

*Storey Park Community
Development District*

Agenda

June 14, 2022

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 7, 2022

**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 **Tuesday, June 14, 2022 at 4:00 PM at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 12, 2022 Meeting
4. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Master Assessment Methodology Report for Assessment Area Five
 - C. Public Comment and Testimony
 - D. Consideration of Resolution 2022-15 Levying Assessments
5. Ratification of Partial Release of Drainage Easement
6. Discussion of Pending Real Property Conveyances
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Presentation of Number of Registered Voters – 1,769
8. Public Comment Period
9. Supervisor's Requests
10. Next Meeting Date – July 12, 2022 at 4:00 PM at Orange County Library – Southeast Branch
11. 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 April 12, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the Financing Matters. Section A is the consideration of the Engineer's Report. A copy of the report is enclosed for your review. Section B is the consideration of the Master Assessment Methodology for Assessment Area Five. A copy of the report is enclosed for your review. Section C is the public comment and testimony, and Section D is the consideration of Resolution 2022-15 levying assessments. A copy of the Resolution is enclosed for your review.

The fifth order of business is the ratification of the Partial Release Drainage Easement with Lennar Homes for Parcel K, Phase 2. A copy of the recorded easement is enclosed for your review.

The sixth order of business is the discussion of real property conveyances. This is an open discussion item.

The seventh 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. Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the presentation of the Field Manager's Report that details the field related matters in the community. A copy of the report will be presented at the meeting. Sub-Section 4 is the presentation of the number of registered voters within the boundaries of the District.

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

Sincerely,

Jason M. Showe

Jason M. Showe
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 Tuesday, April 12, 2022 at 4:00 p.m. at the Orange County Public Library, Southeast Branch, 5575 S. Semoran Blvd., Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Ben Kraljev	Vice Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary in progress

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Christine Baxter	Engineer by phone
Alan Scheerer	Field Manager
Steve Sanford	Bond Counsel by phone
Willem Boermans	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will open it up for any members of the audience who would like to provide comment. We ask that you please keep your comments to three minutes and state your name and address for the record.

Mr. Willem Boermans (History Avenue): I am an HOA Board Member. I have some questions about the Storey Park signs on some of the CDD properties. I know that some of them are still with Lennar. The last time that I sent an email to Jason about the Storey Park signage, it was regarding a sign that was vandalized. One of the outer signs also fell apart.

Mr. Showe: Once Alan gets back, he will handle it. He is on top of the signage out there. The one that was vandalized, we ordered all of the parts. We are just waiting for them to come

in. They have to manufacturer it. It took us a little while to get a quote. So that's on the way. Alan can address the other monument. I know that the one by the middle school, Lennar is working on getting the landscaping finished up. So once that is turned over, the CDD will maintain that as part of our contract.

Mr. Boermans: It looks pretty bad. Thank you so much for giving me that update.

Mr. Showe: Absolutely.

Mr. Kraljev: Thank you for coming.

Mr. Showe: Anything else?

Mr. Boermans: No.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 8, 2022 Meeting

Mr. Showe: The minutes of the March 8, 2022 meeting are included as part of your agenda package. We can take any corrections or changes at this time.

Mr. Kraljev: No changes.

Mr. Showe: Then we need a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Minutes of the March 8, 2022 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

B. Consideration of Master Assessment Methodology Report for Assessment Area Five

Mr. Showe: There was an issue with Lennar and some property ownership as it relates to the financing that we approved at the last meeting, so we are going to re-start the process. The Engineer's and Master Assessment Methodology Reports are the same from your last meeting. There have been no changes, so we would just need a motion from the Board to accept both of those reports.

Ms. Diaz joined the meeting.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Engineers Report and Master Assessment Methodology Report for Assessment Area Five were approved.

C. Consideration of Resolution 2022-11 Declaring Special Assessments

Mr. Showe: The second part of that is the declaration of assessments, which is Resolution 2022-11. That is included as part of your agenda package. Kristen, do you want to talk about the mechanism?

Ms. Trucco: Absolutely. Just to echo Jason, you are declaring special assessments with this resolution and setting a public hearing. There is just a delay, so we are bringing it back before the Board for record purposes. This resolution declares special assessments on the Assessment Area Five land. There are 46 acres within Parcel K. The methodology for which we will be levying assessments is set forth in the Master Assessment Methodology Report that is included in the agenda package. The bonds will be used to pay for the Assessment Area Five project. So, we are levying assessments in accordance with the Master Assessment Methodology Report that's included in the agenda package to construct the Assessment Area Five project. This is a requirement under the Florida Statutes that we have a resolution formally approved by the Board declaring special assessments and following this, we are going to set a public hearing for any member of the public to come forward and provide comments or objections to those assessments. If you have any questions, I can take them now. Otherwise, we are just looking for a motion to approve Resolution 2022-11.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2022-11 Declaring Special Assessments on Property Within the District; Indicating the Location, Nature and Estimated Cost of Those Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing 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 the Resolution; Providing for an Effective Date was adopted.

D. Consideration of Resolution 2022-12 Setting a Public Hearing for Special Assessments

Mr. Showe: It is our recommendation that we set the public hearing for two months out, which will give us time to make sure that the land issues with the developer are fixed and they acquire the property and still give us the 30 days' worth of notice. We would request that the Board set that for your regular June meeting, which is June 14th at 4:00 p.m. in our office. We will fill those blanks in if the Board is amenable to that. If you are, then we would just need a motion to approve Resolution 2022-12.

On MOTION by Mr. McQuarrie seconded by Mr. Bonin with all in favor Resolution 2022-12 Setting a Public Hearing for Special Assessments on June 14, 2021 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-13 Bond Delegation Resolution

Mr. Showe: Steve, do you want to go through the Bond Delegation Resolution?

Mr. Sanford: Yes. The resolution number might be wrong, unless it was changed. I was given 2022-11. I think its 2022-13 now.

Mr. Showe: Its 2022-13 now. Correct.

Mr. Sanford: Is that what was in the agenda package or do I need to fix that?

Ms. Trucco: 2022-13 is in the agenda package.

Mr. Sanford: Okay. I represent Greenberg, Traurig, serving as District Bond Counsel. This resolution is what we call a Delegation Resolution. It's called that because we set forth certain parameters in the resolution that is approved by the entire Board. When the time comes for pricing the bonds and we are within the parameters set by the Board, then the Chair or Vice Chair is authorized to sign the Bond Purchase Contract. I will quickly go through what those parameters are. We are authorizing the principal amount of bonds to finance the project within Assessment Area Five in the principal amount of not exceeding \$5,000,000. The interest rate on the bonds won't exceed the maximum rate permitted under Florida Law and the compensation to the Underwriter is 98% of the principal amount of the bonds exclusive of any discount. When they sell the bonds, the difference between the discount and the par amount, is the compensation to the Underwriter. This resolution also asks the Board to approve certain documents. I will quickly go through what they are. The first is the Bond Purchase Contract, which is between the District and FMS as your Underwriter. Once the bonds are marketed and sold, that contract gets signed, pursuant to the parameters set by the Board in this resolution. That agreement basically

sets forth what the requirements are to have a successful closing, which includes certain deliverables like closing certificates and opinions. It would also have the final terms of the bonds, the interest rates and the redemption provisions. The next exhibit is the Preliminary Limited Offering Memorandum (PLOM), which is the marketing tool by the Underwriter to solicit purchasers of the bonds. It has the basic security for the bonds and what the bonds are being issued for, but it doesn't have the interest rate or the redemption provisions nailed down until the bonds are priced. Once that happens, this PLOM would become final and it would be delivered to the investors. The next exhibit is the Continuing Disclosure Agreement, which is required under SEC rules. It basically provides that the District and the developer are going to provide annual information about the bonds and the development. It also requires that there be the disclosure of certain enumerated material events. The purpose of that agreement is that it creates a level playing field. So, a potential investor in the secondary market would have the same up-to-date information. The Offering Document, which I mentioned, only speaks as of its date. So, if things change, the intent of this is to update the information that's relevant to an investor making a decision to purchase the bonds. The next exhibit is the Fifth Supplemental Trust Indenture. We are operating under an existing Master Trust Indenture, which governs all series of bonds, but for the series of bonds issued, this is the supplemental for these bonds that is between the District and the Bond Trustee. Once the bonds are sold, all of the interest rates, redemption provisions and the sources of uses would be set forth in this document. The next couple of exhibits were prepared by Ms. Trucco's office. We have a Completion Agreement, which is between the developer and the District, that obligates the developer to complete the project to the extent the bond proceeds weren't sufficient. The next exhibit is the True-Up Agreement. If the number of units decreases when there are not enough assessment revenues, the scheduled debt service on the bond, this agreement, which is between the developer and the District requires the developer to make a true-up payment. So, there would always be sufficient monies to pay debt service on the bonds. The next exhibit is the Acquisition Agreement, which is the basic agreement between the developer and the District, setting forth the mechanism by which completed infrastructure is sold to the District and spells out the procedure for doing so. The last exhibit is the Collateral Assignment, which is required today by the bondholders. They want to know that if the bonds should ever go into default and if there was a disclosure, there would be an ability to complete the project. Under this agreement, the developer assigns all of

the permits and entitlements. It's really of no effect and the developer can continue to operate. It only becomes relevant if there was a default. Then those assignments become permanent. Two other things that this resolution does is it authorizes that if there are any changes necessary to the Engineers and Master Assessment Methodology Reports in connection with the sale of the bonds, those changes are authorized and there wouldn't be a need for any special meeting to do that. So, unless someone has any questions, I would recommend that you move to adopt Resolution 2022-13.

Mr. Kraljev: Who gets to see the exhibits? Have you looked at those, Kristen?

Ms. Trucco: We prepared several of the agreements that you went through. We prepared the Acquisition Agreement, Collateral Completion, True-Up Agreement and declarations, reviewed them and provided our sign-off. The Chair will also review the PLOM and get his sign-off before its posted as well as the District Manager, Bond Counsel, Underwriter Counsel and Developer Counsel. They will provide their signoffs and reviews.

Mr. Kraljev: Okay. Thank you.

Mr. Showe: All of those attachments are in their forms or drafts. They are not final documents. They are just provided as examples. They are pretty boilerplate for most of our Districts.

Mr. Kraljev: Okay. As long as they are reviewed. Thank you.

Mr. Sanford: I can say that every document, whether I presented it or Kristen's office prepared it or Underwriter's Counsel prepared it, I review and comment on those. So, you have another set of eyes looking at those documents.

Mr. Kraljev: Okay. Thank you.

Mr. Sanford: By the time that we get to the finish line, I think there's been a lot of review and they should be in pretty good shape.

Mr. Showe: We need a motion from the Board to approve the resolution.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor Resolution 2022-13 Authorizing the Issuance of Not Exceeding \$5,000,000 Special Assessment Bonds, Series 2022 to Finance Certain Public Infrastructure Within Assessment Area Five Within the District; Determining the Need for a Negotiated Limited Offering of the 2022 Bonds and Providing for a Delegated Award of Such 2022 Bonds; Appointing the Underwriter for the Limited Offering of the 2022 Bonds; Approving the Form of and

Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the 2022 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Fifth Supplemental Trust Indenture Governing the 2022 Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated as of November 1, 2019 with Respect to the 2022 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Form of and Authorizing the Execution and Delivery of a Completion Agreement, a True-Up Agreement, an Acquisition Agreement, and a Collateral Assignment; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the 2022 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to do all Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the 2022 Bonds; and Providing for Severability, Conflicts and an Effective Date was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-14 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing

Mr. Showe: This is the start of our budget process. The front page does a couple of things for the Board. It sets the Proposed Budget, which we have a draft attached as Exhibit A. It also sets the public hearing, which is scheduled for July 12th at this location. There is an assessment increase proposed in the current budget. We felt like we needed a little more room in case residents show up. It also directs us to transmit it to the City of Orlando in Orange County and post on our website, which is all in accordance with Florida Statutes. That is the front page and then we can walk you through the budget. It is as detailed as the Board would like. In general, we have about a \$95,000 assessment increase overall. A lot of that is driven off of just increases in the contracts as well as costs that we are seeing increasing throughout. On your maintenance side, some of the bigger increases are obviously the landscaping as we take over the new areas. We have all of those projected in here for lakes, landscaping, maintenance as well as the irrigation that goes up and streetlights. All of those are the big drivers of the cost increases. In your capital we allocated \$60,000. Alan, do you want to talk about the projects that they cover?

Mr. Kraljev: Sorry to interrupt, with regard to landscape and maintenance in general, how often are those bid out, if ever?

Mr. Scheerer: We haven't bid it out yet. I take that back, we had Down To Earth a couple of years ago. I think this is Year 2 for OmegaScapes. Down To Earth was the original vendor. We went out for public bid and the Board selected OmegaScapes. That was done a couple of years ago.

Mr. Kraljev: Thank you.

Mr. Scheerer: As far as what Jason alluded to, there is \$60,000 in the Capital Outlay. We've got additional no parking signs. As you know, the Board adopted a Parking Resolution declaring certain sides of the roads no parking. We worked before with Ben and are working with Teresa now to make sure we know where the designated parking spaces are. Then we came in after the fact and added no parking signs. So, there is \$25,000 allocated to that. Last year after we adopted our budget, the engineer did an assessment of CDD property and there were some repairs and maintenance that needed to be performed. So, we went out and got a quote to bring some of this curb patching and sidewalk damage and other things that are within the District, back up to where they need to be. There was a cost estimated of about \$35,000 to do that. So, that is what those two capital outlay items are for. I'm sure when Poulos & Bennett did the last one, the budget was lean and there was no funding for those repairs. I don't believe we had the Developer Funding Agreement in place.

Mr. Showe: I think overall if you look at the budget, it's still fairly lean. There's not a large reserve. There's not a lot of excess. We are seeing upward pressure on every contract that we have as well as utilities. So, we factored some of those in here. To the extent that we get to July and we know that some of them aren't going to be that high, we can always make adjustments down. But right now we factored in about an 8% assessment increase, which translates on a 20 Foot townhome to a \$28 per year increase and an increase of \$84 per year on a 60 Foot home. So, there's a range between \$28 and \$84 per year per home. Again, a lot of that is driven off of just new areas that we think are going to come online.

Mr. Scheerer: Yeah. There was some discussion that I heard about those two Moss Park Properties (MPP) ponds that may or may not get turned over to the CDD. There's been some talk that maybe MPP would like for the CDD to maintain those ponds.

Mr. Kraljev: I'm sure that they would.

Mr. Scheerer: Again, I don't know whether or not that is going to happen, but we put funding in there just in case. When we go to the adoption meeting, if that's not the case, we can just remove that cost from the overall budget. We didn't want to go in there and then somebody saying, "*Yeah, we need you to do this,*" and we don't have any funding in there. You will see under ponds in the narrative where it says, "*Two Additional Ponds – Dowden Road.*" Those are the ones on north/south Dowden Road that are part of MPP.

Mr. Showe: Behind your General Fund on Page 6, we do a fairly detailed line-item description that goes through each one of the account lines. To the extent that we have contracts, you will see that we break those out in as much detail as we can to back up to where we get all of those landscaping and lake numbers as well as all of the contracts. Although we never like to present the Board with an increase in assessments, I don't know that we have much of a choice in this stage, to ensure that the level of service continues at a similar level to what we have now. Behind that, starting on Page 13, is all of your debt service. There are multiple pages of those. The Board doesn't have any flexibility with those. They are all designed just to cover the debt service requirements of the District. Other than that, we can take any questions or comments from the Board. Like I said, we set the public hearing for the July meeting. With the assessment increase proposed 21 days in advance of that, we would send out notices to all residents notifying them of the increase as well as the amount and where to find information.

Mr. McQuarrie: With this item, are we approving the budget or approving the draft budget?

Mr. Showe: You would be approving the Proposed Budget. This doesn't lock the Board into this particular budget. We can still make adjustments. Mechanically what you are doing is setting the ceiling. We couldn't go higher than this assessment amount, but we can reduce it if we find that there are some ways we can make savings work. I will also point out that we continue to fund the off-duty Sheriff's officer for three days a week. It is included in that funding as well. If there are no other questions or comments, we can take a motion from the Board to Resolution2022-14 as read.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2022-14 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing for July 12, 2022, at 4:00 p.m. at this location was adopted.

SEVENTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year 2021 Audit Report**

Mr. Showe: The audit is included as part of your agenda and we provided you with a hard copy. The last page has the meat and potatoes of the audit. These are the items that they are statutorily required to review as part of the audit and what they look at in terms of if we have a clean audit or not. So, if you go to the last page, you will note that there are no current or prior year findings. All of the items that they are required to look at, which represent Items 1 through 7, we are all in compliance with all of those. There were no comments, so it's a clean audit. Counsel, did you have any comments?

Ms. Trucco: This is a statutory requirement that we go through this auditing process each year. We have a clean audit this year, so I have no comments.

Mr. Kraljev: Okay.

Mr. Showe: Its good. As soon as the Board approves it, we will transmit it to the State for compliance as well as post to the website. We need a motion to accept the audit.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Fiscal Year 2021 Audit Report was accepted.

EIGHTH ORDER OF BUSINESS**Consideration of G-17 Disclosure Letter from FMSBonds Related to the Series 2022 Bonds**

Mr. Showe: We added one more bond item, which is the G-17 letter. This is a disclosure letter required to notify that FMSBonds will serve as the Underwriter for the bond and outlines the terms. Kristen, this is the standard document.

