000	\$ 53,012	\$ 1,337,012	\$ 1,337,012	\$ 464,739	\$ 362,249	\$ 586,1
Sanitary Sewer System (lift stations, pipes, fittings, valves, forcemains)	\$ 2,313,145	\$ 103,735	\$ 2,416,880	\$ 2,416,880	\$ 909,410	\$ 708,855	\$ 1,395,0	\$ 2,313,145	\$ 103,735	\$ 2,416,880	\$ 2,416,880	\$ 909,410	\$ 708,855	\$ 1,395,0
Off-site Improvements (Transportation Proportionate Share)	\$ 926,619	\$ 37,214	\$ 963,833	\$ 963,833	\$ 326,239	\$ 254,293	\$ 442,8	\$ 926,619	\$ 37,214	\$ 963,833	\$ 963,833	\$ 326,239	\$ 254,293	\$ 442,8
Master Signage, Trails and Street Trees	\$ 900,000	\$ 36,145	\$ 936,145	\$ 936,145	\$ 316,867	\$ 246,988	\$ 430,1	\$ 900,000	\$ 36,145	\$ 936,145	\$ 936,145	\$ 316,867	\$ 246,988	\$ 430,1
Electrical Distribution & Street Lights	\$ 1,330,598	\$ 64,746	\$ 1,395,344	\$ 1,395,344	\$ 567,606	\$ 442,430	\$ 770,4	\$ 1,330,598	\$ 64,746	\$ 1,395,344	\$ 1,395,344	\$ 567,606	\$ 442,430	\$ 770,4
Landscape and Hardscape	\$ 729,545	\$ 30,120	\$ 759,666	\$ 759,666	\$ 264,056	\$ 205,823	\$ 358,4	\$ 729,545	\$ 30,120	\$ 759,666	\$ 759,666	\$ 264,056	\$ 205,823	\$ 358,4
Subtotal	\$ 16,806,574	\$ 648,947	\$ 17,455,521	\$ 17,455,521	\$ 6,430,606	\$ 5,175,974	\$ 11,551,0	\$ 16,806,574	\$ 648,947	\$ 17,455,521	\$ 17,455,521	\$ 6,430,606	\$ 5,175,974	\$ 11,551,0
Soft Costs (8%)	\$ 1,344,526	\$ 51,916	\$ 1,396,442	\$ 1,396,442	\$ 514,448	\$ 414,078	\$ 924,0	\$ 1,344,526	\$ 51,916	\$ 1,396,442	\$ 1,396,442	\$ 514,448	\$ 414,078	\$ 924,0
Subtotal	\$ 18,151,099	\$ 700,863	\$ 18,851,963	\$ 18,851,963	\$ 6,945,054	\$ 5,590,052	\$ 12,475,0	\$ 18,151,099	\$ 700,863	\$ 18,851,963	\$ 18,851,963	\$ 6,945,054	\$ 5,590,052	\$ 12,475,0
Contingency (10% of Hard Costs)	\$ 1,680,657	\$ 64,895	\$ 1,745,552	\$ 1,745,552	\$ 643,061	\$ 517,597	\$ 1,155,1	\$ 1,680,657	\$ 64,895	\$ 1,745,552	\$ 1,745,552	\$ 643,061	\$ 517,597	\$ 1,155,1
Total	\$ 19,831,757	\$ 765,758	\$ 20,597,515	\$ 20,597,515	\$ 7,588,115	\$ 6,107,650	\$ 13,630,1	\$ 19,831,757	\$ 765,758	\$ 20,597,515	\$ 20,597,515	\$ 7,588,115	\$ 6,107,650	\$ 13,630,1

Notes:

- 1) Parcel M is a school site and therefore no associated costs for development on Parcel M are included in Areas 1.
- 2) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida. Assessment Area Three was revised in the 5/1/19.

Exhibit 14

**Storey Park
Permit Status**

Permit	Submitted	Approved
Master		
City of Orlando Annexation and Development Agreement		9/23/2013
First Amendment to the Annexation and Development Agreement		11/25/2013
City of Orlando Wewahootee PD		12/16/2013
City of Orlando SPMP		3/18/2014
Utility Construction Reimbursement Agreement for Dowden Road and Innovation Way South (OCU)		1/13/2015
Army Corp of Engineers		1/9/2012
FEMA CLOMR-F		1/26/2017
Gopher Tortoise Relocation Permit (FWC)		6/3/2014
City of Orlando Mass Grading (SPMP Parcel I & J Limits)	3/14/2014	10/30/2014
SFWMD ERP (Conceptual and Phases 1-8 of the SPMP)	3/6/2014	7/28/2014
SFWMD WUP Dewatering	4/14/2014	8/25/2014
Phase 1 (90 Residential Units)		
City of Orlando Construction Plans	4/23/2014	10/9/2014
City of Orlando Plat	6/16/2014	4/20/2015
Orange County Utilities	4/23/2014	12/18/2014
FDEP Water	11/26/2014	12/2/2014
FDEP Sewer	11/26/2014	12/16/2014
Florida Gas Encroachment Agreement		8/21/2014
Phase 2 (144 Residential Units)		
City of Orlando Construction Plans	12/22/2014	6/22/2015
City of Orlando Plat	6/9/2016	3/3/2016
Orange County Utilities	2/4/2015	5/8/2015
FDEP Water	5/21/2015	5/26/2015
FDEP Sewer	5/21/2015	5/22/2015
Phase 3 (149 Residential Units)		
City of Orlando Construction Plans	6/20/2016	7/26/2016
City of Orlando Plat	9/4/2015	1/9/2017
Orange County Utilities	6/23/2016	7/1/2016
FDEP Water	6/8/2016	6/20/2016
FDEP Sewer	6/8/2016	6/14/2016
Phase 4 (119 Residential Units)		
City of Orlando Construction Plans	2/2/2017	3/25/2017
City of Orlando Plat	1/17/2017	5/9/2017
Orange County Utilities	3/28/2016	1/23/2017
FDEP Water	2/7/2016	2/9/2017
FDEP Sewer	2/7/2016	2/22/2017
Parcel L Master		
City of Orlando Parcel L SPMP	9/20/2016	11/14/2016
City of Orlando Mass Grading (SPMP Parcel I & J Limits)	1/6/2017	6/22/2017
SFWMD ERP (Mass Grading)	1/10/2017	2/17/2017
Gopher Tortoise Relocation Permit (FWC)		6/13/2017
SFWD WUP Dewatering		4/7/2017
Parcel L Phase 1 (150 Residential Units)		
City of Orlando Construction Plans	2/14/2017	12/4/2017
City of Orlando Plat	1/15/2018	4/9/2018
Orange county Utilities	2/14/2017	10/19/2017
FDEP Water	8/28/2017	8/31/2017
FDEP Sewer	4/21/2017	9/13/2017
SFWMD ERP	4/21/2017	6/12/2017
Florida Gas Encroachment Agreement		complete

Parcel L Phase 2 (143 Residential Units)

City of Orlando Construction Plans	1/5/2018	1/11/2018
City of Orlando Plat	5/1/2018	9/20/2018
Orange County Utilities	11/6/2017	11/15/2017
FDEP Water	12/15/2017	12/22/2017
FDEP Sewer	12/15/2017	12/27/2017
SFWMD ERP	9/22/2017	8/28/2017

