

*Storey Park Community
Development District*

Agenda

September 13, 2022

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 6, 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, September 13, 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. Organizational Matters
 - A. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)
 - B. Administration of Oath of Office to Newly Appointed Board Member(s)
 - C. Consideration of Resolution 2022-21 Electing Officers
4. Approval of Minutes of the July 12, 2022 Meeting
5. Consideration of Resolution 2022-18 Finalizing the Series 2022 Bonds
6. Consideration of Resolution 2022-19 Approving the Conveyance of Real Property and Improvements (Parcel K Phase 2)
7. Consideration of Resolution 2022-20 Declaring Vacancies in Certain Seats on the Board of Supervisors
8. Discussion of Pending Real Property Conveyances
9. 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 Series 2021 Arbitrage Rebate Calculation Report
10. Public Comment Period
11. Supervisor's Requests
12. Next Meeting Date – October 4, 2022 at 4:00 PM at the Orange County Library – Southeast Branch
13. Adjournment

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
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2022-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of September, 2022.

ATTEST:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

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, July 12, 2022 at 4:00 p.m. at the Orange County Public Library - Southeast Branch, 5575 N. Semoran Blvd., Orlando, Florida.

Present and constituting a quorum were:

Ben Kraljev	Vice Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jeremy LeBrun	GMS
Jan Carpenter	District Counsel
Jay Lazarovich	District Counsel
Alan Scheerer <i>by phone</i>	Field Manager

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: Any members of the audience are permitted to make any public comments at this time. We are having a separate public hearing for the budget and you will have an opportunity during that time, to make additional public comments specifically on the budget. At this time, we will open it up for any members of the audience who would like to make comments. We ask that you please keep your comments to three minutes and please state your name and address for the record.

Mr. Jonathan Fautauzzi (Sonnet Avenue): I have no comments. This is my first meeting.

Mr. Showe: Perfect. Welcome!

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 14, 2022 Meeting

Mr. Showe: Those minutes were provided as part of your agenda package. We can take any corrections or changes or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the Minutes of the June 14, 2022 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Showe stated if the Board is amenable, we need a motion to open the public hearing.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the public hearing to adopt the Fiscal Year 2023 budget was opened.

A. Consideration of Resolution 2022-16 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Showe: Resolution 2022-16 approves the Adopted Budget. We included the Proposed Budget in your agenda package as an Exhibit. The Adopted Budget will be similar to that version, but with any changes that the Board makes today. It does include an 8% assessment increase, largely due to the expanding areas in Parcel K. The big increases are the increase in your landscaping as well as streetlights. Those are the two big items that calls for that assessment increase. Other than that, everything is level. That results in an assessment increase to the homes of anywhere between \$28 and \$84, depending on the lot size. That is on Page 5 of the budget. At the bottom, is the table. Starting on Page 6, we list all of the expenses and do our best for transparency, for both the Board and residents, to lay out all of the different account lines, how we get there and if there are contract costs. It breaks all of that down as well. If the Board is amenable, we'll open it up for any members of the audience who would like to provide any public comment on the budget today. We ask that you state your name and address and keep your comments to three minutes.

Mr. Fautauzzi: I do have a question. There is some development in my area. I have been here for almost three years now and there are things that are unfinished. Where I live, the median is not finished. The entrance where you have the sign is not finished. At the other side of the structure, the sign fell off. So, I'm just concerned. We pay the CDD all of this money and I don't see anyone picking up. There are a bunch of cement buckets on the ground. I don't know what's going on. Can someone tell me what's going on?

Mr. Kraljev: We had a contractor who failed to perform that specific area. We had a couple of different changes with those contractors, but I believe there's someone now under contract, Teresa.

Ms. Diaz: Yes.

Mr. Kraljev: Teresa is currently the Land Development Manager. I used to be a Land Development Manager on the project. Teresa now has taken that over. So, she is working with the new contractor to come in and clean that up. There was vandalism that was done to the signage.

Mr. Showe: I can address that because I was talking to Alan about that earlier. There was some vandalism that occurred around New Year's Eve. Unfortunately, it has taken us this long to get those because they are made. They are not off the shelf pieces. They had to manufacture them. There are also some latching issues. They expect that to be done within the next few weeks. So those signs should be restored.

Mr. Kraljev: You should start seeing some improvements on the landscape signs.

Resident (Jonathan Fautauzzi, Sonnet Avenue): It's just concerning. It's been two years.

Mr. Kraljev: Fair enough.

Mr. Bonin joined the meeting.

Mr. Showe: To help you in the future, I will give you my card. If you see any of these things, just email me directly. I will get right back to you

Resident (Jonathan Fautauzzi, Sonnet Avenue): Thank you so much.

Mr. Showe: Are there any other comments? Hearing none, we can go back to the Board for the consideration of Resolution 2022-16.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor, Resolution 2022-16 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2022-17 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: This is the second part of your budget process. This resolution will be followed by two exhibits. One will be the Adopted Budget that you just approved in its final form and the Assessment Roll. I have it here if anybody would like to inspect it. It is just a large Excel spreadsheet that is transmitted to the Tax Collector to place on everyone's assessments.

We will open it up again for public comments, but it just applies to the assessment portion of this resolution.

Ms. Carpenter: It is a two-part process. The first resolution you adopted is the Appropriations Resolution. It adopts the budget and all of the payments for the year. The second resolution imposes assessments on the homes to pay for the budget.

Mr. Showe: Correct.

Ms. Carpenter: So, there are two resolutions that accomplishes everything that you need to accomplish with the budget.

Mr. Showe: Are there any public comments on the assessment portion? Hearing none, we need a motion to approve Resolution 2022-17.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor Resolution 2022-17 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We need a motion to close the public hearing.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor the public hearing to adopt the Fiscal Year 2023 budget was closed.

FIFTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. McQuarrie: I believe that we have an update on the cell tower/dog park.

Mr. Kraljev: Correct. That construction is still ongoing. Do you have a target on when that might be completed?

Ms. Diaz: The hardscape is going to start next week.

Mr. Kraljev: So, we will probably do a walk-through after that when its ready with the CDD and then make the transfer.

Ms. Diaz: Yes.

Ms. Carpenter: Okay. Great.

Mr. Kraljev: Probably in the next 45 to 60 days.

Ms. Diaz: Yes.

Ms. Carpenter: Okay. Good. Today, one of the Engineers let us know that the new lift station conveyance will come up between now and the next meeting.

Mr. Kraljev: The conveyance of Parcel K is done.

Mr. McQuarrie: It was provided only for Lennar.

Ms. Carpenter: We will find out more. We just received the email a couple of minutes ago. They are going to do a direct transfer.

Mr. Kraljev: For Parcel K, Phase 2.

Ms. Carpenter: We will get the documents together for that.

Mr. Kraljev: Parcel K1 one is already done. Parcel K2 is the next one.

Ms. Carpenter: Phase 2 is what it's for. That will be coming up at the next meeting.

Mr. Kraljev: We are just duplicating what we did.

Ms. Carpenter: Exactly.

Mr. Showe: Are there any other items of review for the Board? Hearing none,

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: I have no updates for the Board.

B. Engineer

Mr. Showe: Is the District Engineer on the call? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In your General Fund, we have Checks 857 through 874 for \$96,509.43 and June payroll for \$369.40 for a total of \$96,878.83. Alan and I can answer any questions about those invoices should the Board have any or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the June 1, 2022 through June 30, 2022 Check Register in the amount of \$96,878.83 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. We are performing better than our budget to actuals, so we are in great shape. We are about 98% collected on our assessments, so we are in great shape on those as well. We expect to get those before the year is over.

iii. Field Manager's Report

Mr. Showe: Alan, do you have any updates?

Mr. Scheerer: No. I think you covered everything. One of the audience members questioned the landscaping by Sonic. That is being addressed. Like you said, the signs will hopefully be done in the next couple of weeks. We will be shutting down the dog park. I don't have a specific date, but we will get with the HOA about that and notify the residents. We are going to replace the sod. It has been used quite a bit over the summer, so we are trying to get the sod replaced and get the turf treated for fleas and ticks. We did a similar closure last year too, around June. We are a little behind, but we are going to go ahead and get that done. We will notify the community once that happens so they will know. It will be about two weeks.

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

iv. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Showe: This schedule is following your past meeting schedule, with the exception of changing the October 11th meeting to October 4th, due to several conflicts on that day. We wanted to make sure should we need a meeting; we have staff to cover it. Other than that, we schedule the quarterly meetings here at the library and the rest of the meetings at our office at 4:00 p.m. We can make any changes that the Board would like or a motion to approve the meeting schedule.

On MOTION by Mr. Bonin seconded by Mr. McQuarrie with all in favor the Fiscal Year 2023 meeting schedule as presented was approved.

Mr. Showe: That's all I have under the District Manager's Report.

SEVENTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We can open it up for public comments.

Mr. Fautauzzi: I want to speak to someone about the notice that I received.