Ms. Trucco: Exactly. This is the same G-17 form that this Board approved for all previous bond series that were issued where FMSBonds served as Underwriter. We reviewed this and signed off on it. It is just a required statutory disclosure document.

Mr. Showe: It is our recommendation to have the Board approve it.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor the G-17 Disclosure Letter with FMSBonds, Inc. was approved.

NINTH ORDER OF BUSINESS**Discussion of Pending Real Property Conveyances**

Ms. Trucco: I'm going to take a quick look at these to confirm that we transferred everything that needs to be transferred as far as those plats. Otherwise, we are up to date.

Mr. Kraljev: Parcel L is 100% completed.

Mr. McQuarrie: Was the tower tract conveyed?

Ms. Trucco: That's pending.

Mr. Bonin: Maybe we can talk about the completion of the dog park in the cell tower area and I-5. I know that's in process.

Ms. Diaz: It's in process.

Mr. Bonin: Were the permits issued?

Ms. Diaz: Yes.

Mr. Scheerer: Oh yeah.

Mr. Kraljev: As soon as that's done and we close out that permit, we can transfer them.

Ms. Trucco: Okay. So, we will keep that on the radar.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no updates for the Board. We are proceeding with the bond issuance. Unless you have any questions for me, I don't have any updates.

B. Engineer

Mr. Showe: Any updates, Christy?

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

Mr. Showe: Are there any questions for the District Engineer? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 802 through 823 for \$273,028.25 and March payroll for \$369.40 for a total of \$273,397.65. The vast majority of that are transfers from the General Fund to the Debt Service Fund as we get those assessment collections in. If the Board has any questions on any of those invoices, both Alan and I can assist on those. Otherwise, we need a motion to approve the Check Register.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the March 1, 2022 through March 31, 2022 Check Register in the amount of \$273,397.65 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. In looking at your General Fund, we are doing better than our budget to actuals, so we are in good shape. With our on-roll assessments we are close to 100%.

iii. Field Manager's Report

Mr. Showe: We can have Alan go through the Field Manager Report. Willem had a question on one of the monuments. I think there was some damage to one that wasn't repaired.

Mr. Willem Boermans (History Avenue): It's a new one by Innovations School on the left side. Two letters are out.

Mr. Scheerer: Are they just out?

Mr. Boermans: Yeah.

Mr. Scheerer: Okay. I'll take a look. It's just a back lighting issue.

Mr. Boermans: I didn't want to touch it.

Mr. Showe: No. Absolutely.

Mr. Scheerer: As part of my report, behind the monument on the west side of Sonnet Avenue, we have a dead Medjool Palm. We will be working with OmegaScapes to get that out. I don't think that we are going to replace it at this time. We are hoping that it's not going to take over any of the rest of the palm trees that are there. We are going to do some direct root injection on some of those just to make sure we are giving them the direct vitamins that they need. We are not sure what happened with the palm. We did enter into an agreement with Kendal Signs. They were the original sign vendor. As you know, a few months back we had some damage over the Christmas holiday to the monument on the south side of Dowden Road. A couple of the letter covers were removed and the "T" was removed. We sent Kendal Signs a deposit. They were hoping within the next three weeks or so to have that sign back up and running and then I will point them over to the other one to see about the letters. I continue to meet with OmegaScapes every week. I think things are going well. Last year, we reported to the Board about some of the Bahia sections of turf on Story Time Drive and Storey Park Boulevard. In the last median as you are heading east before you get to Story Time Drive and Dowden Road,

there is all Bahia. We started letting that turf grow out a little bit to get some seed head regeneration. I think it really made a world of difference last year in some of those areas. So, if you see that or any residents see that some of that Bahia turf is getting a little tall, it's not because we are not doing our job. We are just going to let it grow up and try to get some seed heads rather than trying to hydroseed or replace a bunch of Bahia grass that was stressed out for whatever reason over the years. I think last year we started a little late and got a good feed on that. We are going to continue that. So, if any of the folks from Lennar or any residents question it, this is intentional. That's really all that I have.

Mr. Showe: Are there any questions for Alan? Hearing none,

iv. General Election Qualifying Period and Procedure

Mr. Showe: We have a General Election. That will be the first one for this District. Seats 4 and 5, which are currently occupied by Mr. Kraljev and Ms. Diaz respectively, will go to General Election this year. This means anyone who wants to qualify for those seats, must live in the District and be registered to vote within the boundaries of the District. We included in your agenda package, the qualifying period for those folks to register, which is Noon on June 13th through Noon on June 17th. It goes through the process of how you qualify at the Supervisor of Elections. That is all done through the Supervisor of Elections. The District Office doesn't do anything with that. So, if anyone is interested, that is the process.

Mr. Kraljev: Will we be resigning for those new positions?

Mr. Showe: Your term will be over.

Mr. Kraljev: So, we don't have to resign. It just terminates.

Mr. Showe: Correct. Seat 1 will continue to be a Landowner's seat.

v. Designation of November 8, 2022 as the Landowners' Meeting Date

Mr. Showe: We scheduled a Landowners' Election for November 8th for the District, which would be the election for Seat 1. If the Board is amenable, we need a motion to designate November 8th as the Landowners' Election.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor designating November 8, 2022 as the Landowners' Election date was approved.

ELEVENTH ORDER OF BUSINESS

Public Comment Period

Mr. Boermans: I have two questions. There are a lot of residents in the cellphone tower area that are very concerned. They think that the cellphone tower is coming back.

Ms. Diaz: No, it's not.

Mr. Scheerer: You're going to like what's coming back. It's not going to be a cellphone tower.

Mr. Boermans: It is my understanding that Lennar will go through the neighborhood whenever repairs are needed to the street and curbs and they will be responsible for it. Then it will be turned over to the residents or to the CDD.

Mr. Scheerer: The CDD will own the roads.

Mr. Kraljev: That has happened.

Mr. Boermans: Okay. Perfect.

Mr. Showe: We work with the developer. So, if we identify something that might be covered under warranty or there is a challenge, we work with the developer to get it resolved.

Mr. Scheerer: Or if they want their bond money back.

Mr. Showe: Is there anything else?

Resident (Willem Boermans, History Avenue): No. Thank you so much.

Mr. Showe: You're welcome.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's requests? Hearing none,

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – May 10, 2022 at 4:00 PM at GMS-CF

Mr. Showe: The next meeting will be on May 10th at our office at 4:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

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

POULOS & BENNETT

2602 E. Livingston St. | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

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<i>Exhibit 13</i>	<i>Cost Opinion for Community Development District Capital Improvement Plan</i>
<i>Exhibit 14</i>	<i>Permit Status</i>
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<i>Exhibit 16</i>	<i>City of Orlando Specific Parcel Master Plan Parcel L</i>
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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 147.4 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
 - c. 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, LLC (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 its 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 its bonds 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 hereby 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 public 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 differential 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.

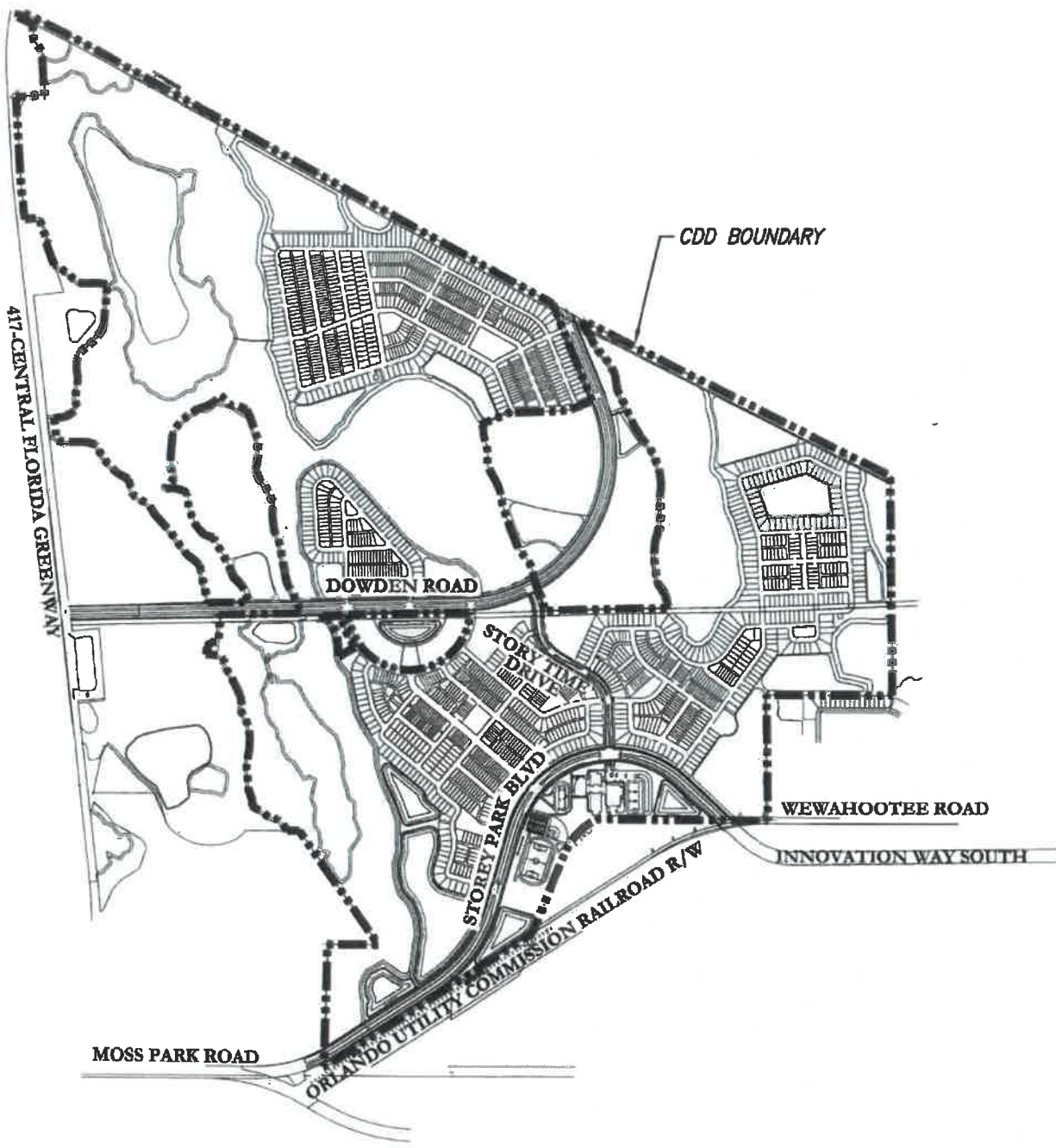
The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost 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

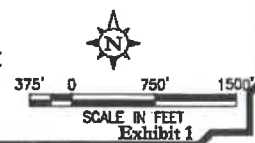
Storey Park Community Development District

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

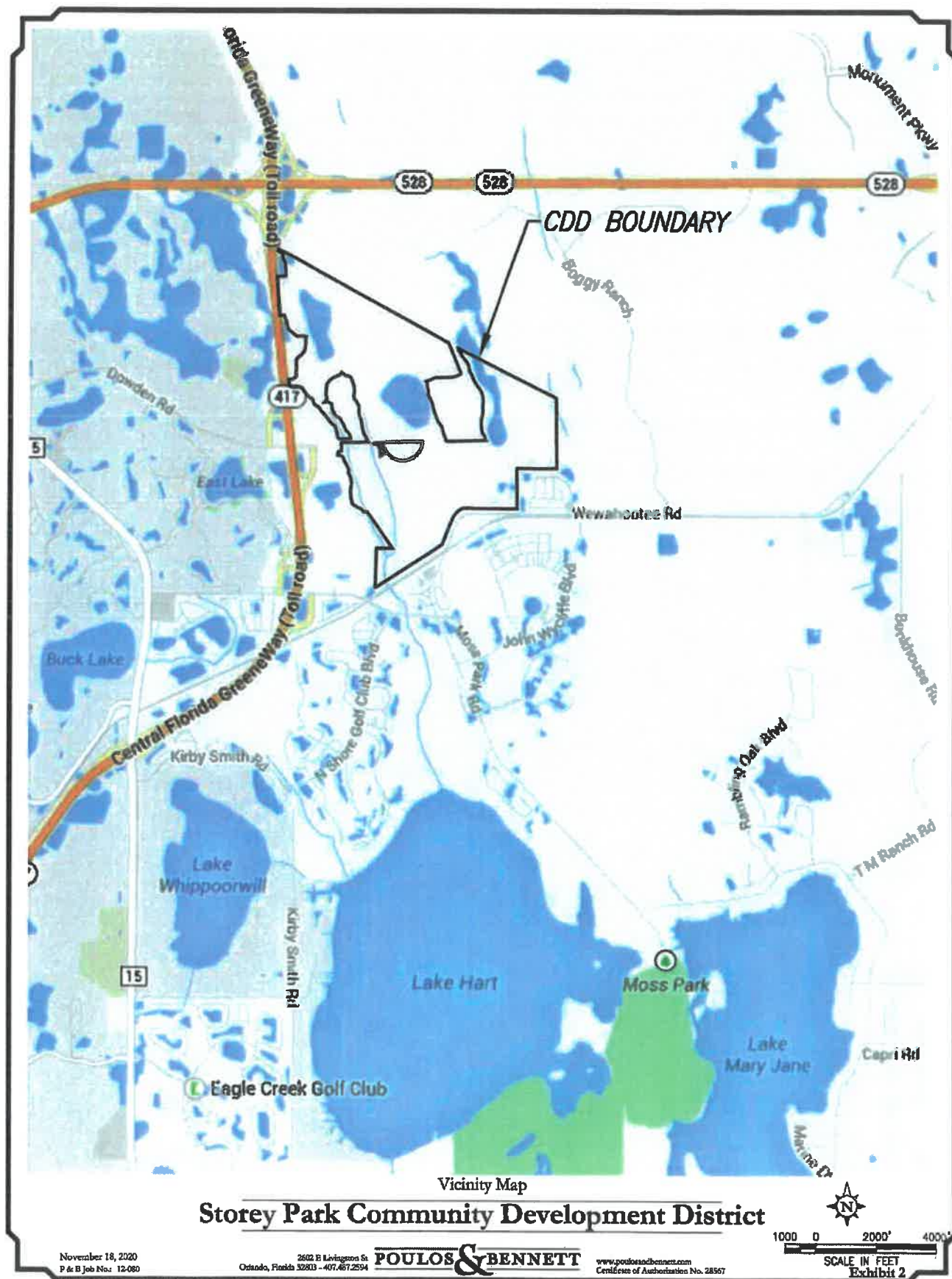
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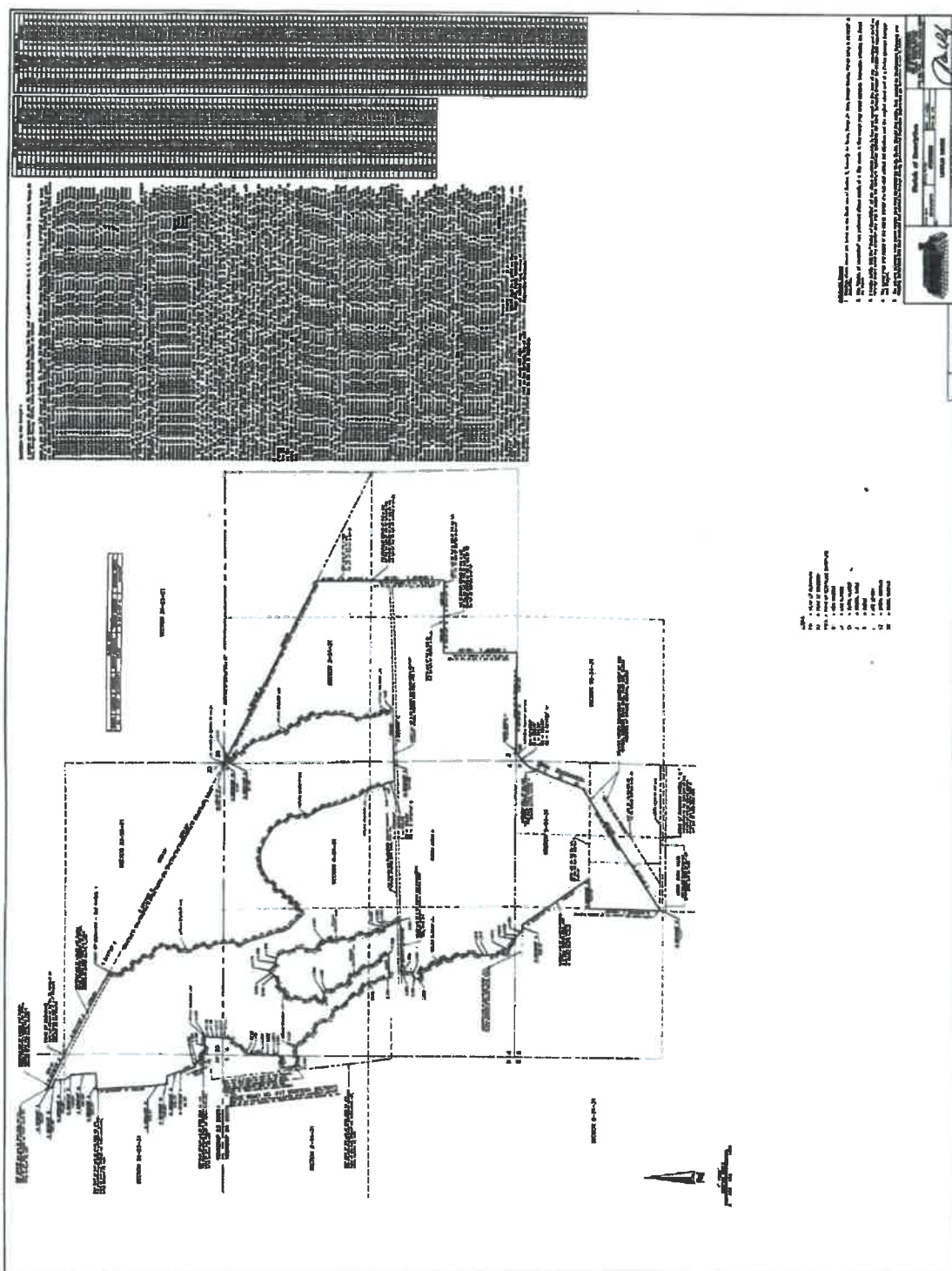
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2/2012/13-080 12-080 - INNOVATION PLACE/DRIVE/USE ENGINEERS REVIEW FOR - WITH NWCAL, 11/1/2020/18/20