Parcel L Phase 3

City of Orlando Construction Plans	3/14/2018	1/23/2019
City of Orlando Plat	9/13/2018	4/3/2019
Orange County Utilities	3/14/2018	8/8/2018
FDEP Water	10/15/2018	10/19/2018
FDEP Sewer	10/21/2018	12/11/2018
SFWMD ERP	3/26/2018	6/13/2018

Parcel L Phase 4

City of Orlando Construction Plans	3/30/2018	1/23/2019
City of Orlando Plat	7/12/2019	12/18/2019
Orange County Utilities	3/30/2018	9/13/2018
FDEP Water	9/14/2018	10/17/2018
FDEP Sewer	9/14/2018	10/19/2018
SFWMD ERP	6/8/2018	9/1/2018

Parcel K Master

City of Orlando Parcel K SPMP	5/20/2019	8/15/2019
City of Orlando Mass Grading (Parcel K)	12/13/2019	1/30/2020
SFWMD ERP (Mass Grading)	12/17/2019	3/5/2020
Gopher Tortoise Relocation Permit (FWC)		
SFWD WUP Dewatering	2/21/2020	3/31/2020

Parcel K Phase 1 (160 Residential Units)

City of Orlando Construction Plans	1/24/2020	8/22/2020
City of Orlando Plat	6/10/2020	
Orange county Utilities	1/24/2020	8/21/2020
FDEP Water	8/18/2020	9/3/2020
FDEP Sewer	8/18/2020	9/2/2020
SFWMD ERP	1/24/2020	6/24/2020

Parcel K Phase 2 (197 Residential Units)

City of Orlando Construction Plans	11/5/2020	
City of Orlando Plat	TBD	
Orange county Utilities	10/30/2020	
FDEP Water	TBD	
FDEP Sewer	TBD	
SFWMD ERP	10/30/2020	

Parcel K Phase 3 (231 Residential Units)

City of Orlando Construction Plans	1/22/2021	
City of Orlando Plat	TBD	
Orange county Utilities	1/22/2021	
FDEP Water	TBD	
FDEP Sewer	TBD	
SFWMD ERP	1/22/2021	



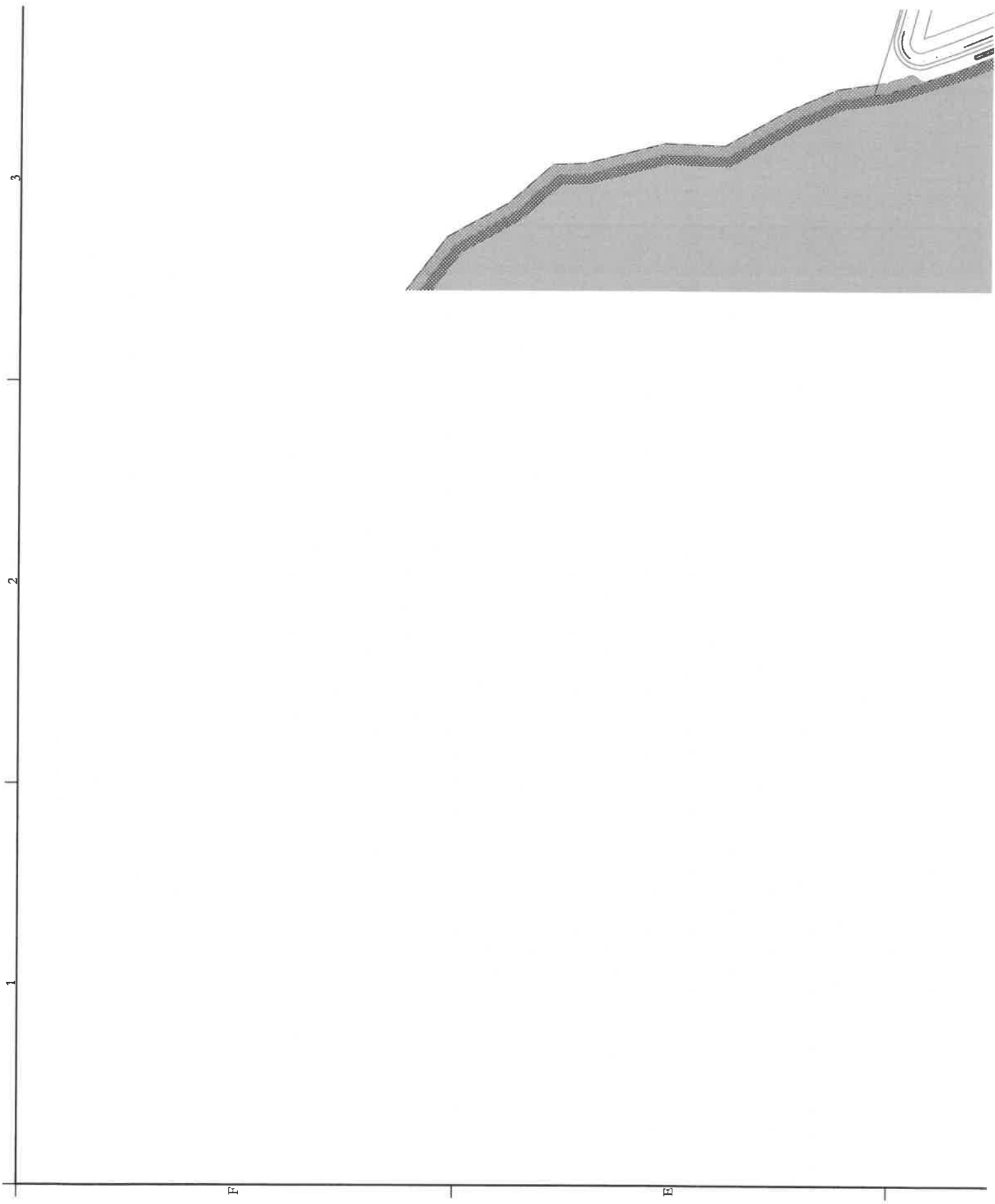
300' 0 600
SCALE IN

WEWAHOOT
BOUNDARY

WETLAND

WETLAND

Park Tract P-1
0.30 Ac.



PROJECT DESCRIPTION

AT BUILD OUT, STOREY PARK WILL BE A DIVERSE RESIDENTIAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. IT CONTAIN INTERCONNECTED AND WALKABLE RESIDENTIAL BLOCKS, ORGANIZED AROUND COMMUNITY PARKS AND A THE STOREY PARK RESIDENTIAL NEIGHBORHOODS WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER LOCATED THE CENTER OF THE PROPERTY AND PROMOTE HOUSING AND EMPLOYMENT BALANCE. STOREY PARK 'S DESIGN WILL PROVIDE A NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