Mr. Showe: Absolutely.

Mr. Fautauzzi: To see what's going on.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's requests?

Mr. Kraljev: What is the timetable for the nominations. I know that you said that it's on the website.

Mr. Showe: I will look again. I believe that no one qualified on the General Election side for any of those seats.

Mr. Kraljev: What happens if its vacant?

Ms. Carpenter: The Board would nominate people to fill the seats or people can be allowed to stay on as-is because they stay on until they're replaced.

Mr. Kraljev: Okay.

Mr. Showe: Let me double check.

Ms. Carpenter: Nobody qualified?

Mr. Showe: No candidates filed for the two seats.

Mr. Kraljev: Do you leave two seats open or do you keep them filled with developers?

Ms. Carpenter: They stay on.

Mr. Showe: The folks that are in the seats will normally just stay in those seats until a qualified elector can be appointed.

Mr. Kraljev: Okay. Once that window is closed, are they no longer elected or does that seat stay open indefinitely?

Mr. Showe: You can keep the incumbent in there until such time as a qualified elector becomes available and is appointed by the Board.

Ms. Carpenter: So, you can keep it as-is.

Mr. Bonin: The total number of seats never changes.

Ms. Carpenter: Correct. In those two seats, the people will stay on until we have a qualified elector or someone is appointed.

Mr. Kraljev: We have one people who is interested who is actually going to be a homeowner in the community. They are interested in being on the Board in a company seat.

Ms. Carpenter: It would be good to have her at a meeting, so she can be appointed to one of those two open seats.

Mr. Kraljev: As that time approaches, we'll have her attend the meeting.

Mr. Showe: I'll talk to you about it. I have that on my list to go over all of that with you.

Mr. Kraljev: If we keep the other five on the Board, since nobody qualified...

Ms. Carpenter: They would just stay on until they are replaced.

Mr. Kraljev: I understand. Thank you.

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

NINTH ORDER OF BUSINESS

**Next Meeting Date – August 9, 2022 at
4:00 PM at the Offices of GMS-CF, LLC**

Mr. Showe: The next scheduled meeting is August 9, 2022 at 4:00 p.m. in our office.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2022 (ASSESSMENT AREA FIVE PROJECT) SPECIAL ASSESSMENT BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the "District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida; and

WHEREAS, on March 26, 2015, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2015-18 authorizing, among other things, the issuance of not to exceed \$51,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued Storey Park Community Development District Special Assessment Bonds, Series 2022 (the "Series 2022 Bonds") in the amount of \$3,105,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Storey Park Community Development District Engineer's Report Revision 7 – Parcel K Boundary Expansion, dated February 22, 2021, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2022 Bonds (the "Assessment Area Five Project"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$53,077,582, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the improvements associated with the Assessment Area Five Project was estimated at \$5,154,112 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Supplemental Assessment Methodology for Assessment Area Five, dated August 24, 2022 (the "Assessment Methodology"), the estimated total costs paid for by the Series 2022 Bonds inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$3,105,000; and

WHEREAS, on June 14, 2022, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2022-15 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district,

municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Storey Park Community Development District:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

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

3. Finalization of Special Assessments Securing the Series 2022 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2022-15, special assessments securing the Series 2022 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Assessment Area Five Project. Attached hereto as **Exhibit “B,”** and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2022 Bonds. The assessments levied pursuant to Resolution 2022-15 also correctly reflect the outstanding debt due on the Series 2022 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2022-15, the special assessments on parcels specially benefited by the Assessment Area Five Project are hereby finalized in the amount of the outstanding debt due on the Series 2022 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2022 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and 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 others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2022-15, which remains in full force and effect. This Resolution and Resolution 2022-15 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is 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.

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

8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 13th day of September, 2022.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2022-18

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: George S. Flint

Name: Rob Bonin

Title: Secretary

Title: Chairman

Exhibit "A": Engineer's Report

Exhibit "B": Assessment Methodology

EXHIBIT "A"

ENGINEER'S REPORT

[ATTACHED BELOW]

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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Appendix

<i>Exhibit 1</i>	<i>Location Map</i>
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<i>Exhibit 17</i>	<i>City of Orlando Specific Parcel Master Plan Parcel K</i>
<i>Exhibit 18</i>	<i>Assessment Area Five Boundary Survey</i>

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

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

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

Section 3 Infrastructure Benefit

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

- Project wide public benefits
- Incidental public benefits

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

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

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a mixed use community. The District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure. Lennar Homes, 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 42.3 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 water mains 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

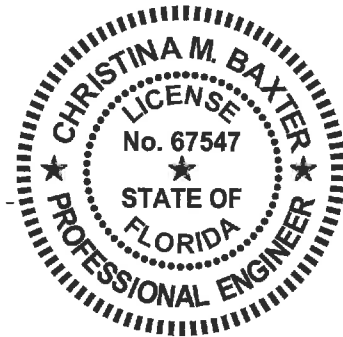
The capital improvement plan infrastructure improvements as described are necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure has been and will be in accordance with current 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.

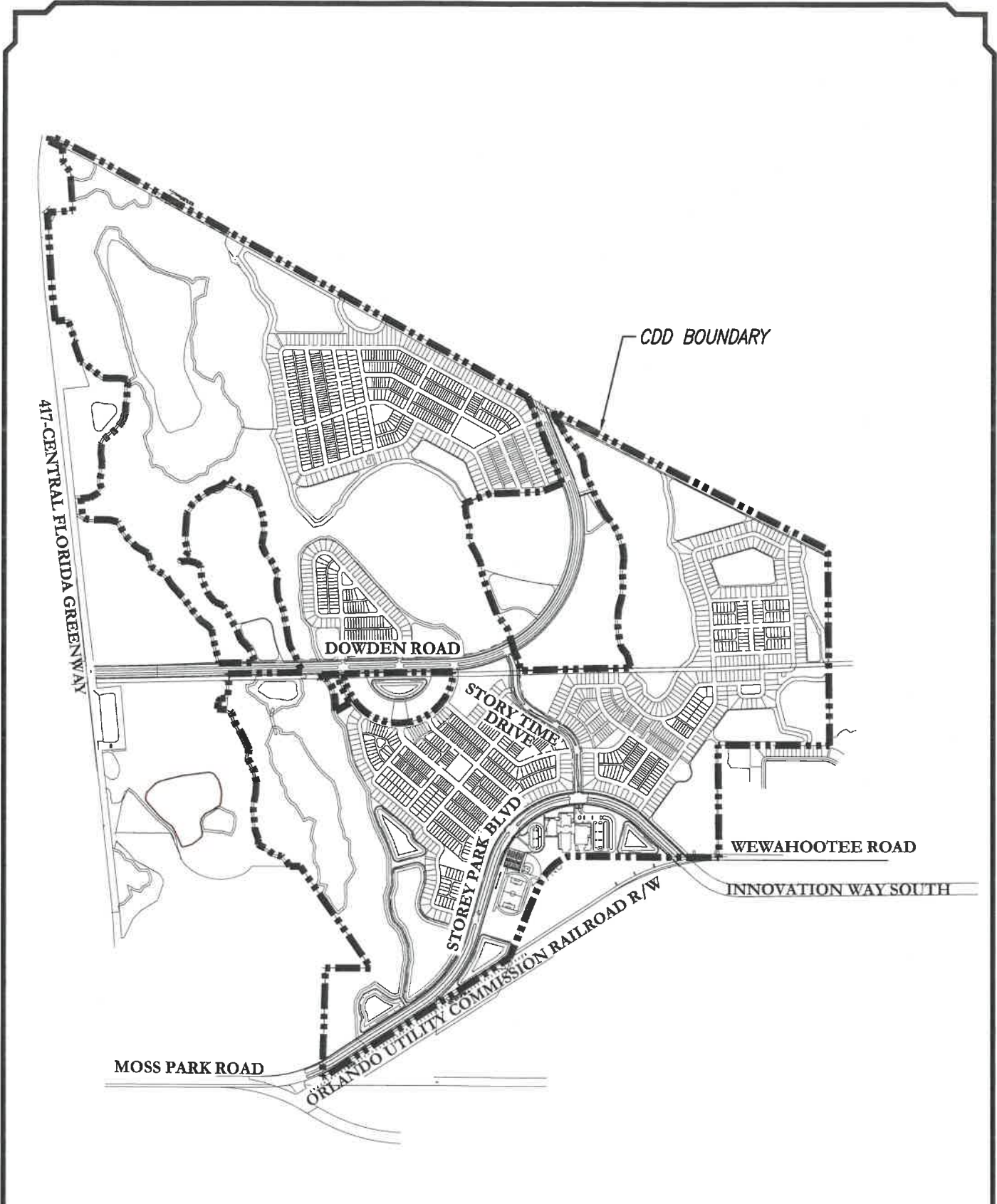
The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.