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

91
92 **SECTION 6. SEVERABILITY.** If any provision of this ordinance or its application
93 to any person or circumstance is held invalid, the invalidity does not affect other provisions
94 or applications of this ordinance which can be given effect without the invalid provision or
95 application, and to this end the provisions of this ordinance are severable.
96

97 **SECTION 7. REPEAL.** All ordinances or parts of ordinances previously adopted
98 and conflicting with this ordinance are hereby repealed.
99

100 **SECTION 8. EFFECTIVE DATE.** This ordinance takes effect immediately upon
101 adoption.
102

103 **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City of
104 Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 27 day of
105 OCTOBER, 2020.
106

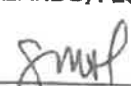
107 **DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida,
108 at a regular meeting, this 19 day of OCTOBER, 2020.
109

110 **DONE, THE SECOND READING, HEARING, AND ENACTED ON FINAL**
111 **PASSAGE,** by an affirmative vote of a majority of a quorum present of the City Council of
112 the City of Orlando, Florida, at a regular meeting, this 9 day of
113 NOVEMBER, 2020.
114
115
116

117 BY THE MAYOR OF THE CITY OF
118 ORLANDO, FLORIDA:
119
120

121 
122 Mayor
123

124 ATTEST, BY THE CLERK OF THE
125 CITY COUNCIL OF THE CITY OF
126 ORLANDO, FLORIDA:
127

128 
129 City Clerk
130

131 Stephanie Herdovia
132 Print Name
133
134
135
136
137

City Council Meeting: 11-9-2020

Page 3 of 4

Item: 12-3 Documentary: 201091203

Storey Park CDD Boundary Amendment Draft (1)

ORDINANCE NO. 2020-53

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


Assistant City Attorney


Print Name

[Remainder of page intentionally left blank.]

EXHIBIT

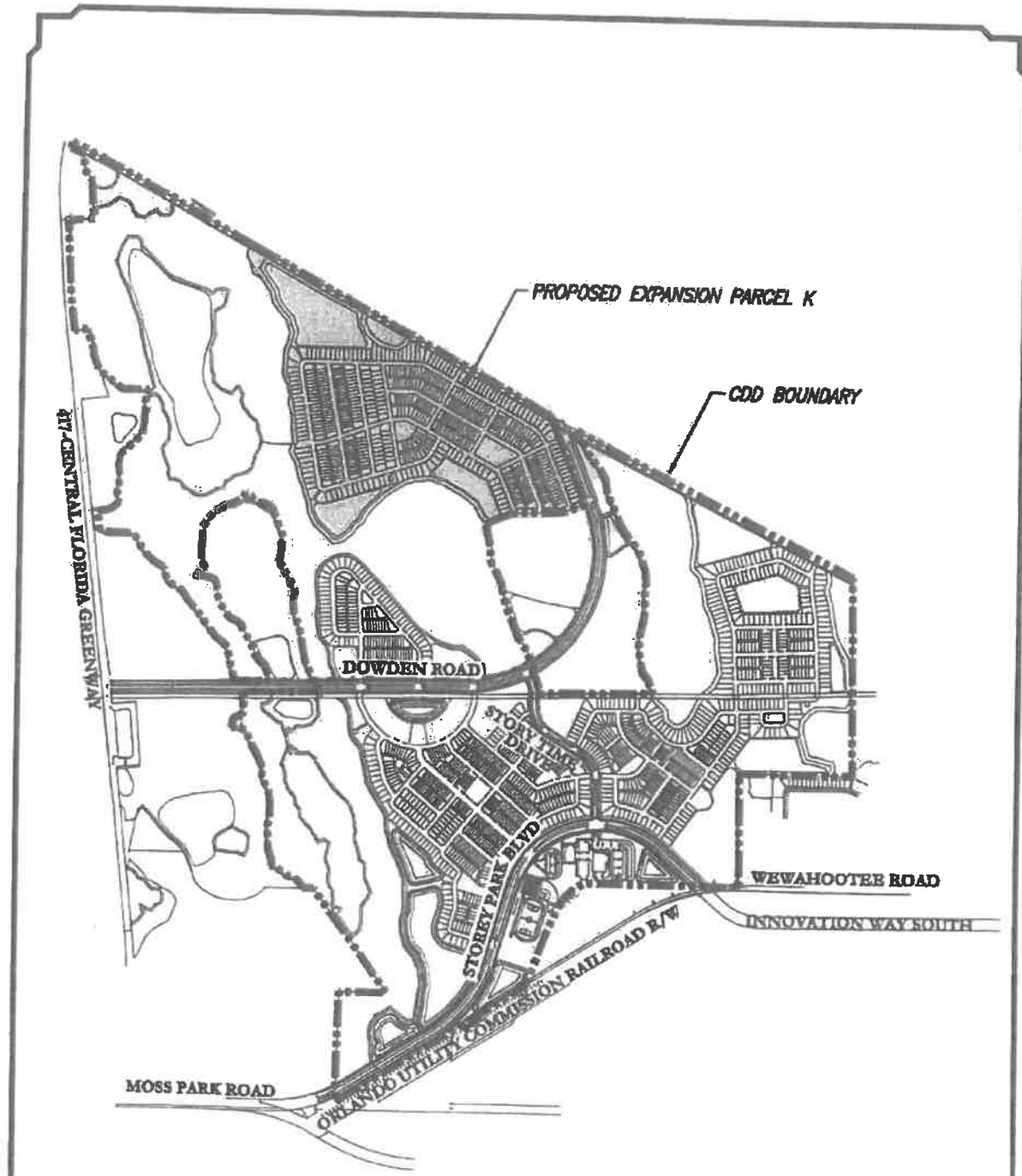
A

EXHIBIT 1

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

Location Map

[ATTACHED]



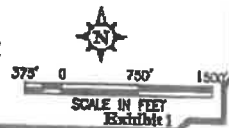
Location Map and Proposed Expansion
Storey Park Community Development District

June 03, 2020
 P & B Job No. 15-089

1802 E. 17th Avenue, 2nd
 Orlando, Florida 32803-4074
 407.407.6594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Accreditation No. 28347



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 83°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 190.68 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°26'16" 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 188.62 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. 76301-6445-457, 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°58'05" 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 0 1°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 28°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 $81^{\circ}17'20''$ 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 289.83 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 136.16 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 136.30 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 112.69 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.

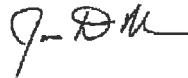


Signature of Affiant

Jeremy Gates

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

NOTICE OF PROPOSED ENACTMENT

On Monday, November 2, 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. 2017-58 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/councilmeetings 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 2, 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

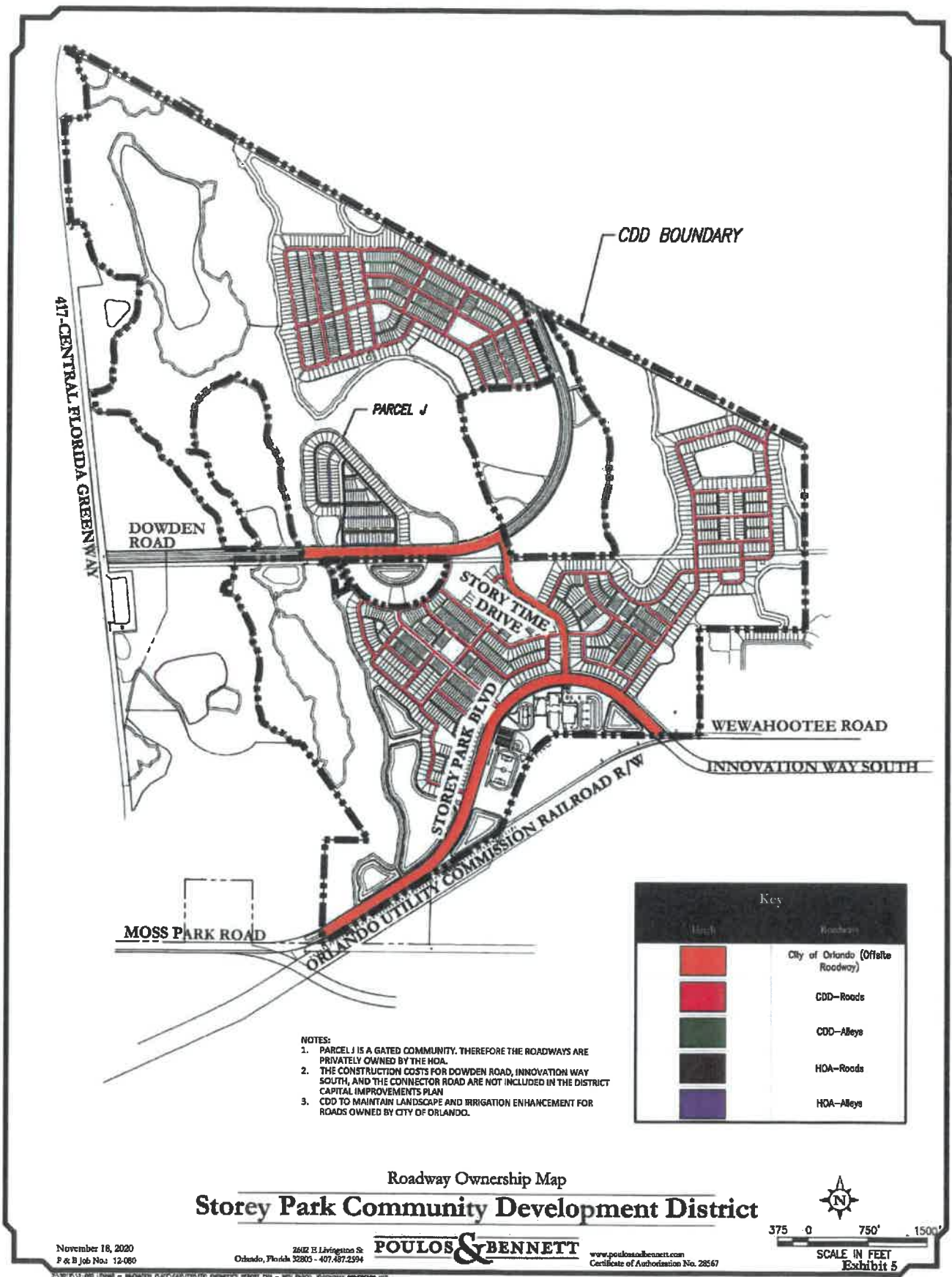
Orlando Sentinel

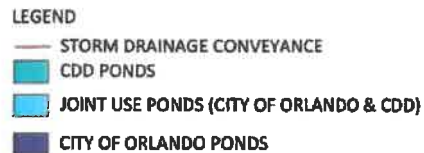
disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 14 hours in advance of the meeting, the City Clerk's Office at 407.246.2251 or cityclerk@orlando.gov.

OS/7/12/1

10/27/2020

6791221





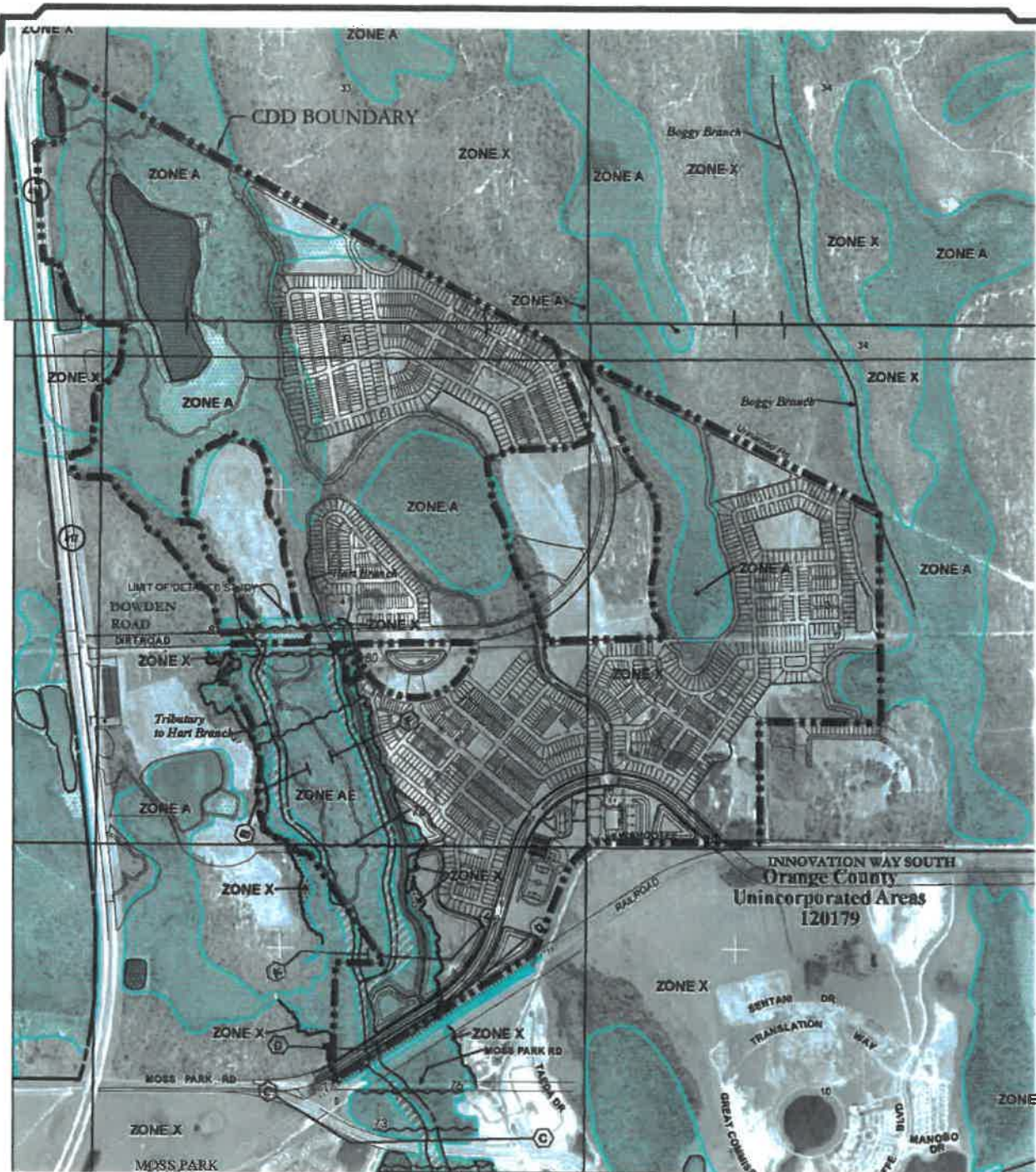
Stormwater Management Map

Storey Park Community Development District

750' 0 750' 1500'

SCALE IN FEET

Exhibit 6B



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

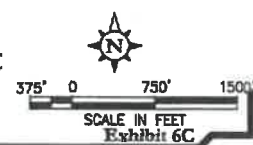
FEMA 100 Year Floodplain Storey Park Community Development District