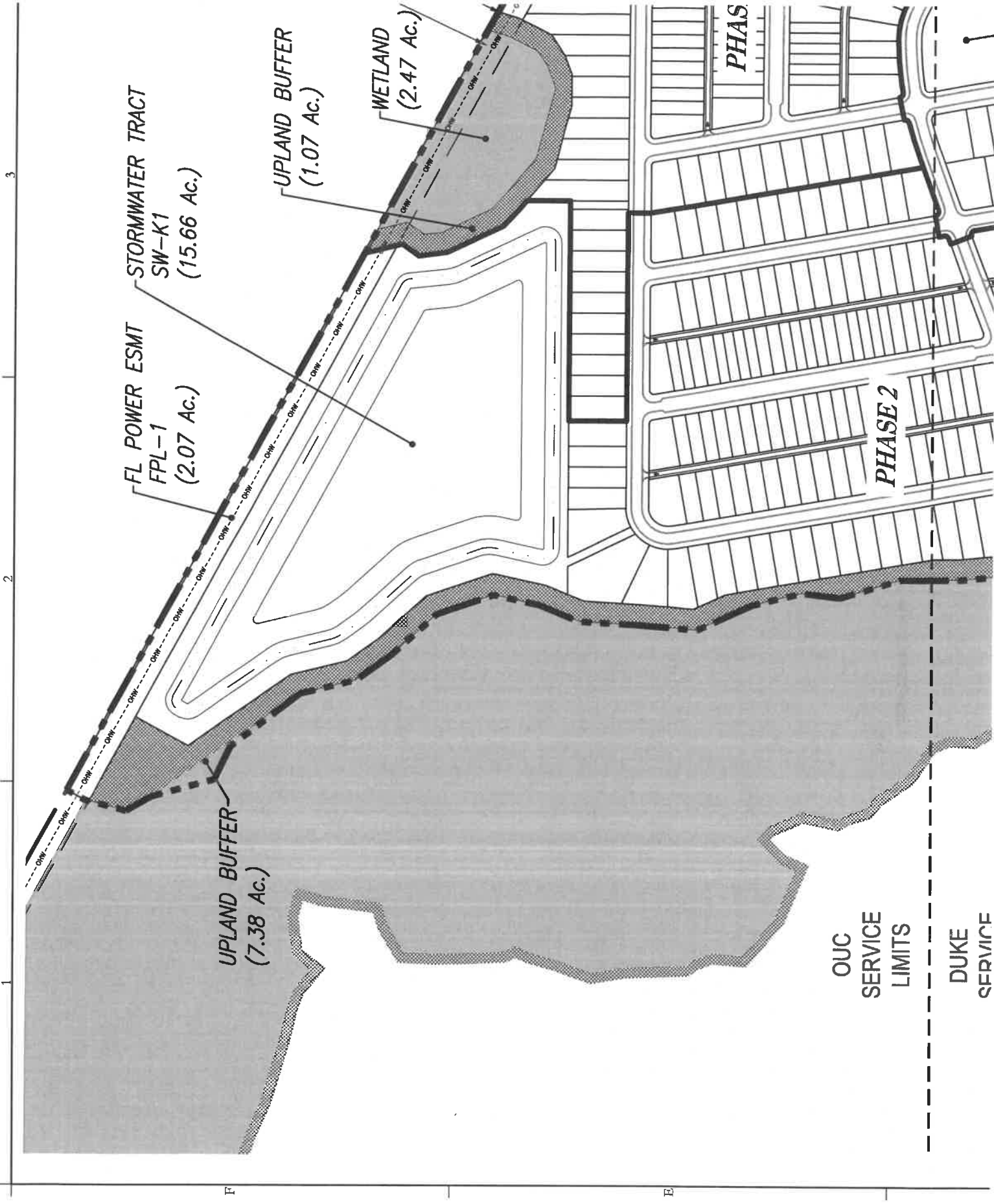
FUTURE LAND USE: OFFICE LOW INTENSITY AND CONSERVATION

PROPOSED DEVELOPMENT: RESIDENTIAL

EXISTING ZONING: PLANNED DEVELOPMENT (PD)

PARK/OPEN SPACE:

P-1	+/-	0.30	Ac	OS-6	+/-	2.32	Ac
P-2	+/-	0.17	Ac	OS-7	+/-	0.27	Ac
P-3	+/-	0.58	Ac	OS-8	+/-	0.23	Ac
P-4	+/-	1.08	Ac	OS-10	+/-	0.07	Ac
P-5	+/-	6.22	Ac	OS-L1	+/-	0.16	Ac
P-6	+/-	0.27	Ac	OS-L2	+/-	0.29	Ac
P-7	+/-	1.30	Ac	OS-L3	+/-	0.28	Ac
P-8	+/-	0.96	Ac	OS-L4	+/-	0.46	Ac
P-9	+/-	1.39	Ac	OS-L5	+/-	0.60	Ac
P-10	+/-	1.32	Ac	OS-L6	+/-	0.36	Ac
P-11	+/-	1.42	Ac	OS-L7	+/-	1.45	Ac
P-L1	+/-	0.88	Ac	OS-L8	+/-	0.63	Ac
P-L2	+/-	1.21	Ac	OS-L9	+/-	0.12	Ac
P-L3	+/-	0.55	Ac	OS-L10	+/-	0.39	Ac
OS-1	+/-	0.35	Ac	OS-L11	+/-	0.39	Ac



PROJECT DESCRIPTION

AT BUILD OUT, STOREY PARK WILL BE A DIVERSE RESIDENTIAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. THE COMMUNITY WILL BE ORGANIZED AROUND COMMUNITY PARKS, WHICH WILL BE INTERCONNECTED AND WALKABLE. THE STOREY PARK RESIDENTIAL NEIGHBORHOODS WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER. THE CENTER OF THE PROPERTY AND PROMOTE HOUSING AND EMPLOYMENT BALANCE. STOREY PARK 'S DESIGN WILL MAINTAIN AND ENHANCE THE NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

FUTURE LAND USE: OFFICE LOW INTENSITY AND CONSERVATION

PROPOSED DEVELOPMENT: RESIDENTIAL

EXISTING ZONING: PLANNED DEVELOPMENT (PD)

PARK/OPEN SPACE:

P-K1	+/-	2.35	Ac
P-K2	+/-	1.07	Ac
P-K3	+/-	0.33	Ac
OS-K1	+/-	0.14	Ac
OS-K2	+/-	0.39	Ac
OS-K3	+/-	0.33	Ac
OS-K4	+/-	0.03	Ac
FPL-1	+/-	2.07	Ac
FPL-2	+/-	0.93	Ac
FPL-3	+/-	1.60	Ac
TOTAL (ALL PHASES)	+/-	9.24	Ac

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FOUR

FOR

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 25, 2021

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Storey Park Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Storey Park Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Storey Park Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$18,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain Assessment Area Four infrastructure improvements ("Assessment Area Four Capital Improvement Plan") within a designated assessment area (herein the "Assessment Area Four") within the District more specifically described in the Engineer's Report Revision 7 - Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Assessment Area Four Capital Improvement Plan that benefit property owners within the Assessment Area Four. Assessment Area Four is identified as Parcel K Phase 1 and Parcel K Phase 2 in Exhibit 17 of the Engineer's Report.