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

This document has been electronically signed and sealed using a digital signature and date. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Appendix



CDD BOUNDARY

DOWDEN ROAD

STOREY TIME DRIVE

STOREY PARK BLVD

WEWAHOOTEE ROAD

INNOVATION WAY SOUTH

MOSS PARK ROAD

ORLANDO UTILITY COMMISSION RAILROAD R/W

Location Map

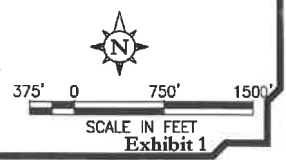
Storey Park Community Development District

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

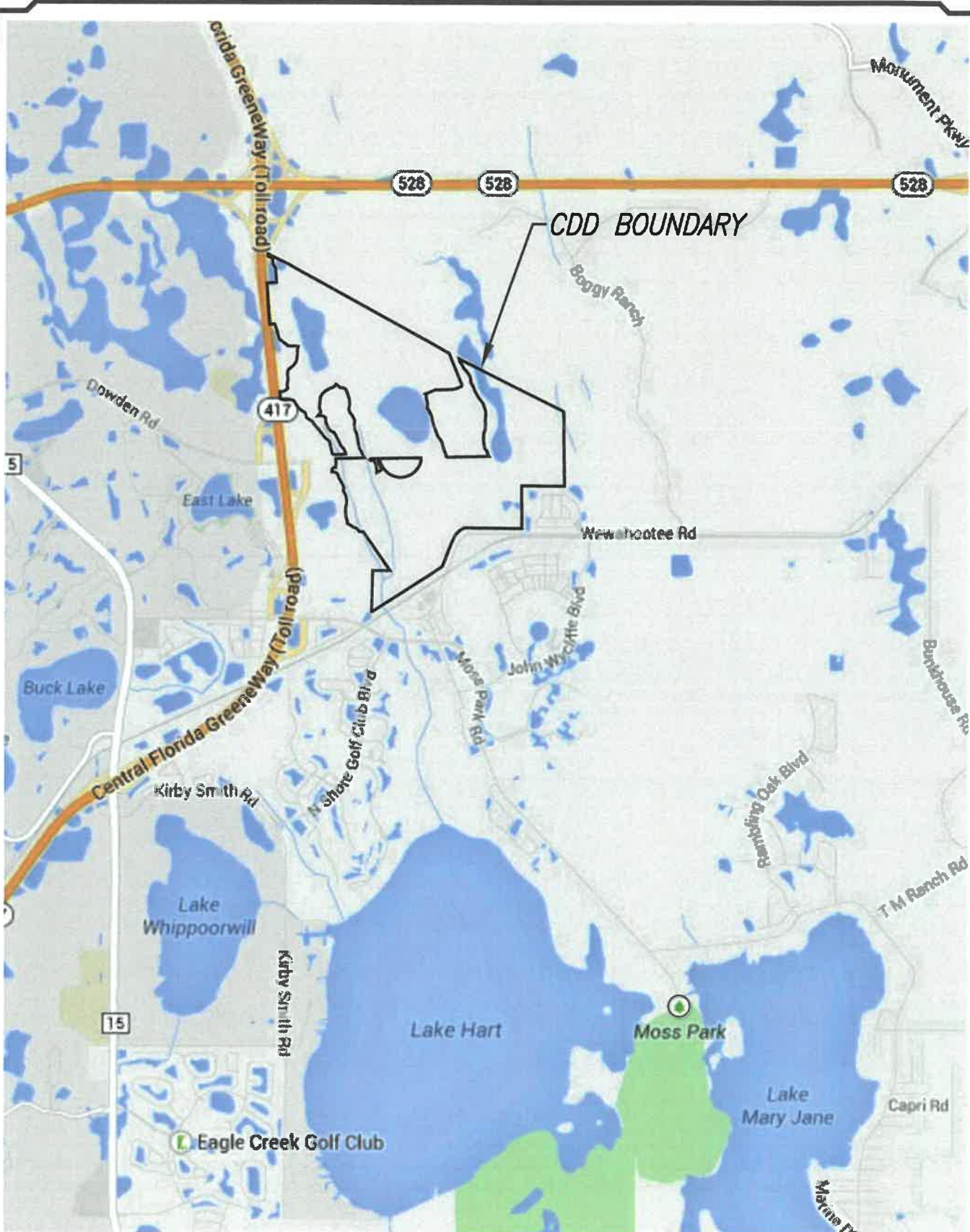
2602 E Livingston St
Orlando, Florida 32803-407.487.2594

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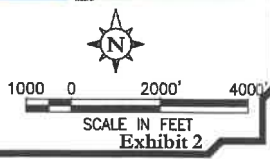


2/12/12/12-080 LDMWR - INNOVATION PLACE/CDD/CDD ENGINEER'S REPORT CDD - WITH PARCEL LOCATION MAP



Vicinity Map

Storey Park Community Development District

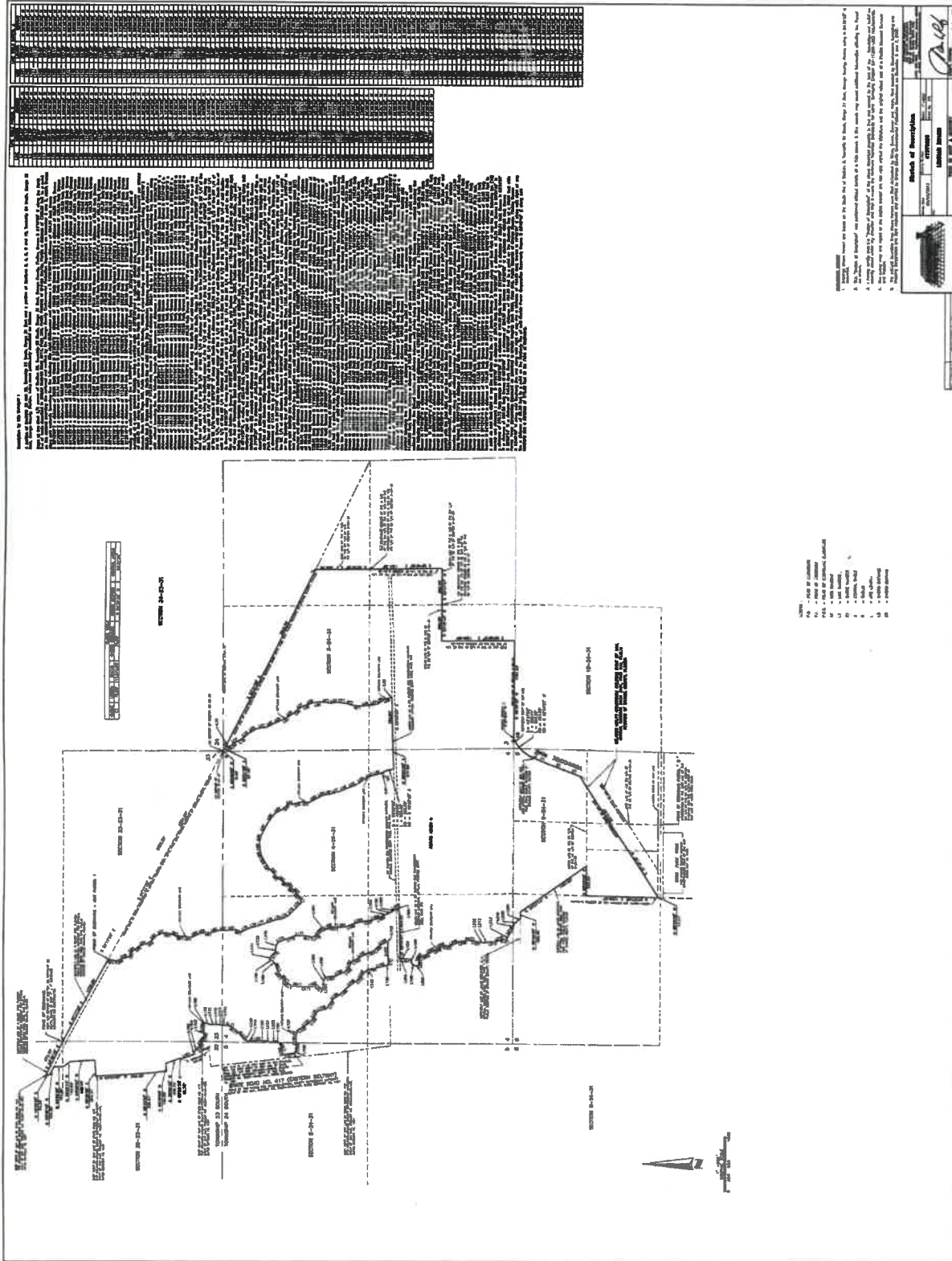


November 18, 2020
P & B Job No.: 12-060

2602 E Livingston St
Orlando, Florida 32803 - 407.487.2594

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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

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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

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

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

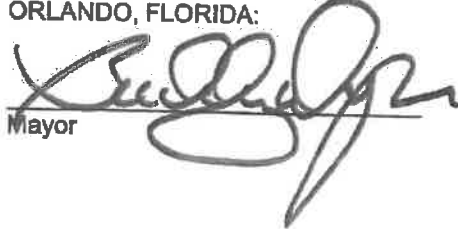
SECTION 8. EFFECTIVE DATE. This ordinance takes effect immediately upon adoption.