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

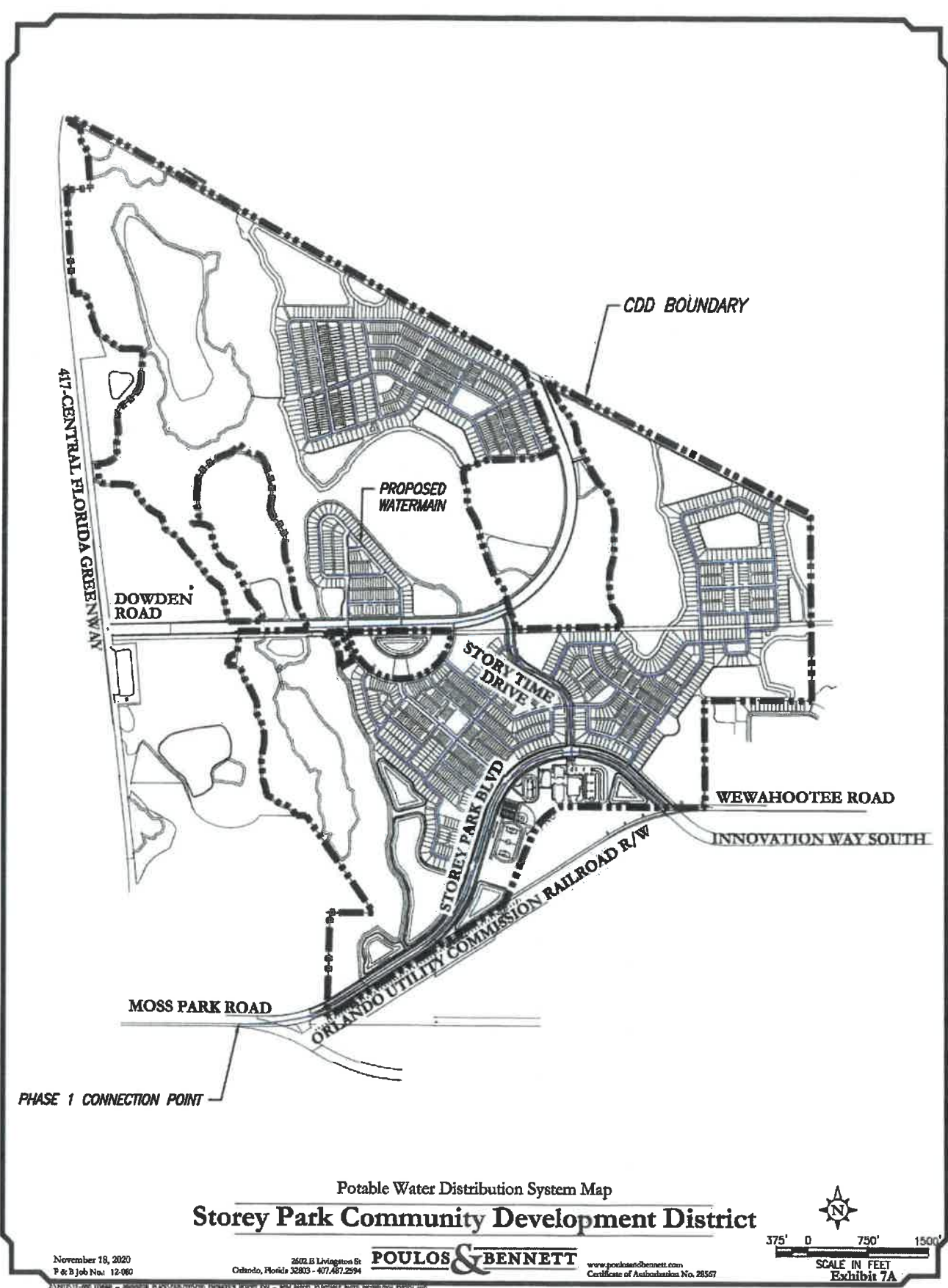
2622 B Livingston St
Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbenett.com
Certificate of Authorization No. 28567



3/2017/12-080 BENNETT - WATERWAY FLOODPLAIN/100 YEAR FLOODPLAIN REPORT CDD - STOREY PARK COMMUNITY DEVELOPMENT DISTRICT



PHASE 1 CONNECTION POINT

Potable Water Distribution System Map
Storey Park Community Development District

November 18, 2020
P & B Job No: 12-060

2602 B Livingston St
Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

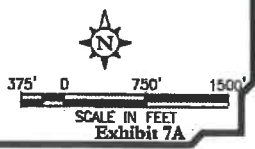
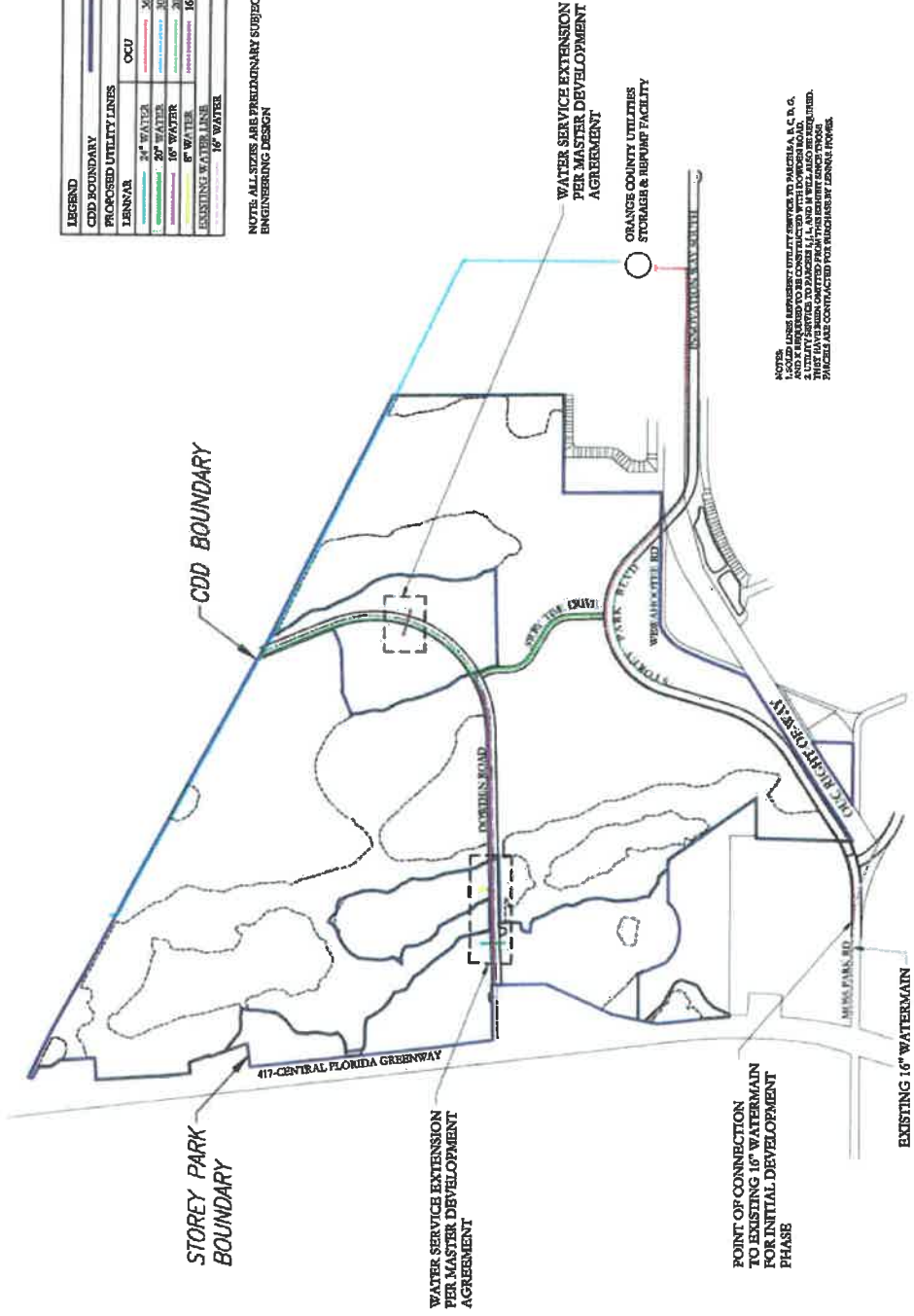


EXHIBIT 7A - POTABLE WATER DISTRIBUTION SYSTEM MAP - STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

LEGEND	
	CDD BOUNDARY
	PROPOSED UTILITY LINES
	OCU
	24" WATER
	20" WATER
	16" WATER
	8" WATER
	EXISTING WATER LINE
	16" WATER

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTES:
1. ALL LINES REPRESENT UTILITY LOCATIONS TO MATCHING A.C. & O.C. AND ARE NOT TO BE CONSIDERED AS CONSTRUCTION LINES.
2. ALL LINES ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
3. ALL LINES ARE CONTRACTED FOR BY THE ENGINEERING FIRM.

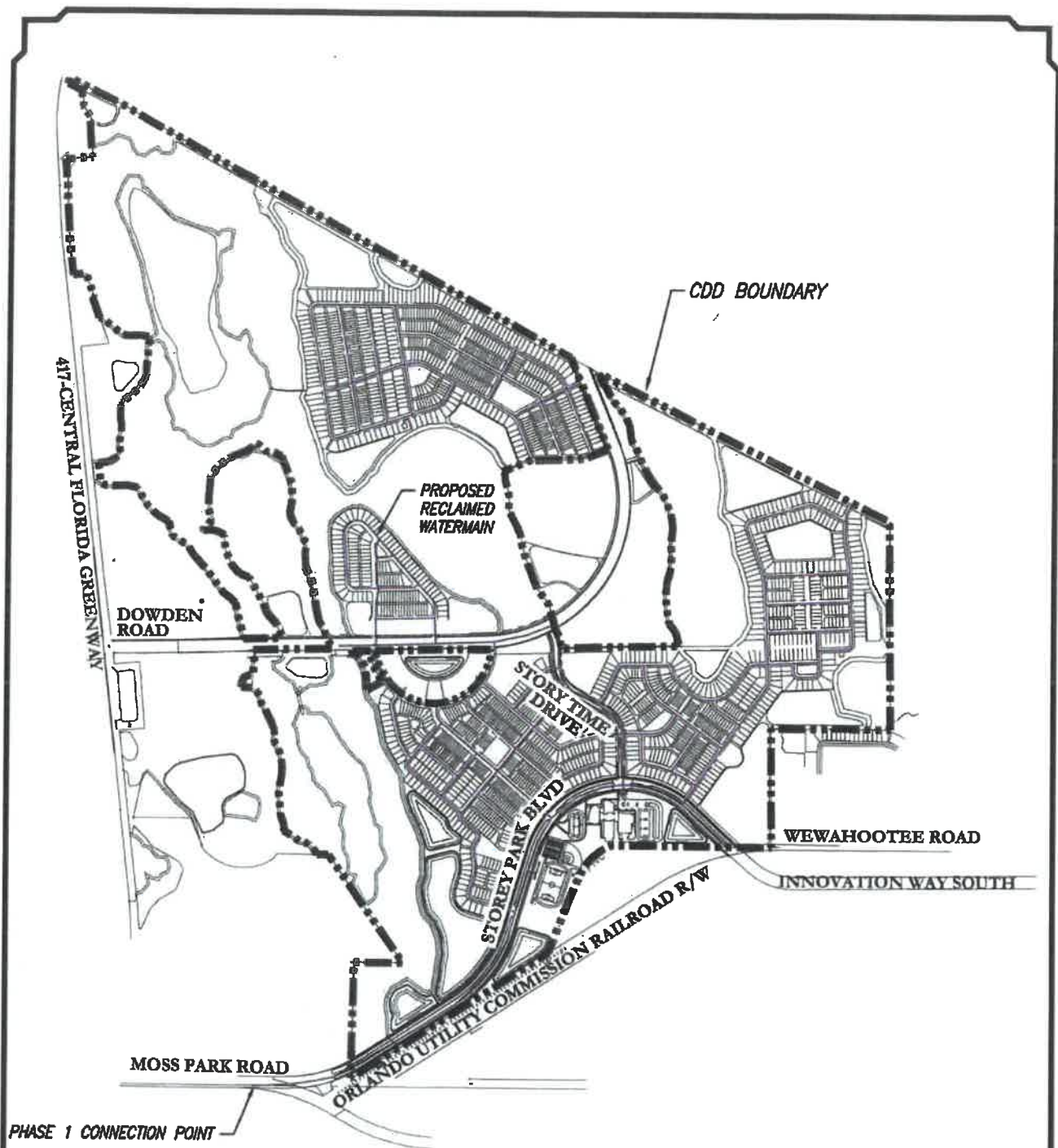
Regional Potable Water Infrastructure Improvements Storey Park

1000 R. Foullos & Foullos & Bennett
Orlando, Florida 32808 - 407.801.2814
www.foullosandbenett.com
Certificate of Incorporation No. 28607



37° 0' 0" N
SCALE IN FEET
Exhibit 7B

July 14, 2019
The 8th day of July, 2019



Reclaimed Water Distribution System Map
Storey Park Community Development District

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

2602 E Livingston St
 Orlando, Florida 32803 - 407.467.2594

POULOS & BENNETT

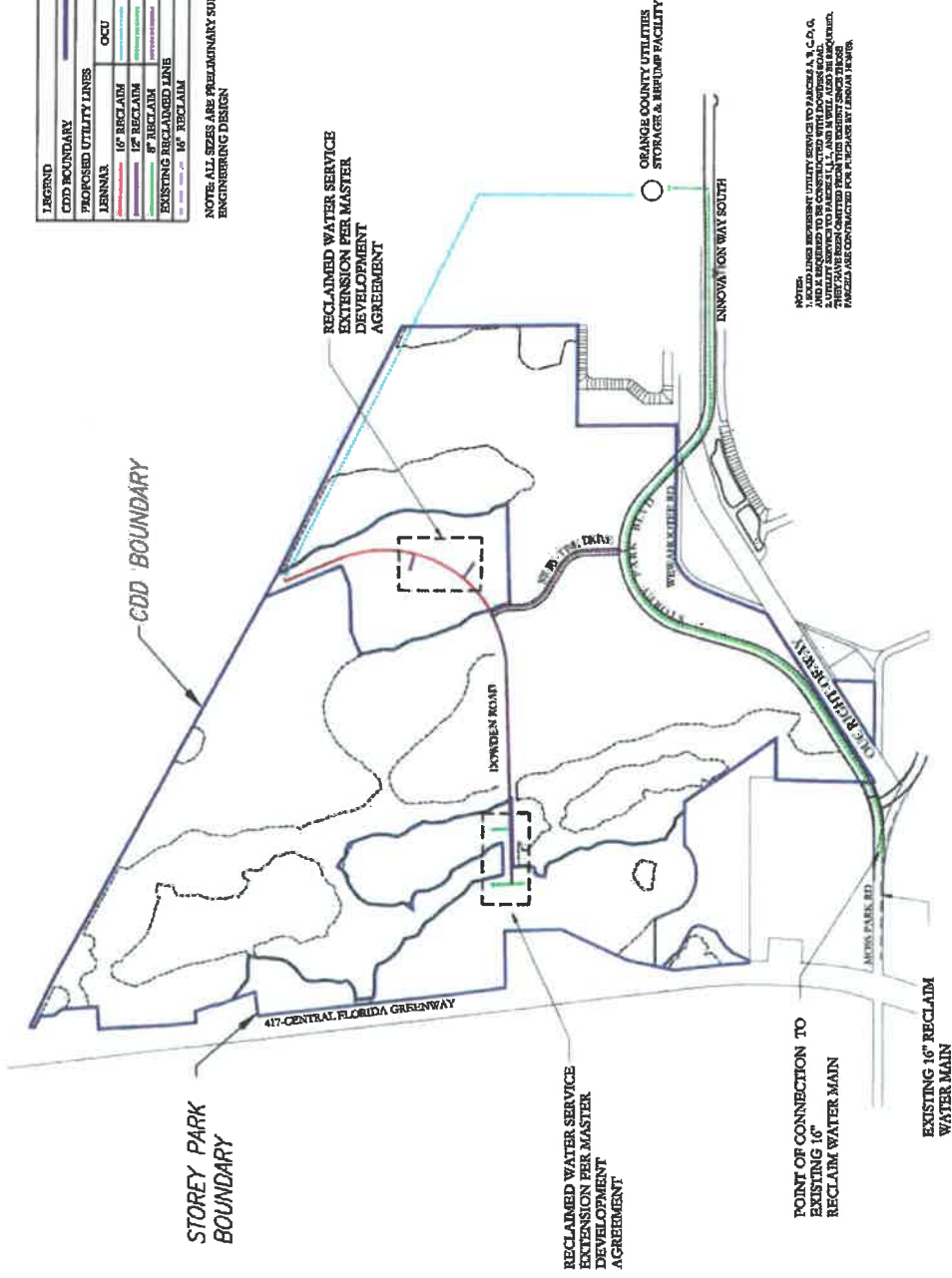
www.poulosandbennett.com
 Certificate of Authorization No. 28567



EXHIBIT 8A - STOREY PARK COMMUNITY DEVELOPMENT DISTRICT - RECLAIMED WATER DISTRIBUTION SYSTEM MAP

LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAS	
16" RECLAIM	OCU
12" RECLAIM	
8" RECLAIM	
EXISTING RECLAIMED LINE	
16" RECLAIM	
12" RECLAIM	
8" RECLAIM	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY DATA.
2. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY DATA.
3. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY DATA.
4. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY DATA.