1.1 Purpose

This Master Assessment Methodology for Assessment Area Four (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Four. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Four Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Assessment Area Four Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Assessment Area Four based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 993.3 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Four represents approximately 101 acres. The development program for Assessment Area Four currently envisions approximately 357 residential units. The proposed development program is depicted in Table 1. It is identified in the Engineer's Report as Parcel K. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Assessment Area Four Capital Improvement Plan will provide facilities that benefit certain property within the Assessment Area Four. Specifically, the District will construct and/or acquire certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, offsite improvements, master signage, trails, differential cost of undergrounding of electrical distribution lines and streetlights, and landscaping and hardscaping. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the Assessment Area Four. The implementation of the Assessment Area Four Capital Improvement Plan enables properties within the boundaries of the Assessment Area Four to be developed. Without the District's Assessment Area Four Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Four. Without these improvements, development of the property within Assessment Area Four would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Four and outside of the District will benefit from the provision of the Assessment Area Four Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Assessment Area Four Capital Improvement Plan, which is designed solely to meet the needs of property within the Assessment Area Four. Properties outside of Assessment Area Four of the District boundaries do not depend upon the

District's Assessment Area Four Capital Improvement Plan. The property owners within Assessment Area Four are therefore receiving special benefits not received by those outside the District's boundaries and outside of the Assessment Area Four.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Four will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Four Capital Improvement Plan that is necessary to support full development of property within Assessment Area Four will cost approximately \$13,630,190. The District's Underwriter projects that financing costs required to fund the Assessment Area Four Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$18,000,000. Additional funding required to complete the Assessment Area Four Capital Improvement Plan is anticipated to be funded by Developer. Without the Assessment Area Four Capital Improvement Plan, the property within Assessment Area Four would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$18,000,000 in Bonds in one or more series to fund the District's entire Assessment Area Four Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$18,000,000 in debt to the properties within Assessment Area Four benefiting from the Assessment Area Four Capital Improvement Plan. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Four Capital Improvement Plan, and this report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Four. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Four Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$13,630,190. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Assessment Area Four Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$18,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the Assessment Area Four is completed. Until the platting process occurs, the Assessment Area Four Capital Improvement Plan funded by District bonds benefits all acres within the Assessment Area Four.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Four. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Four are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the Assessment Area Four into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the Assessment Area Four, which are the beneficiaries of the Assessment Area Four Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Four Capital Improvement Plan consists of stormwater management system, master roadway, water, sewer, reuse and undergrounding of dry utilities improvements, parks and recreational facilities, landscaping and certain master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, differential cost of undergrounding of electrical distribution lines and streetlights, and landscaping and hardscaping and professional fees along with related incidental costs. There are currently five product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Assessment Area Four Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include master roadway and alley facilities, master stormwater facilities, earthwork, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, off-site improvements, master signage, trails, street lighting, differential costs of undergrounding and electrical distribution lines and streetlighting facilities, and landscaping and hardscaping. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Assessment Area Four Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Assessment Area Four Capital Improvement Plan have been apportioned to the property within Assessment Area Four according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Four will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Assessment Area Four Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Assessment Area Four, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of Assessment Area Four. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is

less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area Four boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Townhome - 25'	86	0.50	43
Single Family 32'	76	0.64	49
Single Family 40'	77	0.80	62
Single Family 50'	69	1.00	69
Single Family 60'	49	1.20	59
Total Units	357		281

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$2,840,015
Stormwater Improvements	\$2,025,789
Earthwork	\$1,828,934
Potable Water	\$873,145
Reclaimed Water Distribution	\$586,190
Sanitary Sewer System	\$1,395,063
Offsite Improvements	\$442,842
Master Signage, Trails and Street Trees	\$430,120
Electrical Differential Costs	\$770,476
Landscape and Hardscape	\$358,434
Contingencies	\$2,079,182
	\$13,630,190

(1) A detailed description of these improvements is provided in the revised Engineer's Report dated February 22, 2021.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Description	Total
Construction Funds	\$ 13,630,190
Debt Service Reserve	\$ 1,307,680
Capitalized Interest	\$ 2,160,000
Underwriters Discount	\$ 360,000
Cost of Issuance	\$ 250,000
Contingency	\$ 292,130
Par Amount*	\$ 18,000,000

Bond Assumptions:	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF IMPROVEMENT COSTS MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR						
Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome - 25'	86	0.5	43	15.30%	\$ 2,085,462	\$24,250
Single Family 32'	76	0.64	49	17.31%	\$ 2,358,997	\$31,039
Single Family 40'	77	0.8	62	21.92%	\$ 2,987,545	\$38,799
Single Family 50'	69	1	69	24.55%	\$ 3,346,439	\$48,499
Single Family 60'	49	1.2	59	20.92%	\$ 2,851,748	\$58,199
Totals	357		281	100.00%	\$ 13,630,190	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	86	\$ 2,085,462		\$ 2,754,056		\$32,024
Single Family 32'	76	\$ 2,358,997		\$ 3,115,286		\$40,991
Single Family 40'	77	\$ 2,987,545		\$ 3,945,346		\$51,238
Single Family 50'	69	\$ 3,346,439		\$ 4,419,300		\$64,048
Single Family 60'	49	\$ 2,851,748		\$ 3,766,012		\$76,857
Totals	357	\$ 13,630,190		\$ 18,000,000		

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR										
Land Use	No. of Units *	Allocation of Par Debt Per Product		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment		
		Type				Per Unit	Per Unit	Per Unit	Per Unit (1)	
Townhome - 25'	86	\$	2,754,056	\$32,024	\$	200,079	\$	2,327	\$	2,475
Single Family 32'	76	\$	3,115,286	\$40,991	\$	226,322	\$	2,978	\$	3,168
Single Family 40'	77	\$	3,945,346	\$51,238	\$	286,625	\$	3,722	\$	3,960
Single Family 50'	69	\$	4,419,300	\$64,048	\$	321,057	\$	4,653	\$	4,950
Single Family 60'	49	\$	3,766,012	\$76,857	\$	273,597	\$	5,584	\$	5,940
Totals	357	\$	18,000,000		\$	1,307,680				

(1) This amount includes collection fees and early payment discounts when collected on the Orange County Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FOUR

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar	04-24-31-0000-00-008	50.95	\$178,218	\$ 9,080,198	\$ 659,666	\$ 701,773
Moss Park Properties, Llp	04-24-31-0000-00-001*	50.05	\$178,218	\$ 8,919,802	\$ 648,014	\$ 689,376
Totals		101.00		\$ 18,000,000	\$ 1,307,680	\$ 1,391,149

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

* - See attached legal description

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,307,680

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

SKETCH OF DESCRIPTION

SHEET 1 OF 5

LEGAL DESCRIPTION PHASE 2.

A parcel of land lying in Section 33, Township 23 South, Range 31 East and in Section 4, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of aforesaid Section 4; thence run North 89°59'44" West along the North line of the Northeast 1/4 of said Section 4 for a distance of 2340.27 feet to the POINT OF BEGINNING; thence departing said North line run South 69° 24' 06" West for a distance of 33.14 feet to the point of curvature of a curve, concave Northerly having a radius of 10.00 feet, with a chord bearing of North 60° 17' 24" West, and a chord distance of 15.39 feet; thence run Westerly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 52.00 feet; thence run South 09° 58' 54" East for a distance of 13.50 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 29° 42' 36" West, and a chord distance of 12.77 feet; thence run Southwesterly along the arc of said curve through a central angle of 79° 22' 59" for a distance of 13.85 feet to a point of tangency; thence run South 69° 24' 06" West for a distance of 14.06 feet; thence run South 20° 35' 54" East for a distance of 55.00 feet to a point on a non tangent curve, concave Southerly having a radius of 10.00 feet, with a chord bearing of South 60° 17' 24" East, and a chord distance of 15.39 feet; thence run Southeasterly along the arc of said curve through a central angle of 100° 37' 01" for a distance of 17.56 feet to a point of tangency; thence run South 09° 58' 54" East for a distance of 482.13 feet to the point of curvature of a curve, concave Northwesterly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point of tangency; thence run South 72° 17' 06" West for a distance of 242.20 feet to the point of curvature of a curve, concave Northeasterly having a radius of 10.00 feet, with a chord bearing of North 58° 50' 54" West, and a chord distance of 15.06 feet; thence run Northwesterly along the arc of said curve through a central angle of 97° 44' 00" for a distance of 17.06 feet to a point on a non tangent line; thence run South 80° 01' 06" West for a distance of 60.00 feet; thence run South 09° 58' 54" East for a distance of 10.86 feet to the point of curvature of a curve, concave Westerly having a radius of 10.00 feet, with a chord bearing of South 31° 09' 06" West, and a chord distance of 13.16 feet; thence run Southwesterly along the arc of said curve through a central angle of 82° 16' 00" for a distance of 14.36 feet to a point on a non tangent line; thence run South 17° 42' 54" East for a distance of 55.00 feet; thence run North 72° 17' 06" East for a distance of 136.54 feet; thence run South 17° 42' 54" East

CONTINUED ON SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4-24-31 BEING N89°47'47"W FOR ANGULAR DESIGNATION ONLY.