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

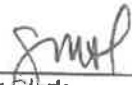
DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this 19 day of OCTOBER, 2020.

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

BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA:


Mayor

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



City Clerk
Stephanie Herdovia

Print Name

ORDINANCE NO. 2020-53

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

142 
143 _____
144 Assistant City Attorney

145 *Sarah Taitt*
146 _____
147 Print Name

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

EXHIBIT

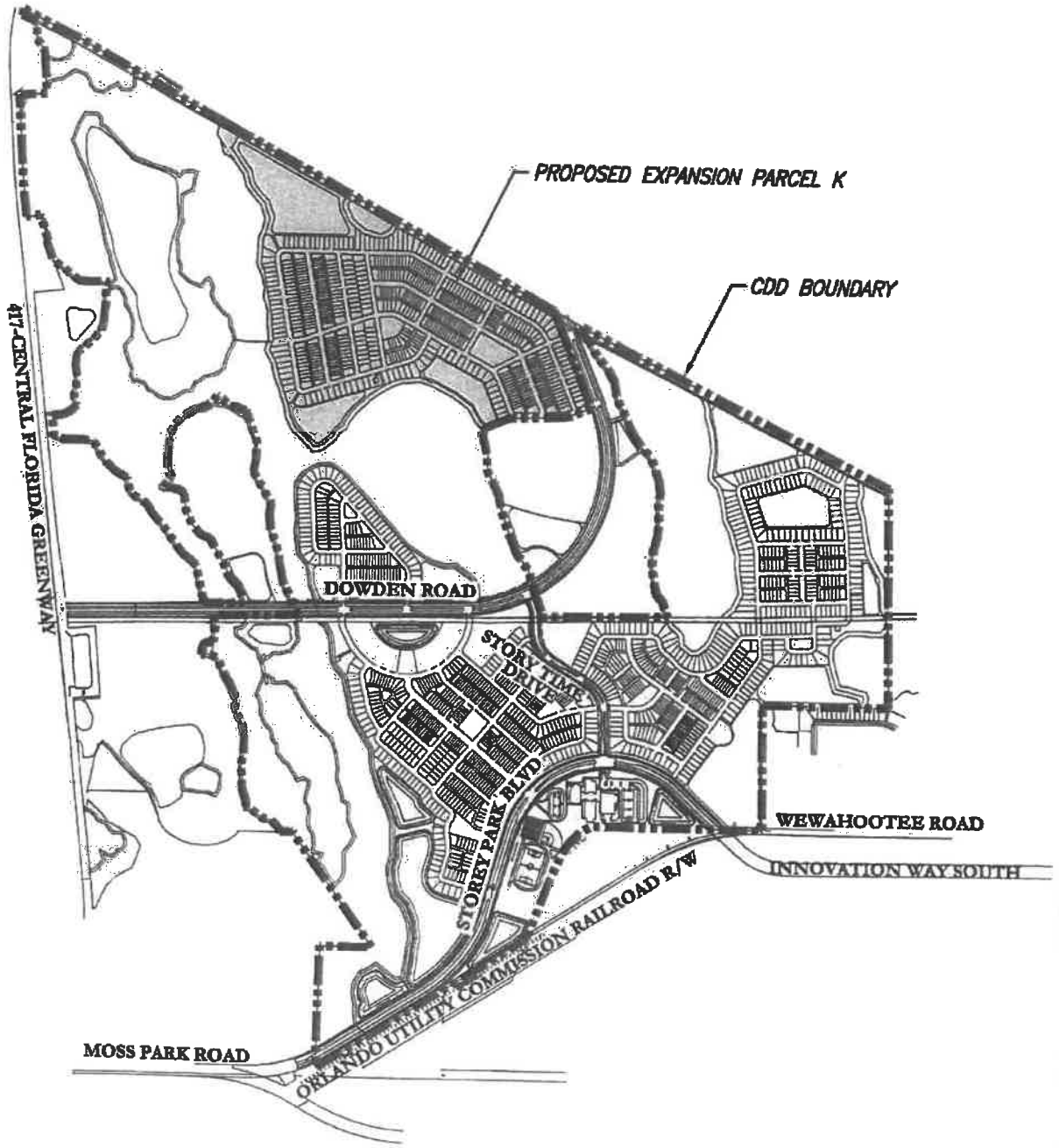
A

EXHIBIT 1

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

Location Map

[ATTACHED]



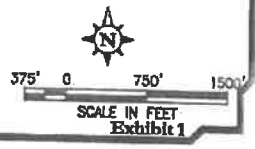
Location Map and Proposed Expansion
Storey Park Community Development District

June 05, 2020
P & B Job No: 12-080

2602 E. Livingston St
Orlando, Florida 32803-4074/872594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 211567



2020 P&B Job No. 12-080 - Planning & Engineering Services, Inc. 06/05/20

COMPOSITE EXHIBIT 2

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

[ATTACHED]

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

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

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

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

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

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

LESS AND EXCEPT:

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

Begin at the Northeast corner of Tract "D", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, said point being on the Easterly right of way line of Literature Way as shown on said plat; thence along the Easterly, Southerly and Westerly right of way line of said Literature Way the following six (6) courses and distances : South 04°29'50" East, a distance of 23.14 feet to a point of curvature of a curve concave Westerly, having a radius of 270.00 feet and a central angle of 16°56'23"; thence Southerly, a distance of 79.83 feet along the arc of said curve to a point of compound curvature of a curve concave Northerly, having a radius of 644.67 feet and a central angle of 141°20'15"; thence Westerly, a distance of 1590.28 feet along the arc of said curve to the point of tangency of said curve; thence North 26° 13' 13" West, a distance of 116.22 feet to a point of curvature of a curve concave Easterly, having a radius of 170.00 feet and a central angle of 24°47'35"; thence Northerly, a distance of 73.56 feet along the arc of said curve to the point of tangency of said curve; thence North 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 26°19'12" West, a distance of 148.86 feet; thence South 88°29'54" West, a distance of 95.42 feet; thence North 52°00'34" West, a distance of 18.92 feet; thence North 67°53'49" East, a distance of 50.07 feet; thence North 23°28'59" West, a distance of 21.95 feet to a point on the North line of said Tract "F"; thence North 88°29'54" East, a distance of 202.52 feet along said North line to a point on the Westerly right of way line of Literature Way as shown on said plat; thence along said Westerly right of way line the following four (4) courses and distances : South 01°25'37" East, a distance of 49.96 feet to a point of curvature of a curve concave Easterly, having a radius of 230.00 feet and a central angle of 24°47'35"; thence Southerly, a distance of 99.53 feet along the arc of said curve to the point of tangency of said curve; thence South 26° 13' 13" East, a distance of 116.22 feet to a point of curvature of a curve concave Northeasterly, having a radius of 704.67 feet and a central angle of 08°22'43"; thence Southeasterly, a distance of 103.05 feet along the arc of said curve to a point on the South line of said Tract "F"; thence South 60°28'57" West, a distance of 190.75 feet along said South line to the POINT OF BEGINNING.

Containing 1.26 acres, more or less.

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

TOGETHER WITH:

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

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

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

TOTAL DISTRICT ACREAGE (after Expansion): 993.26 acres

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

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

Bill To:

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

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, November 9, 2020 at 2:00 p.m., Ordinance Number 2020-53 was published in said newspaper in the issues of Oct 27, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

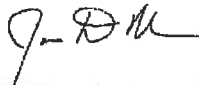


Jeremy Gates

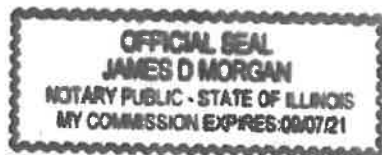
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 29 day of October, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6791221