Regional Reclaimed Water Infrastructure Improvements Storey Park

500 E. Lakeview Dr.
Orlando, Florida 32806-1000
www.foulosandbennett.com
Certified Professional Engineer, No. 2567

July 15, 2015
P&ID No. 11-000
Sheet 1 of 1

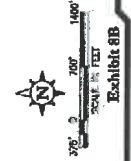


Exhibit 8B

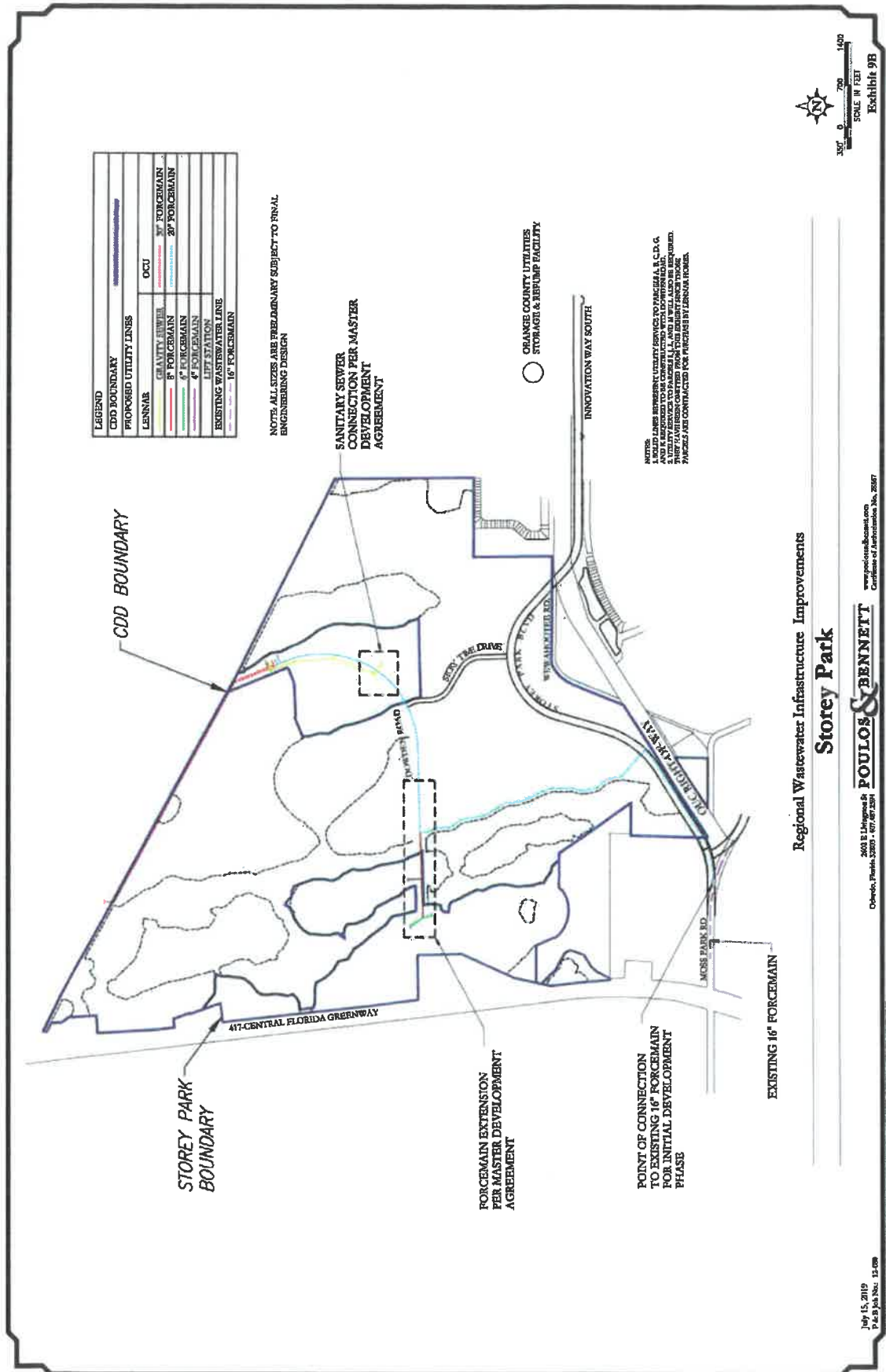


Exhibit 13

Storey Park
Cost Opinion for Community Development District Capital Improvement Plan

Facility	Estimated Cost		Assessment Area One		Assessment Area Two		Assessment Area Three		Assessment Area Four		Assessment Area Five	
	Area 1	Area 2	Area 1 & Area 2	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost	Estimated Cost
CDD Roadways and Alleys	\$ 3,560,182	\$ 146,988	\$ 3,707,170	\$ 1,288,594	\$ 1,004,418	\$ 2,840,015	\$ 599,078					
Stormwater Improvements (pipes, drainage structures, outfalls)	\$ 2,509,636	\$ 103,614	\$ 2,613,251	\$ 908,353	\$ 708,032	\$ 2,025,789	\$ 717,244					
Earthworks (stormwater pond excavation and dewatering)	\$ 1,616,720	\$ -	\$ 1,616,720	\$ 741,500	\$ 741,500	\$ 1,828,934	\$ 750,887					
Potable Water Distribution (pipes, fittings, valves)	\$ 1,636,127	\$ 73,373	\$ 1,709,501	\$ 643,241	\$ 501,386	\$ 873,145	\$ 564,976					
Reclaimed Water Distribution (pipes, fittings, valves)	\$ 1,284,000	\$ 53,012	\$ 1,337,012	\$ 464,739	\$ 362,249	\$ 586,190	\$ 177,833					
Sanitary Sewer System (lift stations, pipes, fittings, valves, force mains)	\$ 2,313,145	\$ 103,735	\$ 2,416,880	\$ 909,410	\$ 708,855	\$ 1,395,063	\$ 262,545					
Off-site Improvements (Transportation Proportionate Share)	\$ 926,619	\$ 37,214	\$ 963,833	\$ 326,239	\$ 254,293	\$ 442,842	\$ 286,545					
Master Signage, Trails and Street Trees	\$ 900,000	\$ 36,145	\$ 936,145	\$ 316,867	\$ 246,988	\$ 430,120	\$ 278,313					
Electrical Distribution & Street Lights	\$ 1,330,598	\$ 64,746	\$ 1,395,344	\$ 567,606	\$ 442,430	\$ 770,476	\$ 498,544					
Landscape and Hardscape	\$ 729,545	\$ 30,120	\$ 759,666	\$ 264,056	\$ 205,823	\$ 358,434	\$ 231,928					
Subtotal	\$ 16,806,574	\$ 648,947	\$ 17,455,521	\$ 6,430,606	\$ 5,175,974	\$ 11,551,008	\$ 4,367,892					
Soft Costs (8%)	\$ 1,344,526	\$ 51,916	\$ 1,396,442	\$ 514,448	\$ 414,078	\$ 924,081	\$ 349,431					
Subtotal	\$ 18,151,099	\$ 700,863	\$ 18,851,963	\$ 6,945,054	\$ 5,590,052	\$ 12,475,089	\$ 4,717,323					
Contingency (10% of Hard Costs)	\$ 1,680,657	\$ 64,895	\$ 1,745,552	\$ 643,061	\$ 517,597	\$ 1,155,101	\$ 436,789					
Total	\$ 19,831,757	\$ 765,758	\$ 20,597,515	\$ 7,588,115	\$ 6,107,650	\$ 13,630,190	\$ 5,154,112					

Notes:

- 1) Parcel M is a school site and therefore no associated costs for development on Parcel M are included in Areas 1, 2, 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 Engineer's Report Revision 6 Update to include Areas 7, Areas 5 and 6 only now represent Assessment Area Three.
- 2) Assessment Areas 4 & 5 were added in the Engineer's Report Revision 7 dated January 2021

Exhibit 14

**Storey Park
Permit Status**

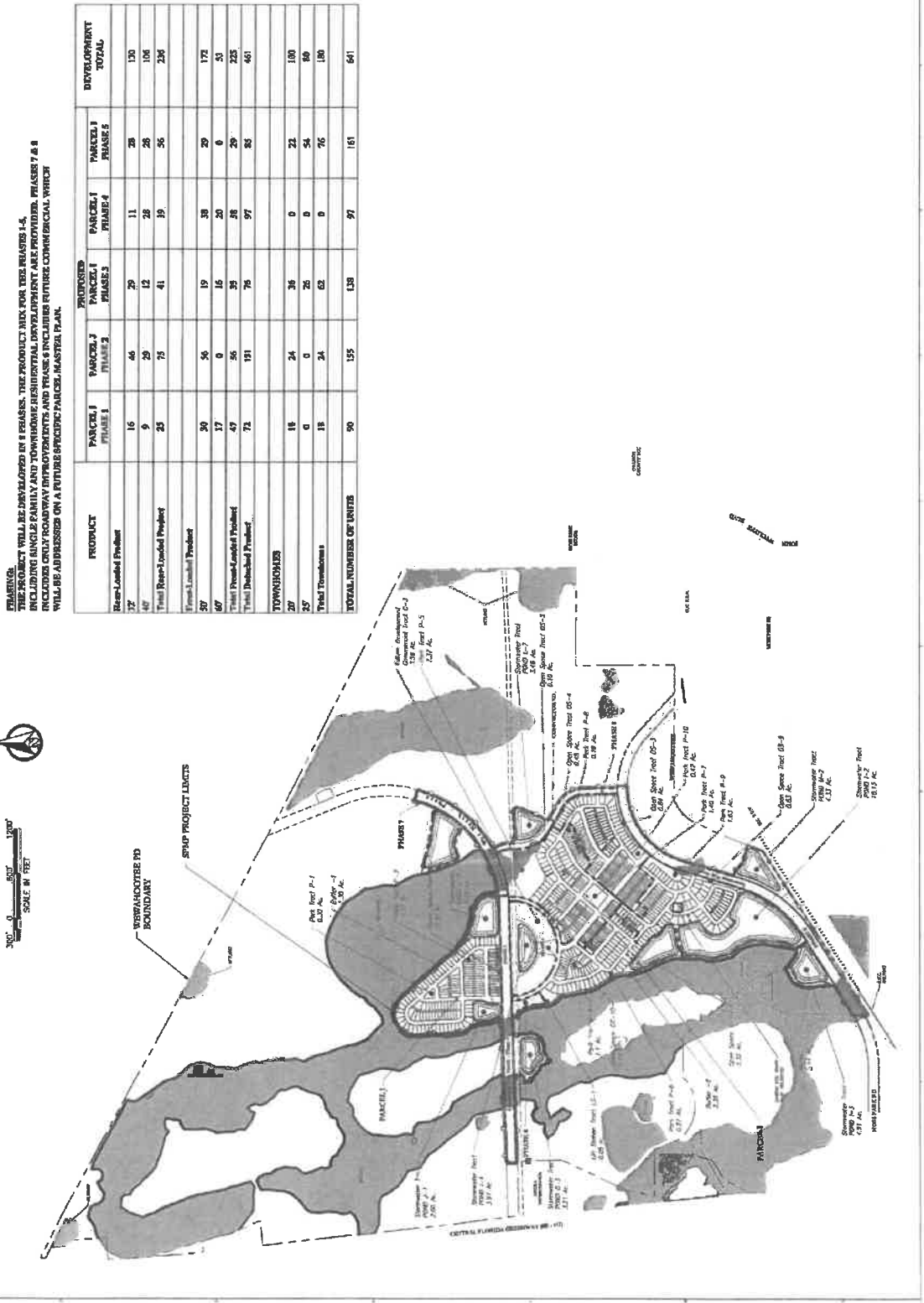
Permit	Submitted	Approved
Master		
City of Orlando Annexation and Development Agreement		9/23/2013
First Amendment to the Annexation and Development Agreement		11/25/2013
City of Orlando Wewahootee PD		12/16/2013
City of Orlando SPMP		3/18/2014
Utility Construction Reimbursement Agreement for Dowden 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
SFWMD 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	

Key Map



0 500 1000
SCALE IN FEET



STORY PARK
PARCELS 1 & 2
(VERWAAHOUTER PD)

CITY OF ORLANDO, FL
SPECIFIC PARCEL
MASTER PLAN
PHASING

EXHIBIT
15

DATE: March 15, 2016
SHEET: 15

Project: 15-0000000-0000
4111 Lake Nona Blvd, Orlando, FL 32834
Prepared by: 15-0000000-0000
Date: 03/15/2016

AT BUILD-OUT, STONEY PARK WILL BE A MIXED-USE, HISTORICAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. IT WILL CONTAIN INTERCONNECTED AND WALKABLE RESIDENTIAL BLOCKS, ORGANIZED AROUND COMMUNITY POLES AND ALLOTTMENTS. THE STONEY PARK RESIDENTIAL DEVELOPMENTS WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER LOCATED NEAR THE CENTER OF THE PROPERTY AND PROMOTE RESIDENTIAL AND EMPLOYMENT BALANCE. STONEY PARK'S DESIGN WILL RESPECT THE NATURAL ENVIRONMENT AND PRESERVE CONSERVATION NETWORKS.

PLANNED DEVELOPMENT (PD)	EXISTENTIAL	PROPOSED DEVELOPMENT	EXISTING BUILDINGS
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
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92	92	92	92
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99	99	99	99
100	100	100	100

PARADIGM SPACE
NI

	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9	P-10	P-11	P-12	P-13	P-14	P-15	P-16	P-17	P-18	P-19	P-20	P-21	P-22	P-23	P-24	P-25	P-26	P-27	P-28	P-29	P-30	P-31	P-32	P-33	P-34	P-35	P-36	P-37	P-38	P-39	P-40	P-41	P-42	P-43	P-44	P-45	P-46	P-47	P-48	P-49	P-50	P-51	P-52	P-53	P-54	P-55	P-56	P-57	P-58	P-59	P-60	P-61	P-62	P-63	P-64	P-65	P-66	P-67	P-68	P-69	P-70	P-71	P-72	P-73	P-74	P-75	P-76	P-77	P-78	P-79	P-80	P-81	P-82	P-83	P-84	P-85	P-86	P-87	P-88	P-89	P-90	P-91	P-92	P-93	P-94	P-95	P-96	P-97	P-98	P-99	P-100	P-101	P-102	P-103	P-104	P-105	P-106	P-107	P-108	P-109	P-110	P-111	P-112	P-113	P-114	P-115	P-116	P-117	P-118	P-119	P-120	P-121	P-122	P-123	P-124	P-125	P-126	P-127	P-128	P-129	P-130	P-131	P-132	P-133	P-134	P-135	P-136	P-137	P-138	P-139	P-140	P-141	P-142	P-143	P-144	P-145	P-146	P-147	P-148	P-149	P-150	P-151	P-152	P-153	P-154	P-155	P-156	P-157	P-158	P-159	P-160	P-161	P-162	P-163	P-164	P-165	P-166	P-167	P-168	P-169	P-170	P-171	P-172	P-173	P-174	P-175	P-176	P-177	P-178	P-179	P-180	P-181	P-182	P-183	P-184	P-185	P-186	P-187	P-188	P-189	P-190	P-191	P-192	P-193	P-194	P-195	P-196	P-197	P-198	P-199	P-200	P-201	P-202	P-203	P-204	P-205	P-206	P-207	P-208	P-209	P-210	P-211	P-212	P-213	P-214	P-215	P-216	P-217	P-218	P-219	P-220	P-221	P-222	P-223	P-224	P-225	P-226	P-227	P-228	P-229	P-230	P-231	P-232	P-233	P-234	P-235	P-236	P-237	P-238	P-239	P-240	P-241	P-242	P-243	P-244	P-245	P-246	P-247	P-248	P-249	P-250	P-251	P-252	P-253	P-254	P-255	P-256	P-257	P-258	P-259	P-260	P-261	P-262	P-263	P-264	P-265	P-266	P-267	P-268	P-269	P-270	P-271	P-272	P-273	P-274	P-275	P-276	P-277	P-278	P-279	P-280	P-281	P-282	P-283	P-284	P-285	P-286	P-287	P-288	P-289	P-290	P-291	P-292	P-293	P-294	P-295	P-296	P-297	P-298	P-299	P-300	P-301	P-302	P-303	P-304	P-305	P-306	P-307	P-308	P-309	P-310	P-311	P-312	P-313	P-314	P-315	P-316	P-317	P-318	P-319	P-320	P-321	P-322	P-323	P-324	P-325	P-326	P-327	P-328	P-329	P-330	P-331	P-332	P-333	P-334	P-335	P-336	P-337	P-338	P-339	P-340	P-341	P-342	P-343	P-344	P-345	P-346	P-347	P-348	P-349	P-350	P-351	P-352	P-353	P-354	P-355	P-356	P-357	P-358	P-359	P-360	P-361	P-362	P-363	P-364	P-365	P-366	P-367	P-368	P-369	P-370	P-371	P-372	P-373	P-374	P-375	P-376	P-377	P-378	P-379	P-380	P-381	P-382	P-383	P-384	P-385	P-386	P-387	P-388	P-389	P-390	P-391	P-392	P-393	P-394	P-395	P-396	P-397	P-398	P-399	P-400	P-401	P-402	P-403	P-404	P-405	P-406	P-407	P-408	P-409	P-410	P-411	P-412	P-413	P-414	P-415	P-416	P-417	P-418	P-419	P-420	P-421	P-422	P-423	P-424	P-425	P-426	P-427	P-428	P-429	P-430	P-431	P-432	P-433	P-434	P-435	P-436	P-437	P-438	P-439	P-440	P-441	P-442	P-443	P-444	P-445	P-446	P-447	P-448	P-449	P-450	P-451	P-452	P-453	P-454	P-455	P-456	P-457	P-458	P-459	P-460	P-461	P-462	P-463	P-464	P-465	P-466	P-467	P-468	P-469	P-470	P-471	P-472	P-473	P-474	P-475	P-476	P-477	P-478	P-479	P-480	P-481	P-482	P-483	P-484	P-485	P-486	P-487	P-488	P-489	P-490	P-491	P-492	P-493	P-494	P-495	P-496	P-497	P-498	P-499	P-500	P-501	P-502	P-503	P-504	P-505	P-506	P-507	P-508	P-509	P-510	P-511	P-512	P-513	P-514	P-515	P-516	P-517	P-518	P-519	P-520	P-521	P-522	P-523	P-524	P-525	P-526	P-527	P-528	P-529	P-530	P-531	P-532	P-533	P-534	P-535	P-536	P-537	P-538	P-539	P-540	P-541	P-542	P-543	P-544	P-545	P-546	P-547	P-548	P-549	P-550	P-551	P-552	P-553	P-554	P-555	P-556	P-557	P-558	P-559	P-560	P-561	P-562	P-563	P-564	P-565	P-566	P-567	P-568	P-569	P-570	P-571	P-572	P-573	P-574	P-575	P-576	P-577	P-578	P-579	P-580	P-581	P-582	P-583	P-584	P-585	P-586	P-587	P-588	P-589	P-590	P-591	P-592	P-593	P-594	P-595	P-596	P-597	P-598	P-599	P-600	P-601	P-602	P-603	P-604	P-605	P-606	P-607	P-608	P-609	P-610	P-611	P-612	P-613	P-614	P-615	P-616	P-617	P-618	P-619	P-620	P-621	P-622	P-623	P-624	P-625	P-626	P-627	P-628	P-629	P-630	P-631	P-632	P-633	P-634	P-635	P-636	P-637	P-638	P-639	P-640	P-641	P-642	P-643	P-644	P-645	P-646	P-647	P-648	P-649	P-650	P-651	P-652	P-653	P-654	P-655	P-656	P-657	P-658	P-659	P-660	P-661	P-662	P-663	P-664	P-665	P-666	P-667	P-668	P-669	P-670	P-671	P-672	P-673	P-674	P-675	P-676	P-677	P-678	P-679	P-680	P-681	P-682	P-683	P-684	P-685	P-686	P-687	P-688	P-689	P-690	P-691	P-692	P-693	P-694	P-695	P-696	P-697	P-698	P-699	P-700	P-701	P-702	P-703	P-704	P-705	P-706	P-707	P-708	P-709	P-710	P-711	P-712	P-713	P-714	P-715	P-716	P-717	P-718	P-719	P-720	P-721	P-722	P-723	P-724	P-725	P-726	P-727	P-728	P-729	P-730	P-731	P-732	P-733	P-734	P-735	P-736	P-737	P-738	P-739	P-740	P-741	P-742	P-743	P-744	P-745	P-746	P-747	P-748	P-749	P-750	P-751	P-752	P-753	P-754	P-755	P-756	P-757	P-758	P-759	P-760	P-761	P-762	P-763	P-764	P-765	P-766	P-767	P-768	P-769	P-770	P-771	P-772	P-773	P-774	P-775	P-776	P-777	P-778	P-779	P-780	P-781	P-782	P-783	P-784	P-785	P-786	P-787	P-788	P-789	P-790	P-791	P-792	P-793	P-794	P-795	P-796	P-797	P-798	P-799	P-800	P-801	P-802	P-803	P-804	P-805	P-806	P-807	P-808	P-809	P-810	P-811	P-812	P-813	P-814	P-815	P-816	P-817	P-818	P-819	P-820	P-821	P-822	P-823	P-824	P-825	P-826	P-827	P-828	P-829	P-830	P-831	P-832	P-833	P-834	P-835	P-836	P-837	P-838	P-839	P-840	P-841	P-842	P-843	P-844	P-845	P-846	P-847	P-848	P-849	P-850	P-851	P-852	P-853	P-854	P-855	P-856	P-857	P-858	P-859	P-860	P-861	P-862	P-863	P-864	P-865	P-866	P-867	P-868	P-869	P-870	P-871	P-872	P-873	P-874	P-875	P-876	P-877	P-878	P-879	P-880	P-881	P-882	P-883	P-884	P-885	P-886	P-887	P-888	P-889	P-890	P-891	P-892	P-893	P-894	P-895	P-896	P-897	P-898	P-899	P-900	P-901	P-902	P-903	P-904	P-905	P-906	P-907	P-908	P-909	P-910	P-911	P-912	P-913	P-914	P-915	P-916	P-917	P-918	P-919	P-920	P-921	P-922	P-923	P-924	P-925	P-926	P-927	P-928	P-929	P-930	P-931	P-932	P-933	P-934	P-935	P-936	P-937	P-938	P-939	P-940	P-941	P-942	P-943	P-944	P-945	P-946	P-947	P-948	P-949	P-950	P-951	P-952	P-953	P-954	P-955	P-956	P-957	P-958	P-959	P-960	P-961	P-962	P-963	P-964	P-965	P-966	P-967	P-968	P-969	P-970	P-971	P-972	P-973	P-974	P-975	P-976	P-977	P-978	P-979	P-980	P-981	P-982	P-983	P-984	P-985	P-986	P-987	P-988	P-989	P-990	P-991	P-992	P-993	P-994	P-995	P-996	P-997	P-998	P-999	P-1000
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[illegible][illegible]