SKB
REV 4-30-20
REV 5-12-20
REV 7-23-20
REV 8-18-20

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

for a distance of 130.00 feet; thence run South 72° 17' 06" West for a distance of 365.00 feet to the point of curvature of a curve, concave Northerly having a radius of 207.64 feet, with a chord bearing of North 82° 05' 26" West, and a chord distance of 179.60 feet; thence run Westerly along the arc of said curve through a central angle of 51° 14' 56" for a distance of 185.73 feet to a point on a non tangent line; thence run North 90° 00' 00" West for a distance of 92.46 feet to a point on the Westerly line of a parcel of land described in Document Number 20200355298 of the Public Records of Orange County, Florida; thence run the following courses along said Westerly line: North 18° 52' 05" West for a distance of 147.80 feet; thence run North 20° 07' 53" West for a distance of 146.55 feet; thence run North 13° 03' 16" West for a distance of 149.20 feet; thence run North 27° 20' 15" West for a distance of 159.90 feet; thence run North 21° 09' 32" East for a distance of 112.59 feet; thence run North 05° 47' 23" West for a distance of 162.38 feet; thence run North 00° 19' 09" West for a distance of 150.81 feet; thence run North 16° 44' 41" West for a distance of 152.03 feet; thence run North 07° 06' 25" East for a distance of 89.96 feet; thence run North 13° 57' 50" West for a distance of 124.65 feet; thence run North 24° 30' 16" West for a distance of 144.90 feet; thence run North 04° 19' 33" East for a distance of 152.59 feet; thence run North 03° 16' 49" East for a distance of 130.72 feet; thence run North 22° 31' 47" East for a distance of 102.70 feet; thence run North 12° 32' 22" East for a distance of 111.23 feet; thence run North 18° 47' 13" West for a distance of 145.20 feet; thence run North 41° 58' 09" West for a distance of 146.44 feet; thence run North 35° 36' 32" West for a distance of 105.69 feet; thence run North 13° 46' 22" West for a distance of 138.15 feet; thence run North 37° 39' 32" West for a distance of 206.53 feet; thence run North 64° 22' 09" West for a distance of 90.23 feet; thence run North 15° 32' 43" West for a distance of 158.95 feet; thence run North 29° 19' 04" West for a distance of 68.91 feet; thence run North 14° 22' 57" East for a distance of 102.14 feet; thence run North 28° 42' 40" East for a distance of 50.53 feet to a point on the Northerly line of aforesaid Parcel of land described in Document Number 20200355298; thence run South 61° 17' 20" East along said Northerly line for a distance of 1478.56 feet; thence departing said Northerly line run the following courses: South 13° 33' 45" East for a distance of 94.14 feet; thence run South 35° 31' 19" West for a distance of 48.41 feet; thence run South 07° 05' 00" East for a distance of 70.02 feet; thence run South 25° 26' 06" East for a distance of 148.37 feet; thence run South 46° 47' 56" East for a distance of 56.18 feet; thence run South 50° 28' 22" East for a distance of 27.15 feet; thence run South 00° 13' 23" West for a distance of 104.20 feet; thence run North 89° 46' 37" West for a distance of 530.13 feet; thence run South 00° 13' 23" West for a distance of 138.00 feet; thence run South 89° 46' 37" East for a distance of 502.13 feet; thence run South 00° 13' 23" West for a distance of 55.00 feet; thence run South 09° 58' 54" East for a distance of 660.01 feet; thence run South 69° 24' 06" West a distance of 76.90 feet to the POINT OF BEGINNING.

Contains 54.13 acres more or less.



16 East Plant Street
Water Garden, Florida 34787 • (407) 854 5365

THIS IS NOT A SURVEY:

SK6

N.T. DENOTES NON TANGENT
P.B. DENOTES PLAT BOOK
PGS. DENOTES PAGES

⊙ DENOTES CHANGE IN DIRECTION
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

JOB NO. 20200129

DATE: 3-3-2020

SCALE: 1" = 250 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

SECTION C

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS ASSESSMENT AREA FOUR; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Storey Park Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within lands referred to as Assessment Area Four ("Assessment Area Four Capital Improvement Plan") described in the Storey Park Community Development District Engineer's Report Revision 7 – Parcel K Boundary Expansion, dated January 29, 2021 and attached hereto as Exhibit "A" and incorporated by reference, as may be amended from time to time (the "Engineer's Report"); and

WHEREAS, the Board has determined that the Storey Park Community Development District ("District") shall defray the cost of the Assessment Area Four Capital Improvement Plan by the levy of non-ad valorem special assessments on the properties within Assessment Area Four pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology for Assessment Area Four for Storey Park Community Development District, dated February 25, 2021 and attached hereto as Exhibit "B" and incorporated by reference, as may be amended from time to time (the

“Assessment Report”) and on file at 219 E. Livingston Street, Orlando, Florida 32801 (“District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA:

1. Assessments shall be levied to defray the cost of Assessment Area Four Capital Improvement Plan.
2. The Board hereby approves and adopts the Engineer’s Report, which may be amended from time to time by this Board.
3. The general nature of the Assessment Area Four Capital Improvement Plan is more specifically described in the Engineer’s Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the Assessment Area Four Capital Assessment Improvement Plan is shown in the Engineer’s Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the Assessment Area Four Capital Improvement Plan is approximately \$13,630,190 (hereinafter collectively referred to as the "Estimated Cost").
6. The Assessments will defray approximately \$18,000,000 for the Assessment Area Four Capital Improvement Plan, which includes the Estimated Cost, plus financing related costs, capitalized interest and debt service reserve.
7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit “B” and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the Assessment Area Four Capital Improvement Plan or specially benefited thereby and are further designated on the assessment plat referenced below.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the Assessment Area Four Capital Improvement Plan and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots

and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Orange County and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

PASSED AND ADOPTED this 25th day of February, 2021

ATTEST:

BOARD OF SUPERVISORS OF THE STOREY
PARK COMMUNITY DEVELOPMENT
DISTRICT, a Florida community development
district

By: _____

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit “A”

**Storey Park Community Development District Engineer’s Report
Revision 7 – Parcel K Boundary Expansion, dated January 29, 2021**

[See attached.]

Exhibit “B”

**Master Assessment Methodology for Assessment Area Four for
Storey Park Community Development District, dated February 25, 2021**

[See attached.]