Orlando Sentinel

NOTICE OF PROPOSED ENACTMENT

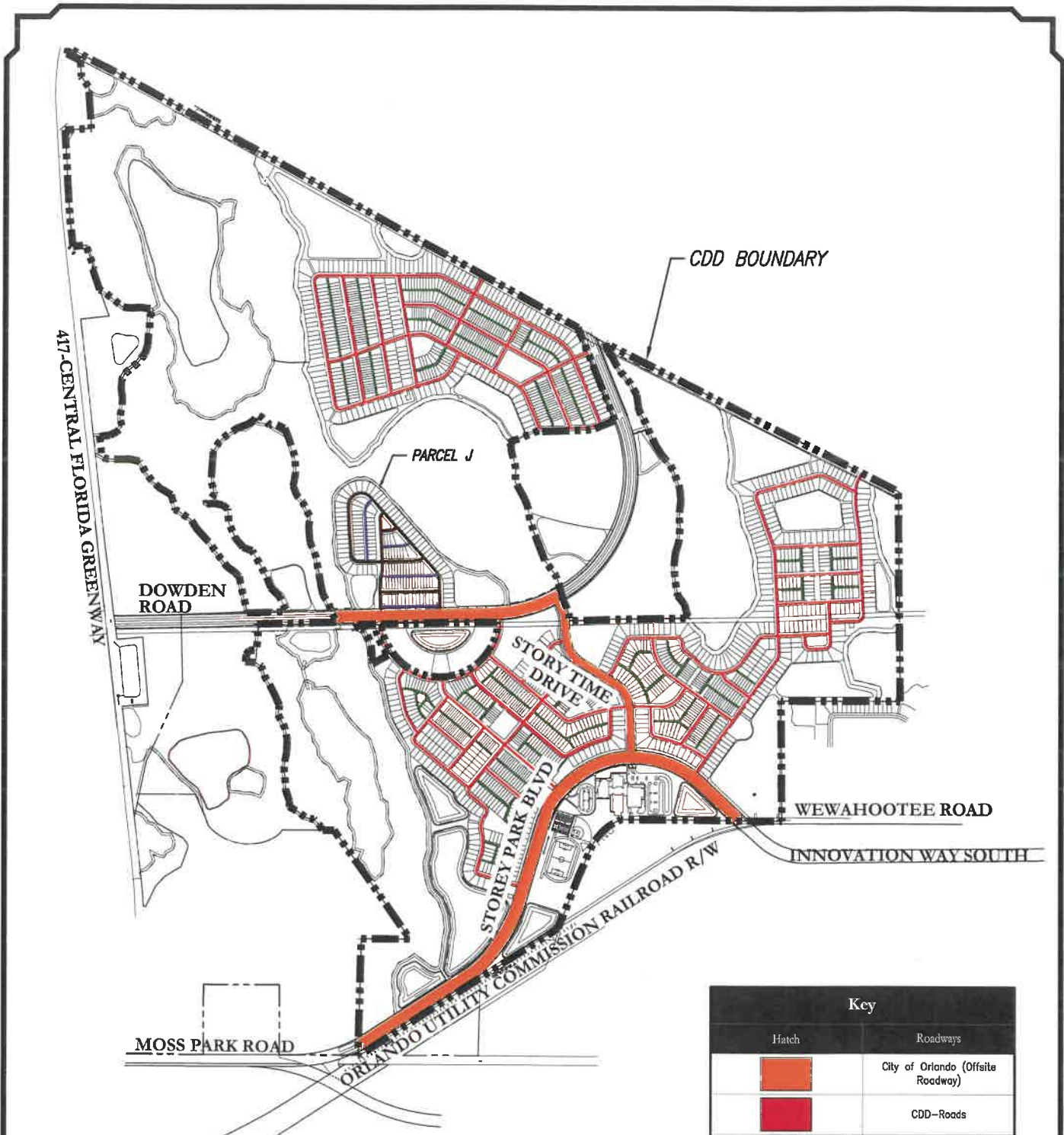
On Monday, November 9, 2020, the Orlando City Council will consider proposed ordinance #2020-53, entitled AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, GRANTING A PETITION TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, AS INITIATED BY THE DISTRICT'S BOARD OF SUPERVISORS;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

Orlando Sentinel

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

OS679121
6791221

10/27/2020



CDD BOUNDARY

417-CENTRAL FLORIDA GREENWAY

DOWDEN ROAD

PARCEL J

STORY TIME DRIVE

STOREY PARK BLVD

WEVAHOOTEE ROAD

INNOVATION WAY SOUTH

MOSS PARK ROAD

ORLANDO UTILITY COMMISSION RAILROAD R/W

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

Key	
Hatch	Roadways
	City of Orlando (Offsite Roadway)
	CDD-Roads
	CDD-Alleys
	HOA-Roads
	HOA-Alleys

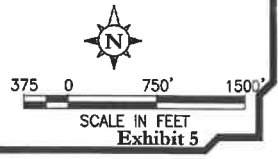
Roadway Ownership Map
Storey Park Community Development District