THE PROJECT WILL BE DEVELOPED IN 4 PHASES, THE PROJECT WILL INCLUDES SINGLE FAMILY AND TOWNHOME ESSENTIAL DEVELOPMENT.

PRODUCT	PROGRAMS			PATENTS & PHASE 4	DEVELOPMENT TOTAL
	PHASE 1 PHASE 1	PHASE 2 PHASE 2	PHASE 3 PHASE 3		
Mega-Lambda Product					
17	28	22	0	0	60
18	51	17	23	0	91
Total Mega-Lambda Products	79	39	23	0	141
Protein-Lambda Product					
19	59	48	23	28	158
20	5	14	35	18	72
Total Protein-Lambda Products	64	62	58	46	230
Small-Molecule Products	134	201	129	76	540
TOTAL PROGRAMS					
17	14	22	0	0	36
18	54	62	0	0	116
Total Small-Molecules	158	184	129	76	547
TOTAL NUMBER OF UNITS					

[illegible]

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Key Map



Conditions

1. SITE: STOREY PARK - PARCEL K (WEWAHOOTEE PD)
2. DATE: 08/01/2007
3. DRAWN BY: J. B. BROWN
4. CHECKED BY: J. B. BROWN
5. APPROVED BY: J. B. BROWN
6. SCALE: 1" = 100'
7. SHEET: 1 OF 1

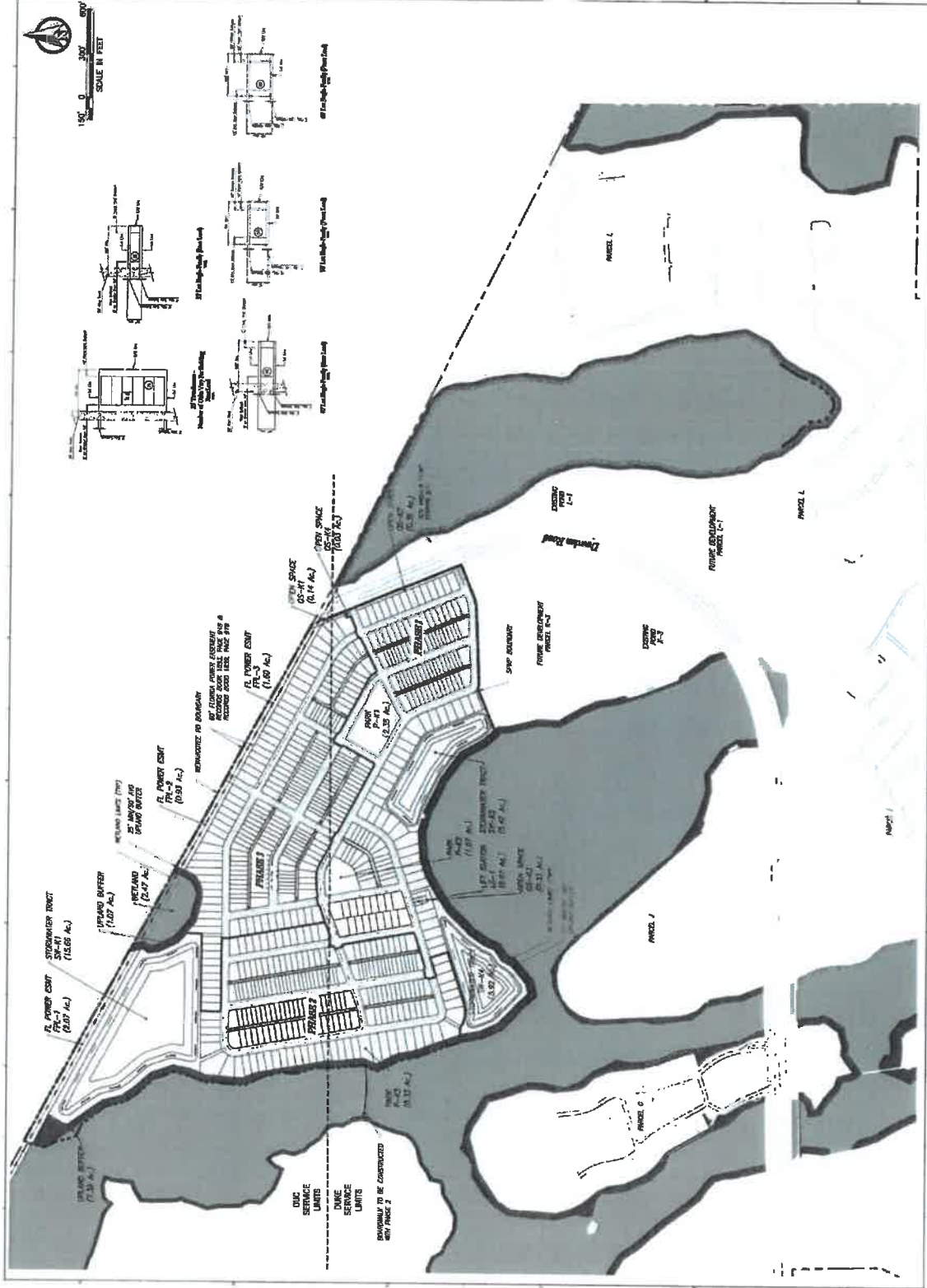
Submitted To:
CITY OF ORLANDO, FL
Submitted By:
MASTER SITE
PLAN

C2.00

Project: 08/01/2007
Sheet: 1 OF 1

Project: 08/01/2007
Sheet: 1 OF 1

EXHIBIT 17



- EXHIBIT 17
-
- E-101-10-0001

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FIVE

FOR

STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: March 8, 2022

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 \$6,945,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain Assessment Area Five infrastructure improvements (“Assessment Area Five Capital Improvement Plan”) within a designated assessment area (herein the “Assessment Area Five”) 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 and/or acquisition of all or a portion of the Assessment Area Five Capital Improvement Plan that benefit property owners within the Assessment Area Five. Assessment Area Five is identified as Parcel K Phase 3 in Exhibit 17 of the Engineer’s Report.

1.1 Purpose

This Master Assessment Methodology for Assessment Area Five (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Five. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Assessment Area Five 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 Five 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 Five 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 1,266 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Five represents approximately 41.55 acres. The development program for Assessment Area Five currently envisions approximately 231 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 Five Capital Improvement Plan will provide facilities that benefit certain property within the Assessment Area Five. 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 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 Assessment Area Five Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Assessment Area Five Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Assessment Area Five 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 within Assessment Area Five, different in kind and degree than general benefits, for properties within its borders outside of Assessment Area Five 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 Assessment Area Five. The implementation of the Assessment Area Five Capital Improvement Plan enables properties within the boundaries of Assessment Area Five to be developed. Without the District's Assessment Area Five Capital Improvement Plan, there would be no infrastructure to support development of land within Assessment Area Five. Without these improvements, development of the property within Assessment Area Five would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Five and outside of the District will benefit from the provision of the Assessment Area Five Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Assessment Area Five Capital Improvement Plan, which is designed solely to meet the needs of property within Assessment Area Five. Properties outside of Assessment Area Five of the District boundaries do not depend upon the District's Assessment Area Five Capital Improvement Plan. The property owners within Assessment Area Five are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Five.

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 Five will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Five Capital Improvement Plan that is necessary to support full development of property within Assessment Area Five will cost approximately \$5,154,112. The District's Underwriter projects that financing costs required to fund the Assessment Area Five 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 \$6,945,000. Additional funding required to complete the Assessment Area Five Capital Improvement Plan is anticipated to be funded by Developer. Without the Assessment Area Five Capital Improvement Plan, the property within Assessment Area Five 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 \$6,945,000 in Bonds in one or more series to fund the District's entire Assessment Area Five 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 \$6,945,000 in debt to the properties within Assessment Area Five benefiting from the Assessment Area Five Capital Improvement Plan. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Five 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 Five. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Five 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 \$5,154,112. 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 Five Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$6,945,000. 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 Five is completed. Until the platting process occurs, the Assessment Area Five Capital Improvement Plan funded by District bonds benefits all acres within Assessment Area Five.

The initial assessments will be levied on an equal basis to all gross acreage within the Assessment Area Five. 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 Five are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of Assessment Area Five 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 Assessment Area Five, which are the beneficiaries of the Assessment Area Five 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 Five 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 landscaping and hardscaping and professional fees along with related incidental costs. There are currently five product types within the planned development within Assessment Area Five. 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 Five 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 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 Five 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 Five Capital Improvement Plan have been apportioned to the property within Assessment Area Five 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 Five 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 Five 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 Five, 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 Five. 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 Five 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 FIVE

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Townhome - 25'	65	0.50	33
Single Family 32'	58	0.64	37
Single Family 40'	43	0.80	34
Single Family 50'	54	1.00	54
Single Family 60'	11	1.20	13
Total Units	231		171

(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

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

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$599,078
Stormwater Improvements	\$717,244
Earthwork	\$750,887
Potable Water	\$564,976
Reclaimed Water Distribution	\$177,833
Sanitary Sewer System	\$262,545
Offsite Improvements	\$286,545
Master Signage, Trails and Street Trees	\$278,313
Electrical Differential Costs	\$498,544
Landscape and Hardscape	\$231,928
Contingency	\$786,220
	\$5,154,112

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

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

Description	Total
Construction Funds	\$ 5,154,112
Debt Service Reserve	\$ 515,411
Capitalized Interest	\$ 833,400
Underwriters Discount	\$ 138,900
Cost of Issuance	\$ 300,000
Rounding	\$ 3,177
Par Amount*	\$ 6,945,000

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 FIVE

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome - 25'	65	0.5	33	18.98%	\$ 978,324	\$15,051
Single Family 32'	58	0.64	37	21.68%	\$ 1,117,397	\$19,265
Single Family 40'	43	0.8	34	20.09%	\$ 1,035,518	\$24,082
Single Family 50'	54	1	54	31.54%	\$ 1,625,523	\$30,102
Single Family 60'	11	1.2	13	7.71%	\$ 397,350	\$36,123
Totals	231		171	100.00%	\$ 5,154,112	

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

TABLE 5
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	65	\$	978,324	\$	1,318,260	\$20,281
Single Family 32'	58	\$	1,117,397	\$	1,505,656	\$25,960
Single Family 40'	43	\$	1,035,518	\$	1,395,328	\$32,449
Single Family 50'	54	\$	1,625,523	\$	2,190,340	\$40,562
Single Family 60'	11	\$	397,350	\$	535,416	\$48,674
Totals	231	\$	5,154,112	\$	6,945,000	

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

TABLE 6 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE							
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment Per Unit (1)
					Per Unit	Assessment	
Townhome - 25'	65	\$ 1,318,260	\$20,281	\$ 97,832	\$ 1,505	\$ 1,601	\$ 1,601
Single Family 32'	58	\$ 1,505,656	\$25,960	\$ 111,740	\$ 1,927	\$ 2,050	\$ 2,050
Single Family 40'	43	\$ 1,395,328	\$32,449	\$ 103,552	\$ 2,408	\$ 2,562	\$ 2,562
Single Family 50'	54	\$ 2,190,340	\$40,562	\$ 162,552	\$ 3,010	\$ 3,202	\$ 3,202
Single Family 60'	11	\$ 535,416	\$48,674	\$ 39,735	\$ 3,612	\$ 3,843	\$ 3,843
Totals	231	\$ 6,945,000		\$ 515,411			

(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 FIVE

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)
Moss Park Properties LLP	04-24-31-0000-00-001	41.55	\$ 167,156	\$ 6,945,000	\$ 515,411	\$ 548,310
Totals			\$	\$ 6,945,000	\$ 515,411	\$ 548,310

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

Annual Assessment Periods (Excluding any capitalized interest period)	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$515,411

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION D

RESOLUTION 2022-15

A RESOLUTION AUTHORIZING AND CONFIRMING THE ASSESSMENT AREA FIVE PROJECT; EQUALIZING, APPROVING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH ASSESSMENT AREA FIVE PROJECT TO PAY THE COSTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.

A. The Storey Park Community Development District ("**District**") is a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*.

B. The District is authorized under Chapter 190, *Florida Statutes*, to construct roads, water management and control facilities, water and wastewater systems and other public infrastructure projects to serve lands within the District.

C. The District adopted the Storey Park Community Development District Engineer's Report Revision 7 – Parcel K Boundary Expansion, dated February 22, 2021 (the "**Engineer's Report**"), describing the capital improvement program to be constructed and/or acquired by the District (the "**Assessment Area Five Project**").

D. The District is authorized by Chapter 170, *Florida Statutes*, to levy special assessments to pay all, or any part of, the cost of the Assessment Area Five Project and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 190 and 170, *Florida Statutes*.