SECTION D

RESOLUTION NO. 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____ AT _____ A.M./P.M. AT _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197 AND 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Storey Park Community Development District, ("Board") has previously adopted Resolution No. 2021-07, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT KNOWN AS ASSESSMENT AREA FOUR; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2021-07, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the "District Records Office").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, ORANGE COUNTY, FLORIDA:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. DECLARATION OF PUBLIC HEARING. The District hereby declares a public hearing to be held on _____, 2021, at _____ A.M./P.M. at _____

for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Master Assessment Methodology for Assessment Area

Four for Storey Park Community Development District, dated February 25, 2021 (the "Master Assessment Report"), attached hereto as **Exhibit "A,"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. ADVERTISING OF PUBLIC HEARING. Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Orange County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. SEVERABILITY. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 25th day of March, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF THE
STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT,** a Florida
community development district

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit “A”

**Master Assessment Methodology for Assessment Area Four for
Storey Park Community Development District, dated February 25, 2021**

[See attached.]

SECTION IX

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA ONE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA ONE PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on March 26, 2015 and July 23, 2015, the Board of Supervisors (“**Board**”) of the Storey Park Community Development District (“**District**”) adopted Resolution 2015-18, and Resolution 2015-26, authorizing, among other things, the issuance of Special Assessment Bonds in an aggregate principal amount not-to-exceed \$11,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued the \$9,210,000 Storey Park Community Development District Special Assessment Bonds, Series 2015 (Assessment Area One Project) (“**Series 2015 Bonds**”), pursuant to the Master Trust Indenture between the District and Regions Bank, as Trustee, dated August 1, 2015 (“**Master Trust Indenture**”) and the First Supplemental Trust Indenture between the District and Regions Bank, as Trustee, dated August 1, 2015 (“**First Supplemental Indenture**”), for the purpose of acquiring and constructing all or a portion of the District referred to as “Assessment Area One;”¹ and

WHEREAS, the District adopted the Storey Park Community Development District Engineer’s Report, dated August 13, 2015, as amended from time to time (the “**Engineer’s Report**”), which identifies and describes the Capital Improvement Plan for Assessment Area One, financed with the Series 2015 Bonds (“**Assessment Area One Project**”); and

WHEREAS, the Assessment Area One Project has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered a Certificate of the Consulting Engineer, dated February __, 2021 (“**Engineer’s Certification**”), attached hereto as **Exhibit “A,”** wherein the District Engineer established the completion date of the Assessment Area One Project; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Assessment Area One Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

¹ “Assessment Area One” is referred to in the First Supplemental Indenture and has been used to in prior District Resolutions 2015-24 and 2015-25. In some instances, in the Engineer’s Report, Resolution 2015-28, Resolution 2015-31 and the Assessment Report, Assessment Area One is referred to as the “Phase I Assessment Area.” For consistency and to avoid confusion with unrelated development, the defined term “Assessment Area One” will be used to refer to the assessment area for the Series 2015 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT:

1. Recitals. The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Acceptance and Certification of Completion of the Assessment Area One Project. The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies the Assessment Area One Project is complete in accordance with the Master Trust Indenture and First Supplemental Trust Indenture.

4. Final Assessments. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2015-24, 2015-28 and 2015-30. The amount of special assessments levied pursuant to Resolution 2015-28, adopted by the Board on August 27, 2015, was later revised to \$9,210,000 by Resolution 2015-31, adopted by the Board on September 8, 2015 ("**2015 Special Assessments**"). The Engineer's Certification indicates that the cost of the Assessment Area One Project was in excess of \$9,210,000. The Assessment Area One Project cost therefore does not exceed the par amount of the 2015 Special Assessments, as required by Section 170.08, *Florida Statutes*.

5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

7. Effective Date. This resolution shall take effect immediately upon its adoption.

[SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED this ____ day of February, 2021.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

EXHIBIT “A”

Certificate of the Consulting Engineer

[See attached.]

CERTIFICATE OF THE CONSULTING ENGINEER

We, Poulos & Bennett, as the designated engineers (“**District Engineer**”) for the Storey Park Community Development District in connection with the \$9,210,000 “Storey Park Community Development District Special Assessment Bonds, Series 2015 (Assessment Area One Project)” (“**2015 Bonds**”) hereby certify:

1. The District Engineer prepared the “Storey Park Community Development District Engineer’s Report” dated August 13, 2015, as amended from time to time (the “**Engineer’s Report**”), which identifies and describes the public infrastructure deemed necessary for Assessment Area One, financed with the Series 2015 Bonds, referred to therein as the Capital Improvement Plan for Assessment Area One (“**Assessment Area One Project**”). Assessment Area One is identified in the Engineer’s Report as Area 1 and Area 2 in Exhibit 11 of the Engineer’s Report and the total cost was anticipated to be \$20,831,391.

2. The Assessment Area One Project has been substantially completed in accordance with the Engineer’s Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area One Project, as described in the Engineer’s Report, was in excess of \$9,210,000.

POULOS & BENNETT

By: _____

Name: Christina M. Baxter, P.E.

Title: Team Leader

Dated: February 23, 2021

SECTION XI

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

January 22, 2021 to February 18, 2021

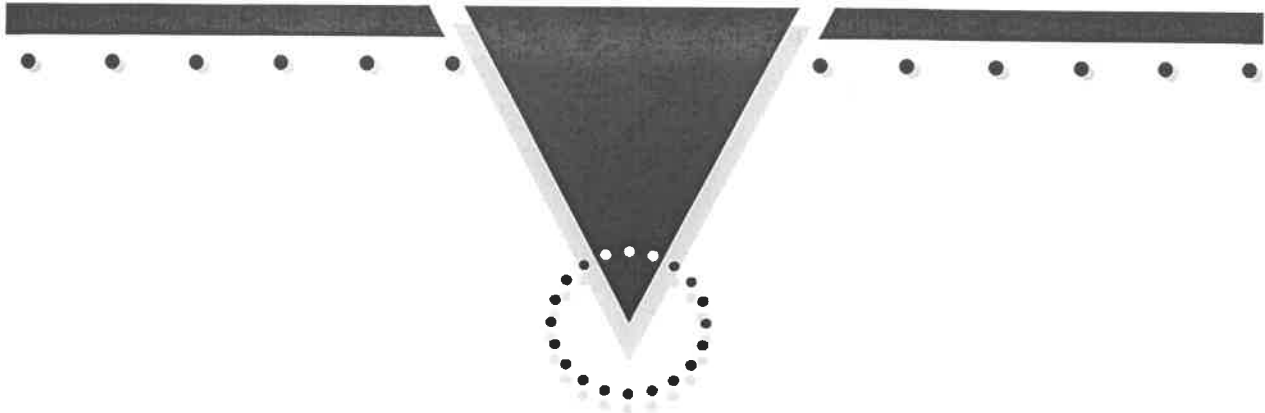
Bank	Date	Check #	Amount
General Fund	1/28/21	613	\$ 150.15
	2/5/21	614-619	\$ 33,430.30
	2/17/21	620-621	\$ 800.90
	2/18/21	622-624	\$ 62,686.83
			<hr/>
			\$ 97,068.18
Payroll	<u>January 2021</u>		
	Andrew Ashby	50001	\$ 184.70
	Patrick Bonin Jr.	50002	\$ 184.70
			<hr/>
			\$ 369.40
			<hr/>
			\$ 97,437.58