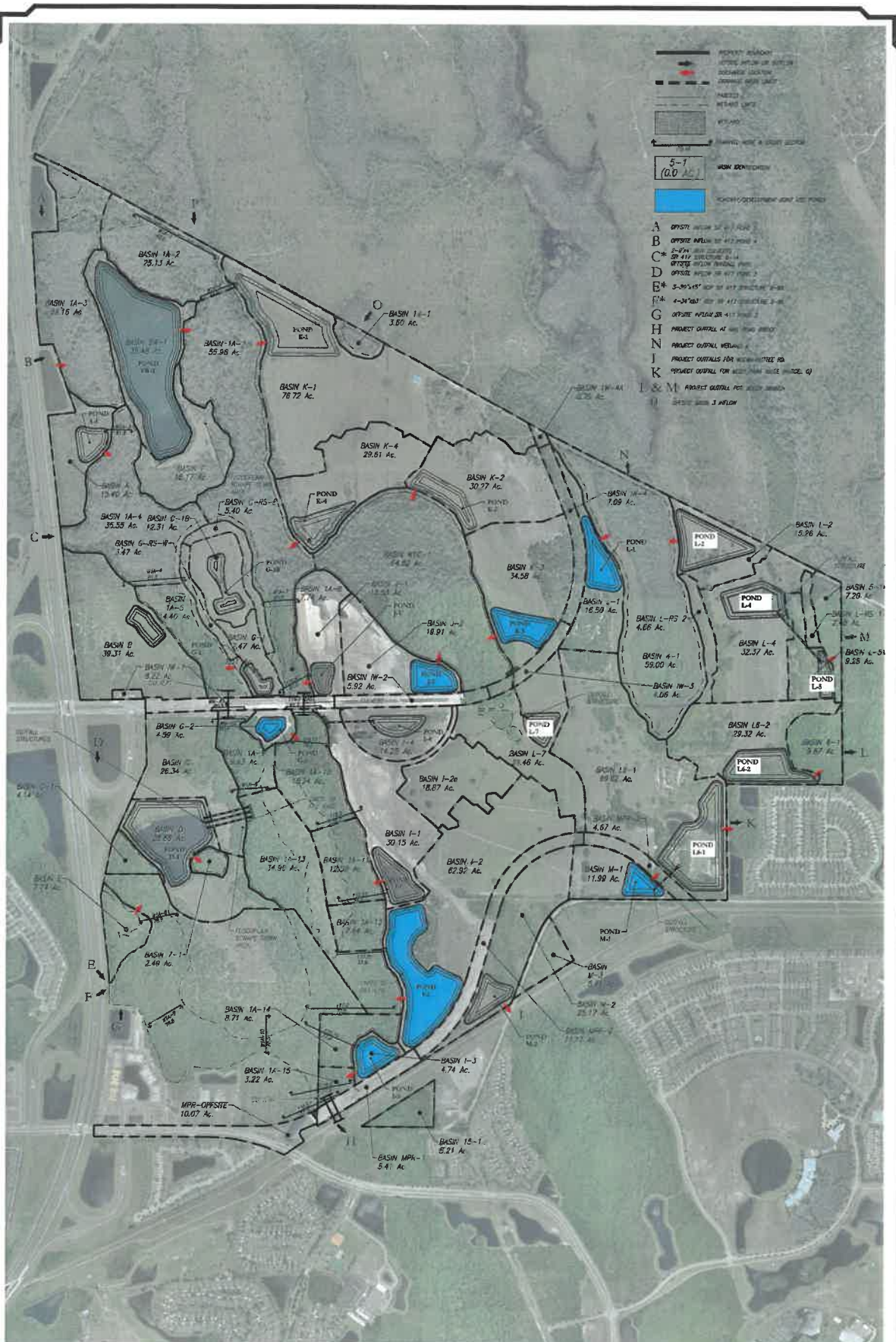
POULOS & BENNETT

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

2602 E Livingston St
 Orlando, Florida 32803 - 407.487.2594

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VERT. DATUM: NAVD 88

Post Development Drainage Basin Map
Innovation Place

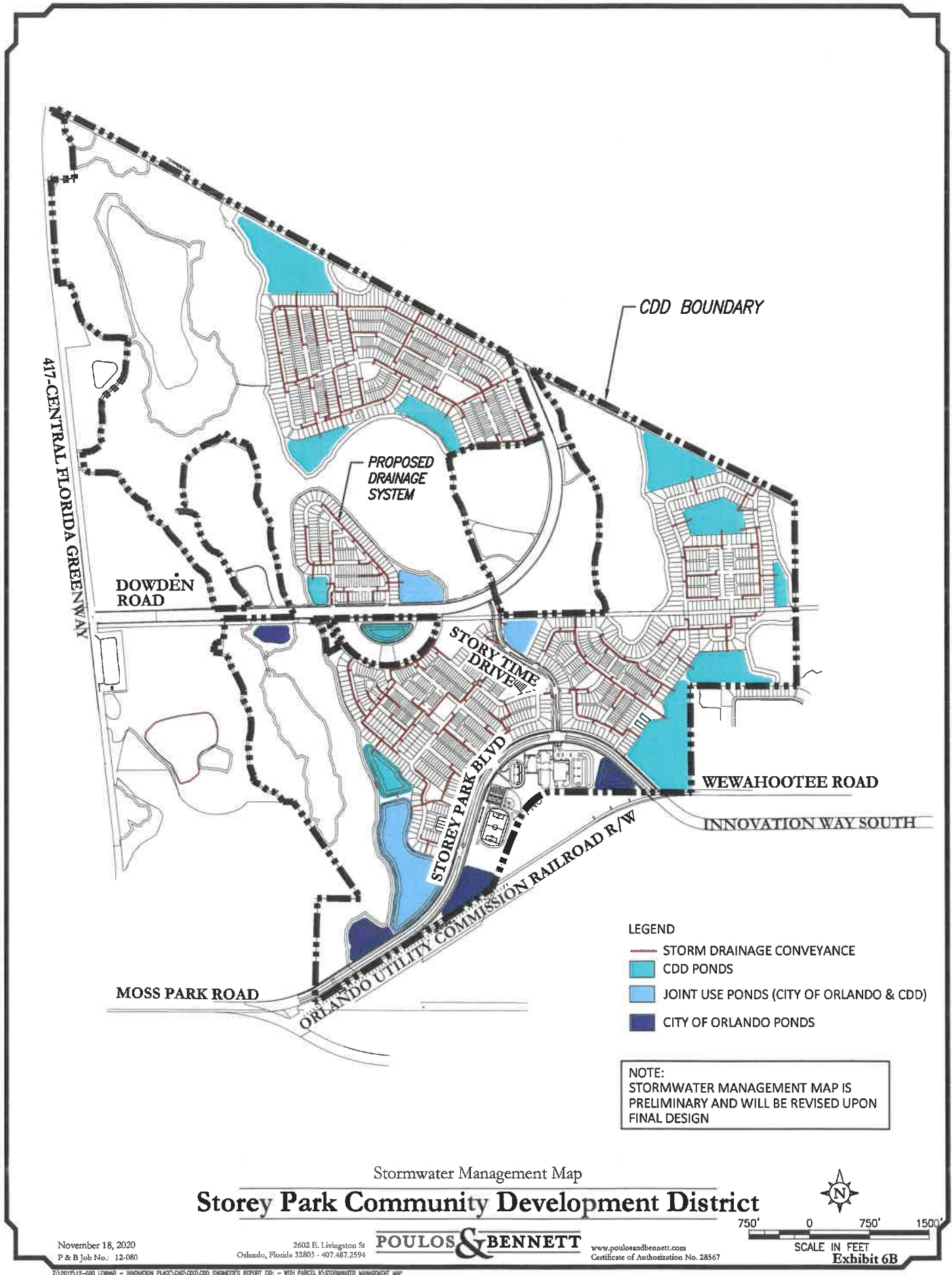


November 18, 2020
 & B Job No.: 12-080

2002 E. Livingston St.
 Orlando, Florida 32803 - 407.487.2594
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 www.poulosandbennett.com
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Figure 6A

EXSISTE(12-080) LEVING - INNOVATION PLACE(20/20/20)0000 ENGINEER'S REPORT EX4 - WITH PARCEL POST-DEVELOPMENT BASIN MAP



CDD BOUNDARY

PROPOSED DRAINAGE SYSTEM

DOWDEN ROAD

STORY TIME DRIVE

STOREY PARK BLVD

WEVAHOOTEE ROAD

INNOVATION WAY SOUTH

MOSS PARK ROAD

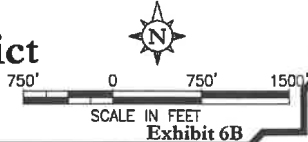
ORLANDO UTILITY COMMISSION RAILROAD R/W

- LEGEND**
- STORM DRAINAGE CONVEYANCE
 - CDD PONDS
 - JOINT USE PONDS (CITY OF ORLANDO & CDD)
 - CITY OF ORLANDO PONDS

NOTE:
STORMWATER MANAGEMENT MAP IS
PRELIMINARY AND WILL BE REVISED UPON
FINAL DESIGN

Stormwater Management Map
Storey Park Community Development District

POULOS & BENNETT

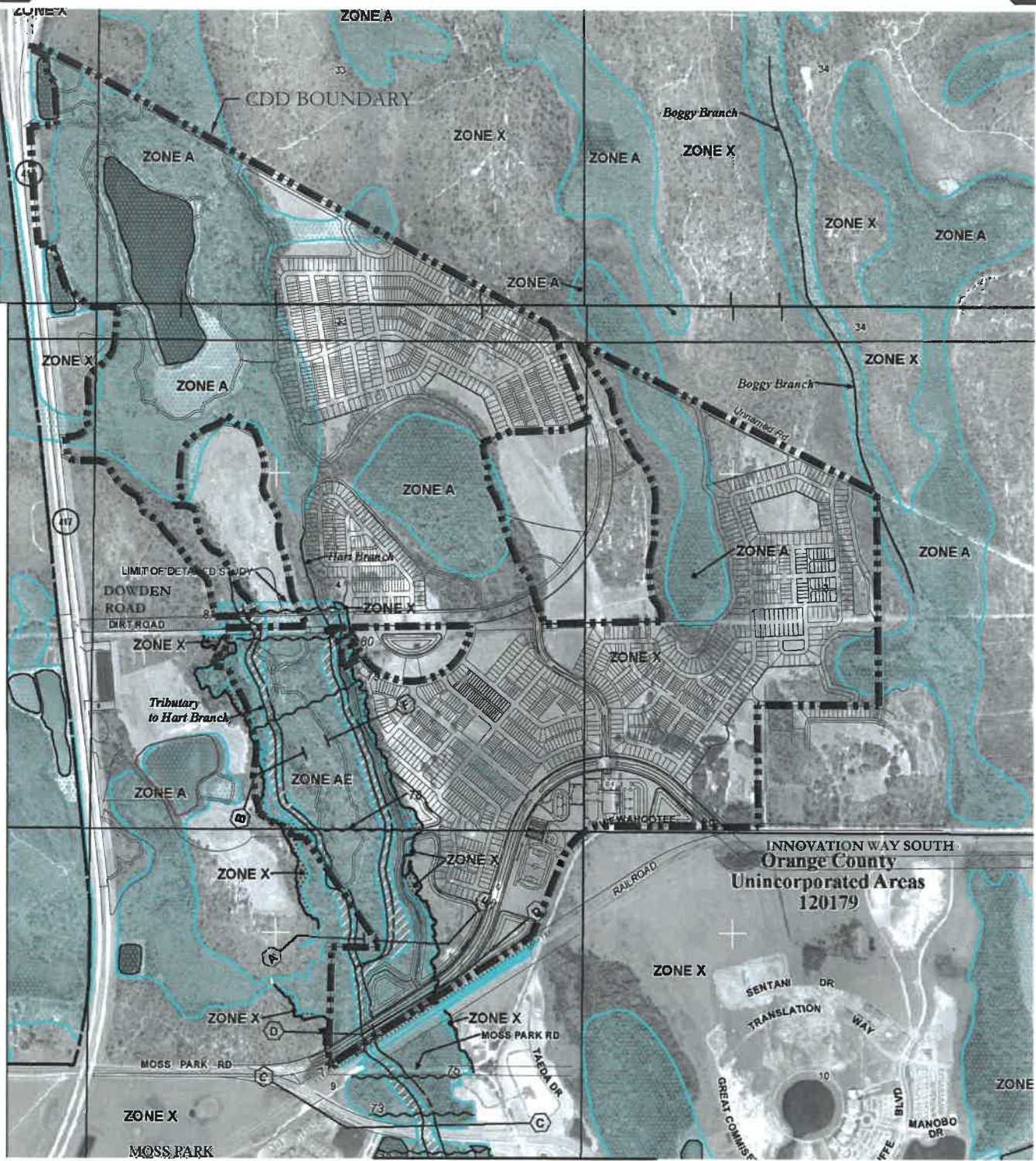


November 18, 2020
P & B Job No. 12-080

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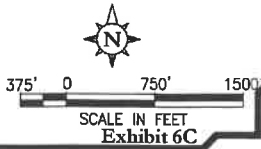
Z:\2012\12-680 LDRNR - INNOVATION PLACE\CAD\CDD\CDD ENGINEER'S REPORT DR - WITH PARCEL K\STORMWATER MANAGEMENT MAP