SECTION 3. FINDINGS. The District's Board of Supervisors ("**Board**") hereby finds and determines as follows:

A. It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District provide the Assessment Area Five Project, the

nature and location of which is described in the Engineer's Report and the plans and specifications on file at the District Manager's office at 219 E. Livingston Street, Orlando, Florida 32801; (ii) the cost of such Assessment Area Five Project be assessed against the lands specially benefited by such projects; and (iii) the District issue bonds to provide funds for such purposes, pending the receipt of such special assessments.

B. The provisions of said infrastructure projects, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential and valid public purpose.

C. In order to provide funds with which to pay the costs of the Assessment Area Five Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District to sell and issue its not-to-exceed \$6,945,000 Storey Park Community Development District Special Assessment Revenue Bonds in one or more series ("**Bonds**").

D. In Resolution 2022-09, the Board determined to provide the Assessment Area Five Project and to defray the cost thereof by making special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed for the Assessment Area Five Project prior to the collection of such special assessments. Resolution 2022-13 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes* had been complied with.

E. As directed by Resolution 2022-09 said Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the District Manager.

F. As directed by Resolution 2022-09, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*.

G. The Board, by Resolution 2022-09, and as ratified today, adopted the *Master Assessment Methodology for Assessment Area Five for Storey Park Community Development District*, dated March 8, 2022 (the "**Assessment Methodology**"), attached hereto and incorporated herein as **Exhibit "A"**.

H. The Board, by Resolution 2022-09, and as ratified today, approved the Engineer's Report.

I. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-10 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

J. Notice of such public hearing has been given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

K. At the time and place specified in the resolution and notice referred to in paragraph (I) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (I) above and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

L. Having considered any revised costs of the Assessment Area Five Project, any revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

- (i) that the estimated costs of the Assessment Area Five Project are as specified in the Engineer's Report, and the amount of such costs is reasonable and proper; and
- (ii) that it is reasonable, proper, just and right to assess the cost of such Assessment Area Five Project against the properties specially benefited thereby using the methods determined by the Board as set forth in the Assessment Methodology, which result in special assessments set forth on an assessment roll contained in the Assessment Methodology and herein adopted by the Board, and which roll will be supplemented and amended by the Board when properties are platted and when final project costs, structure and interest rate on the Bonds to be issued by the District are established; and
- (iii) that the Assessment Area Five Project will constitute a special benefit to all parcels of real property listed on said assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and
- (iv) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Methodology in order to ensure that all parcels of real property benefiting from the Assessment Area Five Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due; and
- (v) it is desirable that the special assessments be paid and collected as herein provided.

SECTION 4. AUTHORIZATION OF THE ASSESSMENT AREA FIVE PROJECT. The Assessment Area Five Project, as more specifically described by the Engineer's Report and the plans and specifications on file with the District Manager, are hereby confirmed, authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds.

SECTION 5. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Assessment Area Five Project, and the costs to be paid by special assessments on all specially benefited property, are set forth in **Exhibit “A”**.

SECTION 6. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY. The Assessment Methodology is hereby adopted, approved and confirmed by the Board acting in its capacity as an Equalization Board. The special assessment or assessments against each respective parcel to be shown on the assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. FINALIZATION OF SPECIAL ASSESSMENTS. When all of the Assessment Area Five Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each special assessment for the Assessment Area Five Project the difference between the special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the projects, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee’s proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such improvements. Such credits, if any, shall be entered in the District’s Improvement Lien Book. Once the final amount of special assessments for all of the Assessment Area Five Project improvements have been determined, the term “special assessment” shall, with respect to each benefited parcel, mean the sum of the costs of the Assessment Area Five Project.

SECTION 8. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest (excluding any capitalized interest period), calculated in accordance with the Assessment Methodology. All special assessments collected utilizing the uniform method of collection shall be levied in the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently a total of four percent (4%), as may be amended from time to time by Orange County and by changes to Florida Statutes and implementing regulations, if any).

B. The District hereby may elect, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes*. The District has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*, and applicable rules adopted pursuant thereto to elect to use this method; and, if required, the District shall enter into a written agreement with the Property Appraiser and/or Tax Collector

of Orange County in compliance therewith. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

C. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All special assessments may be prepaid in whole or in part at any time by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Bonds and in the amount sufficient to pay interest on the Bonds on the next interest payment date which occurs at least **45 days** after such prepayment and to the next succeeding interest payment date if such prepayment is less than **45 days** from the next interest payment date. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*; provided, however, that the owner of land subject to special assessments may elect to waive such statutory right of prepayment.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the special assessments without specific consent thereto. In addition, property owned by a property owners' association or homeowner's association that is exempt from special assessments under Florida law shall not be subject to the special assessments. If at any time, any real property on which special assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of special assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District Manager is hereby directed to record a general Notice of Assessments in the Official Records of Orange County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and 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.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 14th day of June, 2022.

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”

ASSESSMENT METHODOLOGY

Master Assessment Methodology for Assessment Area Five for Storey Park Community
Development District, dated March 8, 2022

[See attached.]

SECTION V

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

DOCH 20220293750
05/06/2022 01:01:02 PM Page 1 of 4
Rec Fee: \$35.50
Phil Diamond, Comptroller
Orange County, FL
NB - Ret To: MELISSA MARTINEZ



ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

PARTIAL RELEASE OF DRAINAGE EASEMENT
(STOREY PARK COMMUNITY DEVELOPMENT DISTRICT – PARCEL K PHASE 2)

THIS PARTIAL RELEASE OF DRAINAGE EASEMENT (the “**Partial Release**”) is entered into this 28th day of April, 2022 (the “**Effective Date**”), by the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized pursuant to Chapter 190, *Florida Statutes* (the “**District**”).

RECITALS

WHEREAS, according to the STOREY PARK – PARCEL K PHASE 2 plat, recorded in Plat Book 107, Page 23, of the Official Records of Orange County, Florida (the “**Plat**”), drainage easements have been dedicated to the District;

WHEREAS, LENNAR HOMES, LLC, a Florida limited liability company, has requested that the District release the North 0.33 feet of that certain 5.00 foot drainage easement located on the South lot line of Lot 176 of the Plat (the “**Released Property**”); and


NOW THEREFORE, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District hereby removes and releases the Released Property from the drainage easement. Except as expressly provided herein, the remaining drainage easements (and any other beneficial rights conveyed to the District) shall remain unaffected hereby and shall remain in full force and effect.

[Signature on Following Page]

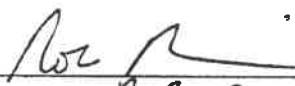
**SIGNATURE PAGE TO THE PARTIAL RELEASE OF DRAINAGE EASEMENT
(STOREY PARK COMMUNITY DEVELOPMENT DISTRICT – PARCEL K PHASE 2)**

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

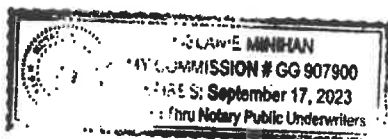


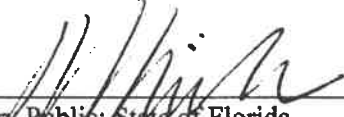
George S. Flint
Secretary

By: 
Print: Rob Bonin
Chairperson, Board of Supervisors

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of April, 2022, by Rob Bonin, as Chairperson of the Board of Supervisors, and George S. Flint as Secretary of the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, on behalf of the community development district, who are both ☐ personally known to me, or ☐ have produced a valid driver's license as identification.





Notary Public: State of Florida
Print Name: Melanie Minihan
My Commission Expires: 9/17/23
My Commission No.: GG907900

CERTIFICATE OF DISTRICT ENGINEER
(STOREY PARK COMMUNITY DEVELOPMENT DISTRICT – PARCEL K PHASE 2)

I, **CHRISTINA BAXTER**, of **POULOS & BENNETT, LLC**, a Florida limited liability company, licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 67547, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Storey Park Community Development District (the “District”).
2. That the District proposes to release the North 0.33 feet of that certain 5.00 foot drainage easement located on the South lot line of Lot 176 of the STOREY PARK – PARCEL K PHASE 2 plat, recorded in Plat Book 107, Page 23, of the Official Records of Orange County, Florida (the “Property”).
3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the release of the Property from the drainage easement. The District will rely on this Certification for such purposes.
4. That the release of the Property from the drainage easement resolves an issue caused by re-platting and subsequent encroachment onto a private lot.

[Signature provided on following page.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
(STOREY PARK COMMUNITY DEVELOPMENT DISTRICT - PARCEL K PHASE 2)

DATED: April 8, 2022

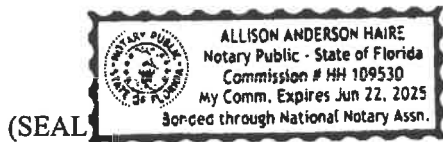
Witness: Cheryl Burch
Print: Cheryl Burch

Witness: [Signature]
Print: JOHN DIAZ

C. Baxter
Christina Baxter, P.E. 4/8/22
State of Florida License No.: 67547
on behalf of the company,
Poulos & Bennett, LLC

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of April, 2022 by **CHRISTINA BAXTER**, of **Poulos & Bennett, LLC**, a Florida limited liability company, on behalf of said company. Said person is ☒ personally known to me or ☐ has produced a valid driver's license as identification.



Allison Anderson Haire
Notary Public; State of Florida
Print Name: Allison Anderson Haire
Comm. Exp.: 109530 6/22/2025
Comm. No.: 109530

SECTION VII

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

April 1, 2022 to May 31, 2022

Bank	Date	Check #	Amount
General Fund	4/8/22	824-829	\$ 39,043.08
	4/13/22	830-831	\$ 855.50
	4/20/22	832-837	\$ 45,887.42
	4/27/22	838	\$ 755.50
	5/3/22	839-841	\$ 11,540.50
	5/11/22	842	\$ 5,839.65
	5/17/22	843-852	\$ 124,511.70
	5/25/22	853-856	\$ 16,186.29
			<hr/>
			\$ 244,619.64
Payroll	<u>April 2022</u>		
	Michael McQuarrie	50021	\$ 184.70
	Patrick Bonin Jr.	50022	\$ 184.70
			<hr/>
			\$ 369.40
			<hr/>
			\$ 244,989.04

*** CHECK DATES 04/01/2022 - 05/31/2022 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT #
4/08/22	00031	4/01/22	ON	34460	202204	320-53800-46200	YELLOWSTONE LANDSCAPE	*	2,940.00	2,940.00 000829
4/13/22	00035	4/10/22	I-041022	202204	320-53800-48100		CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000830
4/13/22	00037	4/08/22	1	202204	310-51300-31300		REV.AMORT SCHED SER2015	*	100.00	100.00 000831
4/20/22	00035	4/18/22	I-041822	202204	320-53800-48100		DISCLOSURE SERVICES LLC	*	755.50	755.50 000832
4/20/22	00005	4/13/22	28715	202203	310-51300-31500		CITY OF ORLANDO - POLICE DEPARTMENT	*	3,131.00	3,131.00 000833
4/20/22	00015	4/19/22	04192022	202204	300-20700-10000		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	20,588.20	20,588.20 000834
4/20/22	00015	4/19/22	04192022	202204	300-20700-10100		STOREY PARK CDD C/O REGIONS BANK	*	8,290.27	8,290.27 000835
4/20/22	00015	4/19/22	04192022	202204	300-20700-10200		STOREY PARK CDD C/O REGIONS BANK	*	7,980.74	7,980.74 000836
4/20/22	00015	4/19/22	04192022	202204	300-20700-10500		STOREY PARK CDD C/O REGIONS BANK	*	5,141.71	5,141.71 000837
4/27/22	00035	4/24/22	I-042422	202204	320-53800-48100		CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000838
5/03/22	00020	4/23/22	5033	202204	320-53800-47400		RMV GRAFFITI PARK TABLE	*	285.00	285.00 000839
5/03/22	00035	5/01/22	I-050122	202204	320-53800-48100		BERRY CONSTRUCTION INC.	*	755.50	755.50 000840

STOR -STOREY PARK- TWISCARRA

*** CHECK DATES 04/01/2022 - 05/31/2022 *** STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/03/22	00013	4/27/22	101731	202204	310-51300	32300				*	3,500.00	
			FY22 SER.2019 BOND FEES									
4/27/22	101732	202204	310-51300	32300						*	3,500.00	
			FY22 SER.2021 BOND FEES									
4/27/22	101733	202204	310-51300	32300						*	3,500.00	
			FY22 SER.2018 BOND FEES									
REGIONS BANK												
5/01/22	00002	5/01/22	189	202205	310-51300	34000				*	3,094.33	10,500.00 000841
			MANAGEMENT FEES MAY22									
5/01/22	189	202205	310-51300	35200						*	50.00	
			WEBSITE ADMIN MAY22									
5/01/22	189	202205	310-51300	35100						*	87.50	
			INFORMATION TECH MAY22									
5/01/22	189	202205	310-51300	31300						*	1,166.67	
			DISSEMINATION FEE MAY22									
5/01/22	189	202205	310-51300	51000						*	.45	
			OFFICE SUPPLIES									
5/01/22	189	202205	310-51300	42000						*	32.42	
			POSTAGE									
5/01/22	189	202205	310-51300	42500						*	81.45	
			COPIES									
5/01/22	190	202205	320-53800	12000						*	1,326.83	
			FIELD MANAGEMENT MAY22									
GOVERNMENTAL MANAGEMENT SERVICES												
5/17/22	00012	4/30/22	202474	202204	320-53800	47000				*	285.00	5,839.65 000842
			AQUATIC PLANT MGMT APR22									
4/30/22	202475	202204	320-53800	47000						*	295.00	
			L-6 POND MANAGEMENT APR22									
4/30/22	202476	202204	320-53800	47000						*	300.00	
			POND L2/L4/L5 MGMT APR22									
APPLIED AQUATIC MANAGEMENT, INC.												
5/17/22	00020	4/30/22	5038	202204	320-53800	48000				*	485.00	880.00 000843
			RPR WALL CAP AT EPIC AVE.									
BERRY CONSTRUCTION INC.												
5/17/22	00035	5/09/22	I-050922	202205	320-53800	48100				*	755.50	485.00 000844
			SPEED ENFORCE 05/01-05/07									
5/15/22	I-051522	202205	320-53800	48100						*	755.50	
			SPEED ENFORCE 05/08-05/14									
CITY OF ORLANDO - POLICE DEPARTMENT												
5/17/22	00028	4/29/22	5894	202204	320-53800	47300				*	592.00	1,511.00 000845
			ROMANCE LN-RPR NODE/BTRY									

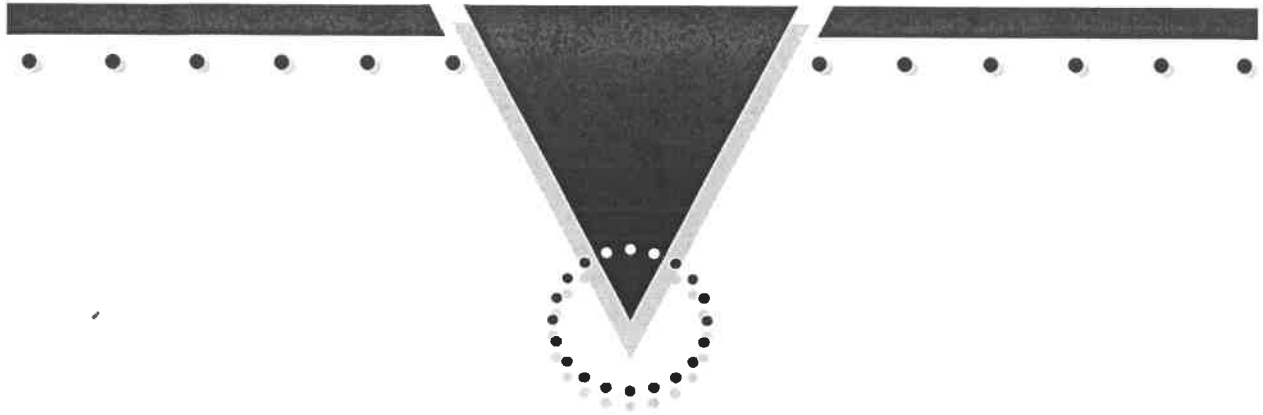
STOR -STOREY PARK- TWISCARRA

CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE	.....EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
		4/29/22	5895	202204	320-53800-47300					*	625.00		
		4/29/22	5896	202204	PRK-RPR NODE/ROTR					*	484.50		
		4/29/22	5897	202204	LIBRARY PRK-RPR CTRLR/BAT					*	470.50		
		4/29/22	5898	202204	DOWDEN RD-RPR HD/ROTR/NOZ					*	234.50		
		5/01/22	5913	202205	MUSE RPR/LAT.FIX-HD/ROTOR					*	24,990.00		
		5/01/22	5913	202205	LAWN MAINTENANCE MAY22					*	600.49		
		5/01/22	5913	202205	LAWN MNT PH L1 MAY22					*	900.22		
		5/01/22	5913	202205	LAWN MNT PH L2 MAY22					*	291.50		
		5/01/22	5913	202205	LAWN MNT PH I5 MAY22					*	958.34		
									OMEGASCAPES INC			30,147.05	000846
		4/29/22	15-060(9	202203	310-51300-31100					*	1,562.90		
					BRD MTG/K1&K2 CONVEY/CS				POULOS & BENNETT				
		5/13/22	05132022	202205	300-20700-10000					*	42,639.07		
					FY22 DEBT SERV SER2015				STOREY PARK CDD C/O REGIONS BANK				
		5/13/22	05132022	202205	300-20700-10100					*	17,169.52		
					FY22 DEBT SERV SER2018				STOREY PARK CDD C/O REGIONS BANK				
		5/13/22	05132022	202205	300-20700-10200					*	16,528.46		
					FY22 DEBT SERV SER2019				STOREY PARK CDD C/O REGIONS BANK				
		5/13/22	05132022	202205	300-20700-10500					*	10,648.70		
					FY22 DEBT SERV SER2021				STOREY PARK CDD C/O REGIONS BANK				
		5/01/22	ON 35797	202205	320-53800-46200					*	2,940.00		
					MTHLY LANDSCAPE MNT MAY22				YELLOWSTONE LANDSCAPE				
		5/23/22	I-052322	202205	320-53800-48100					*	755.50		
					SPEED ENFORCE 05/15-05/21				CITY OF ORLANDO - POLICE DEPARTMENT			755.50	000853
									STOR -STOREY PARK- TWISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/25/22	00024	5/17/22	33811	202205	320-53800-47500				FAUSNIGHT STRIPE & LINE INC.	*	8,961.12	8,961.12 000854
5/25/22	00005	5/19/22	100592	202204	310-51300-31500				LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	5,630.59	5,630.59 000855
5/25/22	00028	5/17/22	5925	202205	320-53800-47300				RPR SLIPFIX/COUPLING/FLEX	*	391.96	
		5/17/22	5926	202205	320-53800-47300				RPR SLIP FIX/MISC SCH 80	*	447.12	
									OMEGASCAPES INC		839.08	839.08 000856
									TOTAL FOR BANK A		244,619.64	
									TOTAL FOR REGISTER		244,619.64	