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
1/28/21	00005	1/21/21	95841	202012 310-51300-31500			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	150.15	
				CONSRV LND CONVEY/PERMITS						
2/05/21	00002	2/01/21	152	202102 310-51300-34000				*	3,004.17	150.15 000613
				MANAGEMENT FEES FEB21						
2/01/21	152	202102 310-51300-35100						*	100.00	
				INFORMATION TECH FEB21						
2/01/21	152	202102 310-51300-31300						*	875.00	
				DISSEMINATION FEE FEB21						
2/01/21	152	202102 310-51300-51000						*	.39	
				OFFICE SUPPLIES						
2/01/21	152	202102 310-51300-42000						*	15.32	
				POSTAGE						
2/01/21	152	202102 310-51300-42500						*	24.00	
				COPIES						
2/01/21	153	202102 320-53800-12000						*	1,287.50	
				FIELD MANAGEMENT FEB21						
2/05/21	00012	1/31/21	191675	202101 320-53800-47000			GOVERNMENTAL MANAGEMENT SERVICES	*	285.00	5,306.38 000614
				AQUATIC PLANT MGMT JAN21						
2/05/21	00023	2/04/21	2713	202012 320-53800-47800			APPLIED AQUATIC MANAGEMENT, INC.	*	85.00	285.00 000615
				SV CALL-TEMP RPR DOG GATE						
2/04/21	2713	202012 320-53800-47800						*	143.92	
				INST. NEW GATE HINGES						
2/05/21	00028	1/31/21	5274	202101 320-53800-46200			HERITAGE SERVICE SOLUTIONS LLC	*	291.50	228.92 000616
				LAWN MAINT PH L1 FEB21						
1/31/21	5274	202101 320-53800-46200						*	437.00	
				LAWN MAINT PH L2 FEB21						
2/01/21	5273	202102 320-53800-46200						*	24,990.00	
				LAWN MAINTENANCE FEB21						
2/01/21	5273	202102 320-53800-46200						*	583.00	
				LAWN MAINT PH L1 FEB21						
2/01/21	5273	202102 320-53800-46200						*	874.00	
				LAWN MAINT PH L2 FEB21						
2/05/21	00006	1/25/21	15-060(7	202012 310-51300-31100			OMEGASCAPES INC	*	27,175.50	000617
				REV/SIGN REQUISITION/REIM						
									259.50	
							POULOS & BENNETT			259.50 000618
							STOR -STOREY PARK- TWISCARRA			

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
2/05/21	00029	1/29/21	1	202101 320-53800-48000	INST.DOG STAIN-AUTOBGPY	*	175.00	
2/17/21	00002	12/31/20	154	202012 320-53800-47700	PAINT FOR SIGN REPAIR	*	14.65	175.00 000619
2/17/21	00028	2/11/21	5288	202102 320-53800-47300	CART PATH-SPRAY HEAD RPLC	*	96.25	14.65 000620
2/11/21	5289	202102 320-53800-46300		RMV BULBINE/INST.LIRIOPE		*	690.00	
2/18/21	00015	2/18/21	02182021 202102 300-20700-10000	FY21 DEBT SERV SER 2015		*	35,029.47	786.25 000621
2/18/21	00015	2/18/21	02182021 202102 300-20700-10100	FY21 DEBT SERV SER 2018		*	14,091.76	35,029.47 000622
2/18/21	00015	2/18/21	02182021 202102 300-20700-10200	FY21 DEBT SERV SER 2019		*	13,565.60	14,091.76 000623
2/18/21	00015	2/18/21	02182021 202102 300-20700-10200	FY21 DEBT SERV SER 2019		*	13,565.60	13,565.60 000624
TOTAL FOR BANK A							97,068.18	
TOTAL FOR REGISTER							97,068.18	

STOR -STOREY PARK- TWISCARRA

SECTION 2



Storey Park Community Development District

**Unaudited Financial Reporting
January 31, 2021**



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2	<u>General Fund Income Statement</u>
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10	<u>FY21 Assessment Receipt Schedule</u>
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12	<u>Construction Schedule Series 2019</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
January 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<u>ASSETS:</u>				
CASH	\$367,390	---	---	\$367,390
DUE FROM DEVELOPER	\$612	---	---	\$612
SERIES 2015				
RESERVE	---	\$308,954	---	\$308,954
REVENUE	---	\$525,998	---	\$525,998
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$1	---	\$1
CONSTRUCTION	---	---	\$3,247	\$3,247
SERIES 2018				
RESERVE	---	\$64,473	---	\$64,473
REVENUE	---	\$213,692	---	\$213,692
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$121,476	---	\$121,476
REVENUE	---	\$204,460	---	\$204,460
SINKING FUND	---	---	---	\$0
CONSTRUCTION	---	---	\$10,235	\$10,235
COST OF ISSUANCE	---	---	\$6,824	\$6,824
TOTAL ASSETS	\$368,002	\$1,439,116	\$20,306	\$1,827,425
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$7,892	---	---	\$7,892
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$834,953	---	\$834,953
RESTRICTED FOR DEBT SERVICE 2018	---	\$278,227	---	\$278,227
RESTRICTED FOR DEBT SERVICE 2019	---	\$325,936	---	\$325,936
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$3,247	\$3,247
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$17,059	\$17,059
UNASSIGNED	\$360,111	---	---	\$360,111
TOTAL LIABILITIES & FUND EQUITY	\$368,002	\$1,439,116	\$20,306	\$1,827,425

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$593,470	\$489,432	\$489,432	\$0
DEVELOPER CONTRIBUTIONS	\$179,368	\$59,789	\$36,600	(\$23,189)
INTEREST	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$772,838	\$549,222	\$526,040	(\$23,181)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$4,000	\$200	\$3,800
FICA EXPENSE	\$918	\$306	\$15	\$291
ENGINEERING	\$12,000	\$4,000	\$360	\$3,641
ATTORNEY	\$25,000	\$8,333	\$7,390	\$944
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION AGENT	\$10,500	\$3,500	\$3,500	\$0
ANNUAL AUDIT	\$6,200	\$6,200	\$6,200	\$0
TRUSTEE FEES	\$10,500	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$12,017	\$12,017	(\$1)
INFORMATION TECHNOLOGY	\$1,200	\$400	\$400	\$0
TELEPHONE	\$300	\$100	\$0	\$100
POSTAGE	\$500	\$167	\$1,359	(\$1,192)
INSURANCE	\$6,100	\$6,100	\$5,810	\$290
PRINTING & BINDING	\$1,000	\$333	\$62	\$271
LEGAL ADVERTISING	\$1,925	\$642	\$1,364	(\$722)
OTHER CURRENT CHARGES	\$500	\$167	\$0	\$167
PROPERTY APPRAISER	\$950	\$950	\$1,140	(\$190)
OFFICE SUPPLIES	\$400	\$133	\$1	\$132
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,450	\$5,150	\$5,150	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$335,000	\$111,667	\$100,689	\$10,978
LAKE MAINTENANCE	\$17,820	\$5,940	\$1,140	\$4,800
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$7,500	\$7,500	\$0
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$1,667	\$1,664	\$3
OPERATING SUPPLIES	\$5,000	\$1,667	\$0	\$1,667
LANDSCAPE CONTINGENCY	\$10,000	\$3,333	\$0	\$3,333
IRRIGATION REPAIRS	\$20,000	\$6,667	\$5,290	\$1,376
ROADWAYS & SIDEWALKS	\$10,000	\$3,333	\$865	\$2,468
TRAIL MAINTENANCE	\$2,500	\$833	\$0	\$833
DOG PARK MAINTENANCE	\$2,500	\$833	\$229	\$604
SIGNAGE	\$5,000	\$1,667	\$414	\$1,253
UTILITY				
ELECTRIC	\$3,000	\$1,000	\$289	\$711
STREETLIGHTS	\$160,000	\$53,333	\$60,792	(\$7,459)
WATER & SEWER	\$30,000	\$10,000	\$5,175	\$4,825
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$4,066	\$1,934
TOTAL EXPENDITURES	\$772,838	\$276,613	\$241,755	\$34,858
EXCESS REVENUES (EXPENDITURES)	\$0		\$284,285	
FUND BALANCE - Beginning	\$0		\$75,825	
FUND BALANCE - Ending	\$0		\$360,111	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$508,810	\$508,810	\$0
INTEREST	\$500	\$167	\$18	(\$149)
TOTAL REVENUES	\$616,798	\$508,977	\$508,828	(\$149)