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

FEMA 100 Year Floodplain
Storey Park Community Development District

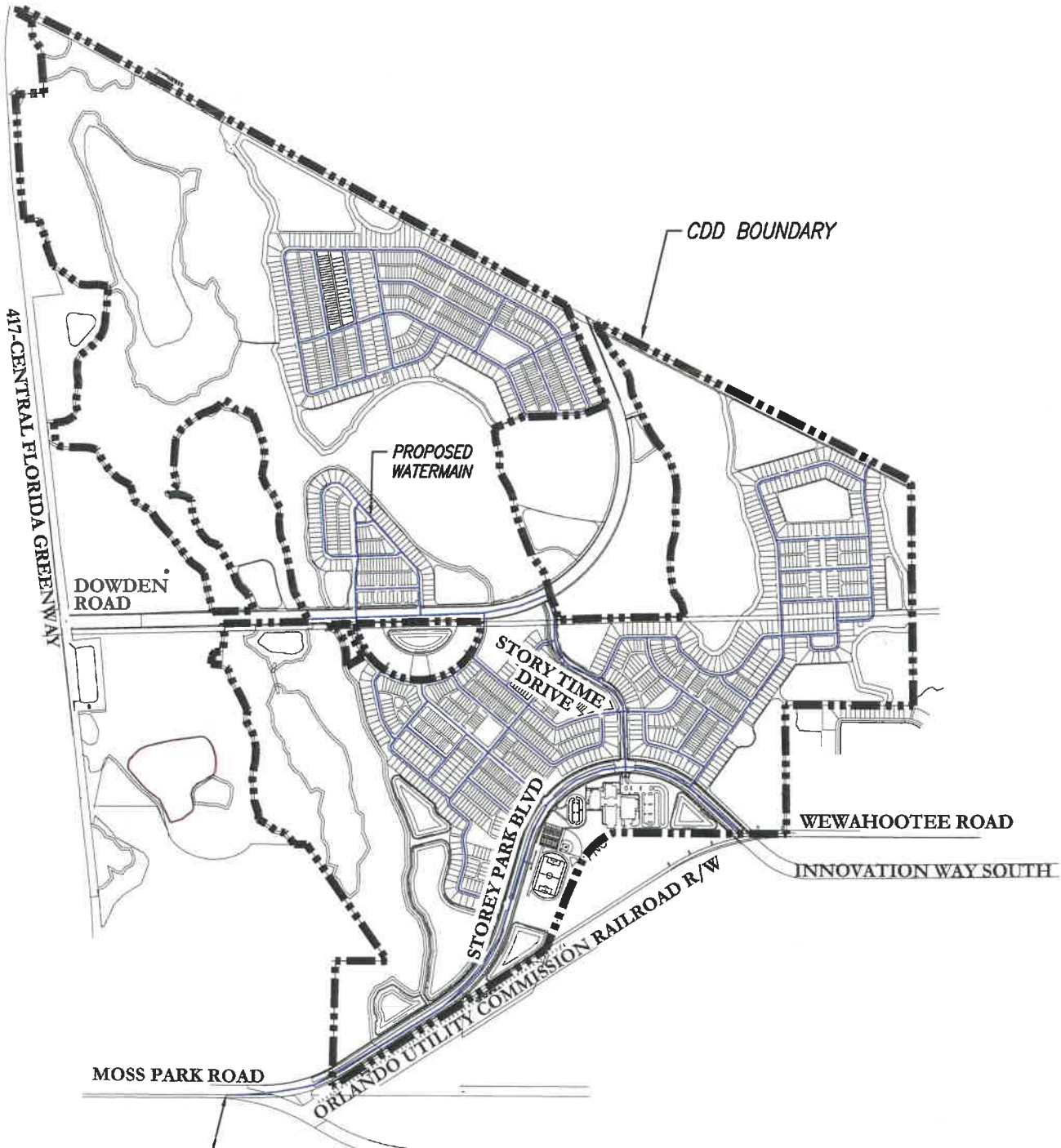
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November 18, 2020
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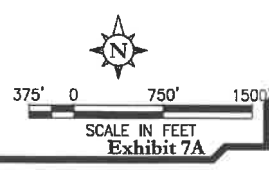
Potable Water Distribution System Map
Storey Park Community Development District

POULOS & BENNETT

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

2602 E Livingston St
 Odessa, Florida 32803 - 407.487.2594

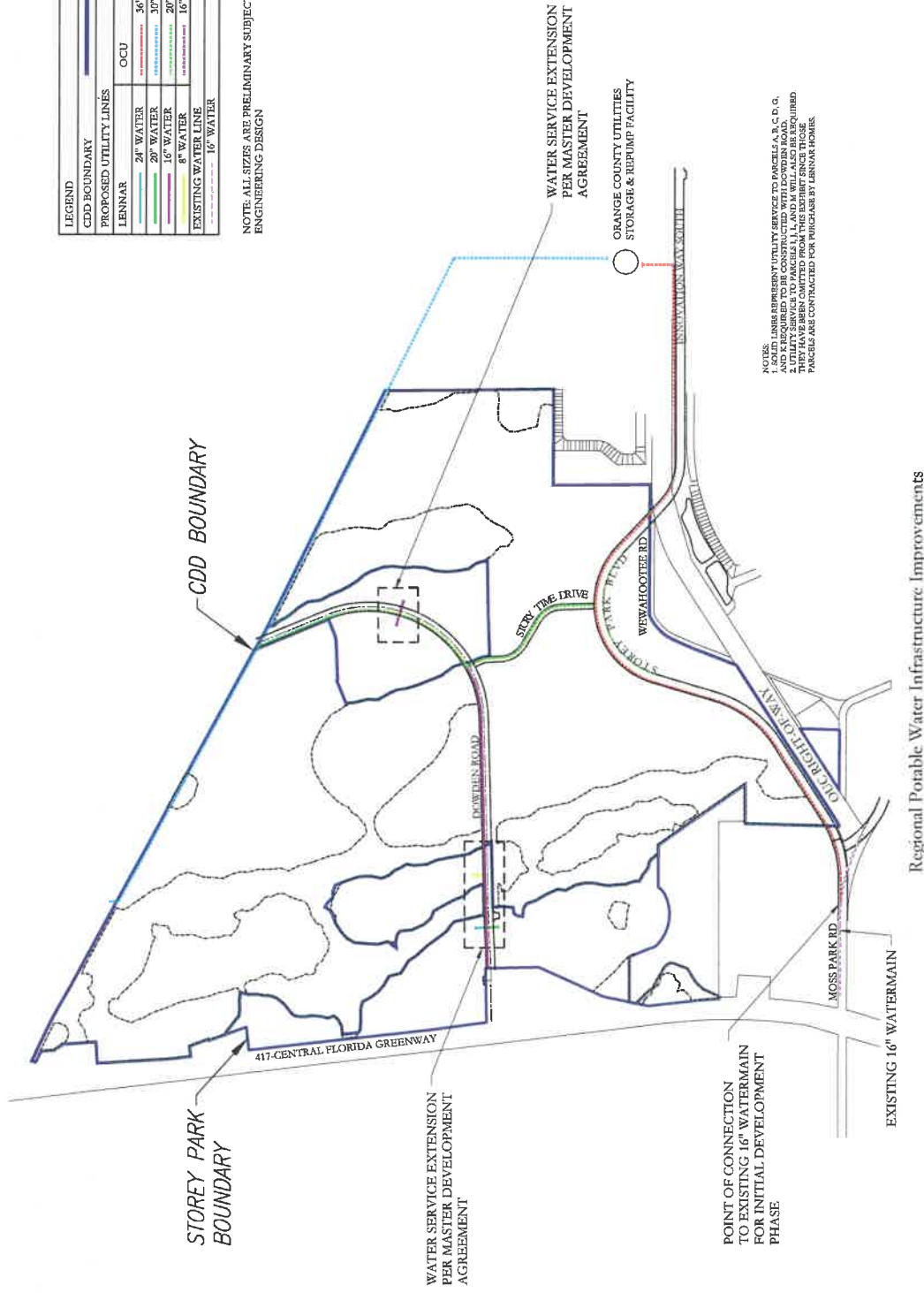
www.poulosandbennett.com
 Certificate of Authorization No. 28567



Z:\2012\12-080 LDMAR - INNOVATION PLACE\CAD\CDD\CDD ENGINEER'S REPORT ERI - WITH PARCEL K\POTABLE WATER DISTRIBUTION SYSTEM MAP

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

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTES:
 1. LINES REPRESENT UTILITY SERVICES TO PARCELS A, B, C, D, G, AND H REQUIRED TO BE CONSTRUCTED WITH DOWNTOWN ROAD.
 2. UTILITY SERVICE TO PARCELS I, J, L, AND M WILL ALSO BE REQUIRED.
 3. PARCELS A, B, C, D, G, H, I, J, L, AND M WILL BE REQUIRED FOR INITIAL DEVELOPMENT.
 PARCELS ARE CONTRACTED FOR PURCHASE BY LENNAR HOMES