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
May 31, 2022**



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7	<u>Capital Projects Series 2021</u>
8	<u>Month to Month</u>
9	<u>Long Term Debt Summary</u>
10	<u>FY22 Assessment Receipt Schedule</u>
11	<u>Construction Schedule Series 2021</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$701,319	---	---	\$701,319
DUE FROM DEVELOPER	\$428	---	---	\$428
SERIES 2015				
RESERVE	---	\$308,693	---	\$308,693
REVENUE	---	\$429,073	---	\$429,073
INTEREST	---	\$10	---	\$10
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$1,362	---	\$1,362
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$64,492	---	\$64,492
REVENUE	---	\$256,623	---	\$256,623
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$119,721	---	\$119,721
REVENUE	---	\$250,947	---	\$250,947
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$167,192	---	\$167,192
REVENUE	---	\$327,638	---	\$327,638
CAPITALIZED INTEREST	---	\$6	---	\$6
CONSTRUCTION	---	---	\$334,817	\$334,817
TOTAL ASSETS	\$701,746	\$1,925,820	\$334,817	\$2,962,384
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$6,956	---	---	\$6,956
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$739,138	---	\$739,138
RESTRICTED FOR DEBT SERVICE 2018	---	\$321,178	---	\$321,178
RESTRICTED FOR DEBT SERVICE 2019	---	\$370,668	---	\$370,668
RESTRICTED FOR DEBT SERVICE 2021	---	\$494,836	---	\$494,836
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$334,817	\$334,817
UNASSIGNED	\$694,791	---	---	\$694,791
TOTAL LIABILITIES & FUND EQUITY	\$701,746	\$1,925,820	\$334,817	\$2,962,384

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,800	\$808,190	\$808,190	\$0
ASSESSMENTS - DIRECT BILLED	\$258,097	\$258,097	\$258,097	\$0
INTEREST	\$0	\$0	\$37	\$37
TOTAL REVENUES	\$1,103,897	\$1,066,286	\$1,066,323	\$37
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$8,000	\$2,000	\$6,000
FICA EXPENSE	\$918	\$612	\$153	\$459
ENGINEERING	\$12,000	\$8,000	\$4,277	\$3,723
ATTORNEY	\$25,000	\$16,667	\$21,094	(\$4,428)
ARBITRAGE	\$1,200	\$0	\$0	\$0
DISSEMINATION AGENT	\$14,000	\$9,333	\$9,433	(\$100)
ANNUAL AUDIT	\$7,300	\$7,300	\$8,300	(\$1,000)
TRUSTEE FEES	\$14,000	\$10,500	\$10,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$37,132	\$24,755	\$24,755	\$0
INFORMATION TECHNOLOGY	\$1,050	\$700	\$700	\$0
WEBSITE ADMINISTRATION	\$600	\$400	\$400	\$0
TELEPHONE	\$300	\$200	\$0	\$200
POSTAGE	\$750	\$500	\$494	\$6
INSURANCE	\$6,400	\$6,400	\$6,013	\$387
PRINTING & BINDING	\$750	\$500	\$424	\$76
LEGAL ADVERTISING	\$2,500	\$1,667	\$653	\$1,014
OTHER CURRENT CHARGES	\$250	\$167	\$343	(\$176)
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$133	\$19	\$114
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,922	\$10,615	\$10,615	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$430,008	\$286,672	\$245,270	\$41,402
LAKE MAINTENANCE	\$32,520	\$21,680	\$7,030	\$14,650
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$9,167	\$5,000	\$4,167
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$3,333	\$485	\$2,848
OPERATING SUPPLIES	\$5,000	\$3,333	\$0	\$3,333
LANDSCAPE CONTINGENCY	\$10,000	\$6,667	\$1,200	\$5,467
IRRIGATION REPAIRS	\$20,000	\$13,333	\$8,220	\$5,113
ROADWAYS & SIDEWALKS	\$15,000	\$10,000	\$9,626	\$374
TRAIL MAINTENANCE	\$5,000	\$3,333	\$0	\$3,333
DOG PARK MAINTENANCE	\$2,500	\$1,667	\$1,735	(\$68)
SIGNAGE	\$5,000	\$3,333	\$940	\$2,394
PRESSURE WASHING	\$5,000	\$3,333	\$2,175	\$1,158
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$26,333	\$15,454	\$10,880
UTILITY				
ELECTRIC	\$3,000	\$2,000	\$783	\$1,217
STREETLIGHTS	\$241,740	\$161,160	\$121,145	\$40,015
WATER & SEWER	\$30,000	\$20,000	\$12,370	\$7,630
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$9,961	(\$3,961)
CONTINGENCY	\$1,977	\$1,318	\$970	\$348
CAPITAL OUTLAY	\$73,956	\$49,304	\$0	\$49,304
TOTAL EXPENDITURES	\$1,103,897	\$743,590	\$547,710	\$195,880
EXCESS REVENUES (EXPENDITURES)	\$0		\$518,614	
FUND BALANCE - Beginning	\$0		\$176,177	
FUND BALANCE - Ending	\$0		\$694,791	

Storey Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
Series 2015

Statement of Revenues & Expenditures
For The Period Ending May 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$616,298	\$589,051	\$589,051	\$0
INTEREST	\$50	\$33	\$182	\$149
TOTAL REVENUES	\$616,348	\$589,085	\$589,234	\$149
<u>EXPENDITURES:</u>				
SPECIAL CALL - 11/1	\$0	\$0	\$10,000	(\$10,000)
INTEREST - 11/1	\$211,359	\$211,359	\$211,359	\$0
PRINCIPAL - 11/1	\$180,000	\$180,000	\$180,000	\$0
INTEREST - 5/1	\$207,309	\$207,053	\$207,053	\$0
TOTAL EXPENDITURES	\$598,668	\$598,413	\$608,413	(\$10,000)
EXCESS REVENUES (EXPENDITURES)	\$17,680		(\$19,179)	
FUND BALANCE - Beginning	\$425,432		\$758,317	
FUND BALANCE - Ending	\$443,112		\$739,138	

Storey Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
Series 2018

Statement of Revenues & Expenditures
For The Period Ending May 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$237,194	\$237,194	\$0
INTEREST	\$0	\$0	\$60	\$60
TOTAL REVENUES	\$248,827	\$237,194	\$237,254	\$60

EXPENDITURES:

INTEREST - 12/15	\$88,853	\$88,853	\$88,853	\$0
PRINCIPAL - 6/15	\$70,000	\$0	\$0	\$0
INTEREST - 6/15	\$88,853	\$0	\$0	\$0
TOTAL EXPENDITURES	\$247,706	\$88,853	\$88,853	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,121		\$148,401	
FUND BALANCE - Beginning	\$102,841		\$172,777	
FUND BALANCE - Ending	\$103,962		\$321,178	

Storey Park
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
Series 2019

Statement of Revenues & Expenditures
For The Period Ending May 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$228,338	\$228,338	\$0
INTEREST	\$0	\$0	\$72	\$72
TOTAL REVENUES	\$238,964	\$228,338	\$228,410	\$72

EXPENDITURES:

INTEREST - 12/15	\$80,981	\$80,981	\$80,981	\$0
PRINCIPAL - 6/15	\$75,000	\$0	\$0	\$0
INTEREST - 6/15	\$80,981	\$0	\$0	\$0
TOTAL EXPENDITURES	\$236,962	\$80,981	\$80,981	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,002		\$147,429	
FUND BALANCE - Beginning	\$95,933		\$223,240	
FUND BALANCE - Ending	\$97,935		\$370,668	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$153,826	\$147,110	\$147,110	\$0
ASSESSMENTS - DIRECT BILLED	\$180,474	\$180,474	\$180,474	\$0
INTEREST	\$0	\$0	\$96	\$96
TOTAL REVENUES	\$334,300	\$327,584	\$327,680	\$96
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$104,450	\$104,450	\$104,450	\$0
PRINCIPAL - 6/15	\$125,000	\$0	\$0	\$0
INTEREST - 6/15	\$104,450	\$0	\$0	\$0
TOTAL EXPENDITURES	\$333,900	\$104,450	\$104,450	\$0
EXCESS REVENUES (EXPENDITURES)	\$400		\$223,230	
FUND BALANCE - Beginning	\$104,450		\$271,606	
FUND BALANCE - Ending	\$104,850		\$494,836	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending May 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/22	ACTUAL THRU 5/31/22	VARIANCE
INTEREST	\$0	\$0	\$358	\$358
TOTAL REVENUES	\$0	\$0	\$358	\$358

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,232,542	(\$5,232,542)
TOTAL EXPENDITURES	\$0	\$0	\$5,232,542	(\$5,232,542)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,232,184)	
FUND BALANCE - Beginning	\$0		\$5,567,001	
FUND BALANCE - Ending	\$0		\$334,817	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$40,130	\$91,030	\$444,869	\$145,264	\$27	\$28,327	\$58,023	\$0	\$0	\$0	\$0	\$808,189
ASSESSMENTS - INDIRECT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,087
INTEREST	\$1	\$1	\$2	\$5	\$9	\$8	\$6	\$6	\$0	\$0	\$0	\$0	\$37
TOTAL REVENUES	\$1	\$40,131	\$91,031	\$703,001	\$145,263	\$95	\$28,254	\$58,258	\$0	\$0	\$0	\$0	\$1,066,323
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$400	\$0	\$0	\$400	\$400	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$2,000
FLCA EXPENSE	\$31	\$0	\$0	\$31	\$31	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$133
ENGINEERING	\$173	\$80	\$160	\$4,588	\$4,857	\$3,131	\$5,631	\$0	\$0	\$0	\$0	\$0	\$4,277
ATTORNEY	\$1,680	\$150	\$1,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,094
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DESIGNATION AGENT	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$0	\$0	\$0	\$0	\$9,433
ANNUAL AUDIT	\$0	\$0	\$0	\$2,000	\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,300
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500	\$0	\$0	\$0	\$0	\$0	\$10,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$0	\$0	\$0	\$0	\$24,755
INFORMATION TECHNOLOGY	\$68	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$700
WEBSITE ADMINISTRATION	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$15	\$327	\$27	\$35	\$36	\$8	\$13	\$32	\$0	\$0	\$0	\$0	\$484
INSURANCE	\$6,033	\$0	\$0	\$0	\$0	\$26	\$49	\$81	\$0	\$0	\$0	\$0	\$444
PRINTING & BINDING	\$219	\$241	\$1	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$653
LEGAL ADVERTISING	\$204	\$0	\$0	\$204	\$245	\$0	\$48	\$40	\$0	\$0	\$0	\$0	\$343
OTHER CURRENT CHARGES	\$41	\$35	\$47	\$0	\$62	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$19
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$16	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
DUES, LICENSES & SUBSCRIPTIONS	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375
OPERATION & MAINTENANCE:													
CONTRACT SERVICES:													
FIELD MANAGEMENT	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$0	\$0	\$0	\$0	\$10,615
LANDSCAPE MAINTENANCE	\$30,637	\$30,637	\$30,637	\$30,681	\$30,681	\$30,681	\$30,681	\$30,681	\$0	\$0	\$0	\$0	\$245,270
LAKE MAINTENANCE	\$880	\$1,750	\$880	\$880	\$880	\$880	\$880	\$0	\$0	\$0	\$0	\$0	\$7,030
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$2,500	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
REPAIRS & MAINTENANCE:													
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$0	\$0	\$485
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$2,407	\$639	\$0	\$0	\$0	\$0	\$1,200
IRRIGATION REPAIRS	\$752	\$0	\$0	\$1,257	\$2,405	\$0	\$0	\$8,951	\$0	\$0	\$0	\$0	\$8,220
ROADWAYS & SIDEWALKS	\$665	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,626
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DOG PARK MAINTENANCE	\$0	\$0	\$0	\$950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$940	\$0	\$0	\$0	\$0	\$0	\$940
PRESSURE WASHING	\$0	\$2,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175
ENHANCED TRAFFIC ENFORCEMENT	\$0	\$0	\$0	\$2,816	\$2,816	\$3,022	\$3,778	\$3,022	\$0	\$0	\$0	\$0	\$15,454
UTILITY:													
ELECTRIC	\$85	\$80	\$84	\$65	\$142	\$107	\$77	\$144	\$0	\$0	\$0	\$0	\$783
STREETLIGHTS	\$14,027	\$13,059	\$14,071	\$11,154	\$14,430	\$14,320	\$11,658	\$18,437	\$0	\$0	\$0	\$0	\$121,145
WATER & SEWER	\$1,633	\$1,633	\$1,684	\$1,777	\$0	\$2,753	\$1,471	\$1,487	\$0	\$0	\$0	\$0	\$12,370
OTHER:													
PROPERTY INSURANCE	\$5,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,961
CONTINGENCY	\$0	\$685	\$0	\$0	\$0	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$970
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$76,127	\$56,594	\$56,786	\$63,537	\$69,351	\$77,478	\$75,157	\$70,660	\$0	\$0	\$0	\$0	\$547,730
EXCESS REVENUES (EXPENDITURES)	(\$76,126)	(\$16,423)	(\$34,246)	\$539,443	\$75,912	(\$77,384)	(\$46,904)	(\$12,032)	\$0	\$0	\$0	\$0	(\$18,634)

**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	\$308,693
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)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$180,000)
LESS: SPECIAL CALL 11/1/21	(\$10,000)
CURRENT BONDS OUTSTANDING	\$8,270,000

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	\$64,492
BONDS OUTSTANDING - 5/22/18	\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20	(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$65,000)
CURRENT BONDS OUTSTANDING	\$3,670,000

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	\$119,721
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,850,000

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)	
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%
MATURITY DATE:	6/15/2051
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$167,150
RESERVE FUND BALANCE	\$167,192
BONDS OUTSTANDING - 6/15/21	\$6,030,000
CURRENT BONDS OUTSTANDING	\$6,030,000

TAX COLLECTOR

DIRECT BILLED ASSESSMENTS

\$258,096.74 **\$180,474.36**

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**Storey Park
Community Development District**

**Special Assessment Bonds, Series 2021
(Assessment Area Four Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2021				
		TOTAL		\$ -
Fiscal Year 2021				
7/1/21		Interest		\$ 24.41
8/1/21		Interest		\$ 47.29
9/1/21		Interest		\$ 47.29
		TOTAL		\$ 118.99
		Acquisition/Construction Fund at 6/15/21		\$ 5,566,882.40
		Interest Earned thru 9/30/21		\$ 118.99
		Requisitions Paid thru 9/30/21		\$ -
		Remaining Acquisition/Construction Fund		\$ 5,567,001.39
Fiscal Year 2022				
2/8/22	1	Lennar Homes LLC	Reimbursement Parcel K Mass Grading/Infrastructure	\$ 5,229,042.30
3/23/22	2	GMS-CF, LLC	Invoice #186 - Construction Accounting	\$ 3,500.00
		TOTAL		\$ 5,232,542.30
Fiscal Year 2022				
10/1/21		Interest		\$ 45.76
11/1/21		Interest		\$ 47.29
12/1/21		Interest		\$ 101.43
1/3/22		Interest		\$ 47.29
2/1/22		Interest		\$ 47.29
3/1/22		Interest		\$ 12.62
4/1/22		Interest		\$ 17.26
5/1/22		Interest		\$ 39.30
		TOTAL		\$ 358.24
		Acquisition/Construction Fund at 9/30/21		\$ 5,567,001.39
		Interest Earned thru 5/31/22		\$ 358.24
		Requisitions Paid thru 5/31/22		\$ (5,232,542.30)
		Remaining Acquisition/Construction Fund		\$ 334,817.33