EXPENDITURES:

INTEREST - 11/1	\$214,859	\$214,859	\$214,859	\$0
PRINCIPAL - 11/1	\$175,000	\$175,000	\$175,000	\$0
INTEREST - 5/1	\$211,359	\$0	\$0	\$0
TOTAL EXPENDITURES	\$601,218	\$389,859	\$389,859	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,580		\$118,969	
FUND BALANCE - Beginning	\$401,268		\$715,984	
FUND BALANCE - Ending	\$416,848		\$834,953	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$204,686	\$204,686	\$0
INTEREST	\$250	\$83	\$5	(\$78)
TOTAL REVENUES	\$249,077	\$204,769	\$204,691	(\$78)

EXPENDITURES:

INTEREST - 12/15	\$90,072	\$90,072	\$90,072	\$0
PRINCIPAL - 6/15	\$65,000	\$0	\$0	\$0
INTEREST - 6/15	\$90,072	\$0	\$0	\$0
TOTAL EXPENDITURES	\$245,144	\$90,072	\$90,072	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,933		\$114,619	
FUND BALANCE - Beginning	\$98,730		\$163,608	
FUND BALANCE - Ending	\$102,663		\$278,227	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$197,043	\$197,043	\$0
INTEREST	\$500	\$167	\$7	(\$160)
TOTAL REVENUES	\$239,464	\$197,210	\$197,050	(\$160)

EXPENDITURES:

INTEREST - 12/15	\$82,294	\$82,294	\$82,294	\$0
PRINCIPAL - 6/15	\$75,000	\$0	\$0	\$0
INTEREST - 6/15	\$82,294	\$0	\$0	\$0
TOTAL EXPENDITURES	\$239,588	\$82,294	\$82,294	\$0
EXCESS REVENUES (EXPENDITURES)	(\$124)		\$114,756	
FUND BALANCE - Beginning	\$98,623		\$211,179	
FUND BALANCE - Ending	\$98,499		\$325,936	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,500)	
FUND BALANCE - Beginning	\$0		\$6,747	
FUND BALANCE - Ending	\$0		\$3,247	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending January 31, 2021

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/21	ACTUAL THRU 1/31/21	VARIANCE
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$3,500	(\$3,500)
TOTAL EXPENDITURES	\$0	\$0	\$3,500	(\$3,500)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,499)	
FUND BALANCE - Beginning	\$0		\$20,559	
FUND BALANCE - Ending	\$0		\$17,059	

Storey Park Community Development District

REVENUES:

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
ASSESSMENTS - TAX ROLL	\$0	\$24,369	\$159,817	\$3405,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,433
DEVELOPER CONTRIBUTIONS	\$96,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$356,600
INTEREST	\$1	\$1	\$2	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
TOTAL REVENUES	\$56,601	\$24,370	\$159,819	\$3405,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526,040

EXPENDITURES:

ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
FICA EXPENSE	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
ENGINEERING	\$100	\$0	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360
ATTORNEY	\$3,894	\$3,346	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,390
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
MANAGEMENT FEES	\$3,005	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,207
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
POSTAGE	\$1,314	\$14	\$18	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,359
INSURANCE	\$5,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,810
PRINTING & BINDING	\$28	\$21	\$9	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62
LEGAL ADVERTISING	\$1,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,364
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$1,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

OPERATION & MAINTENANCE:

CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,288	\$1,288	\$1,288	\$1,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,150
LANDSCAPE MAINTENANCE	\$24,990	\$24,990	\$24,990	\$25,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,689
LAKE MAINTENANCE	\$285	\$285	\$285	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,140
MITIGATION MONITORING & MAINTENANCE	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$1,239	\$0	\$250	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,664
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$1,970	\$2,907	\$413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,290
ROADWAYS & SIDEWALKS	\$865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$865
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DOG PARK MAINTENANCE	\$0	\$0	\$229	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229
SIGNAGE	\$174	\$100	\$90	\$80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$414
UTILITY													
ELECTRIC	\$64	\$60	\$81	\$84	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289
STREETLIGHTS	\$13,127	\$18,245	\$14,756	\$14,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,792
WATER & SEWER	\$1,064	\$1,124	\$1,314	\$1,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,175
OTHER													
PROPERTY INSURANCE	\$4,066	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,066

TOTAL EXPENDITURES

	\$89,041	\$61,622	\$51,714	\$46,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291,795
EXCESS REVENUES (EXPENDITURES)	(\$43,441)	(\$37,252)	\$108,104	\$256,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$284,285

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$303,522
RESERVE FUND BALANCE	\$308,954
BONDS OUTSTANDING - 9/30/15	\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16	(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17	(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18	(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19	(\$170,000)
LESS: PRINCIPAL PAYMENT 11/1/20	(\$175,000)
CURRENT BONDS OUTSTANDING	\$8,460,000

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)	
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%
MATURITY DATE:	6/15/2048
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$62,200
RESERVE FUND BALANCE	\$64,473
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20	(\$65,000)
CURRENT BONDS OUTSTANDING	\$3,735,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)	
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%
MATURITY DATE:	6/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$119,695
RESERVE FUND BALANCE	\$121,476
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,925,000

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
12/16/20	8	Governmental Management Services-CF	FY2021 Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00
Fiscal Year 2021				
10/1/20		Interest		\$ 0.06
11/2/20		Interest		\$ 0.06
12/1/20		Interest		\$ 0.06
1/4/21		Interest		\$ 0.04
TOTAL				\$ 0.22
Acquisition/Construction Fund at 9/30/20				\$ 6,746.51
Interest Earned thru 1/31/21				\$ 0.22
Requisitions Paid thru 1/31/21				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 3,246.73

**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2019
(Assessment Area Three Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
12/16/20	3	Governmental Management Services-CF	FY2021 Construction Accounting	\$ 3,500.00
TOTAL				\$ 3,500.00
Fiscal Year 2021				
10/1/20		Interest		\$ 0.11
11/2/20		Interest		\$ 0.12
12/1/20		Interest		\$ 0.11
1/4/21		Interest		\$ 0.10
TOTAL				\$ 0.44
Acquisition/Construction Fund at 9/30/20				\$ 13,734.73
Interest Earned thru 1/31/21				\$ 0.44
Requisitions Paid thru 1/31/21				\$ (3,500.00)
Remaining Acquisition/Construction Fund				\$ 10,235.17