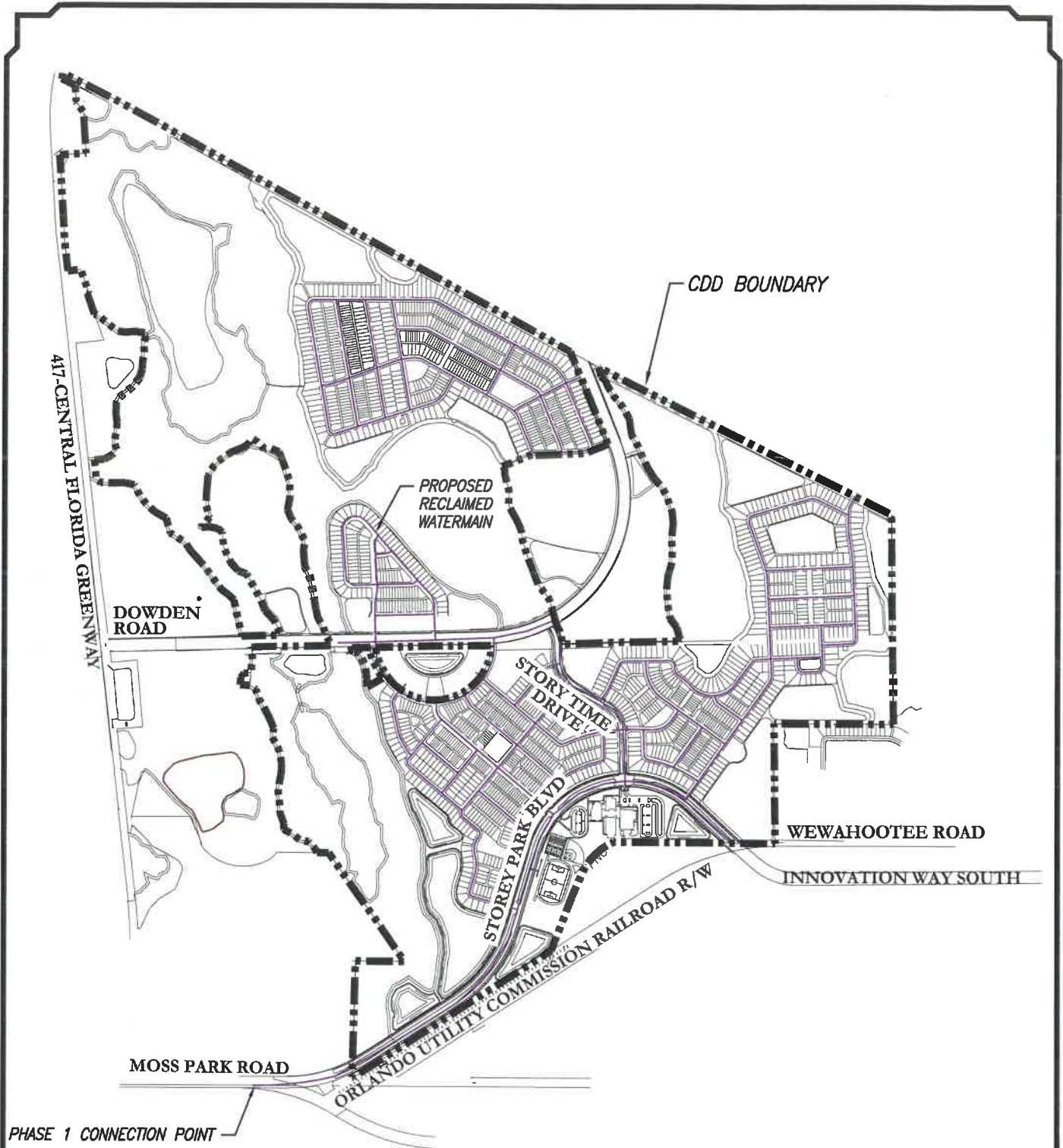
Regional Potable Water Infrastructure Improvements

Storey Park

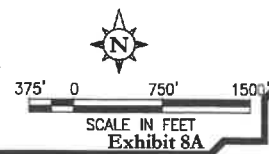
2602 E. Livingston St
 Ocala, Florida 32803 - 407.467.2894
 www.poulosandbennett.com
 Certificate of Authorization No. 28567

July 15, 2019
 P & B Job No.: 12-080
 2.001212-000 STOREY - REGIONAL POTABLE WATER INFRASTRUCTURE IMPROVEMENTS

375' 0" 750' 1400'
 SCALE IN FEET
 Exhibit 7B



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 - 407.487.2594

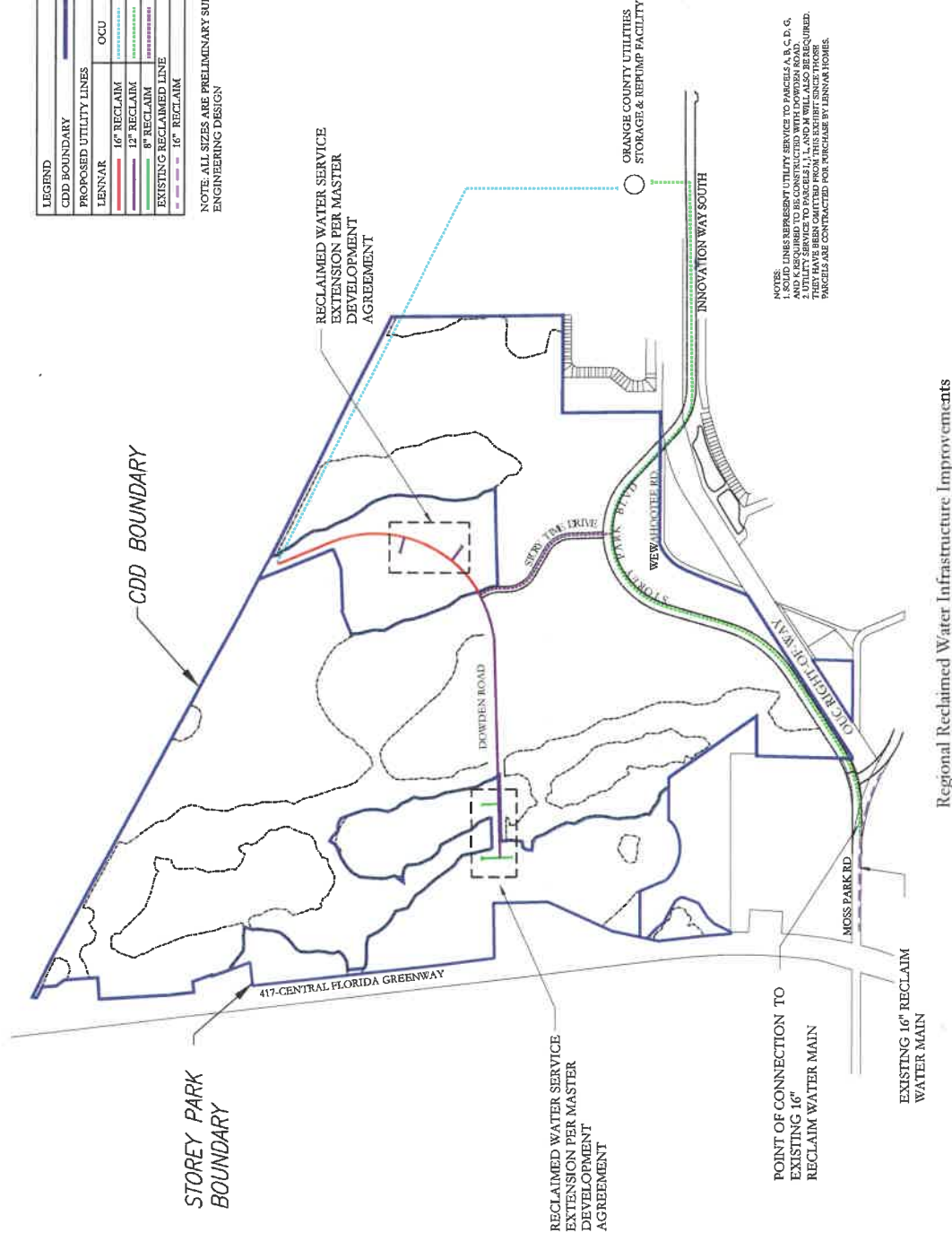
POULOS & BENNETT

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Z:\2012\12-080 LEADWR - INNOVATION PLACE\DWG\CDD\ENGINEER'S REPORT EXH - WITH PARCEL K\RECLAIMED WATER DISTRIBUTION SYSTEM MAP

LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	OCU
16" RECLAIM	24" RECLAIM
12" RECLAIM	20" RECLAIM
8" RECLAIM	13" RECLAIM
EXISTING RECLAIMED LINE	
16" RECLAIM	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



NOTES: PARCELS PERMIT UTILITY SERVICES TO PARCELS A, B, C, D, G, AND K ARE REQUIRED TO BE CONSTRUCTED WITH DOWDEN ROAD. UTILITY SERVICES TO PARCELS J, L, AND M WILL ALSO BE REQUIRED. PARCELS ARE CONTRACTED FOR PURCHASE BY LENNAR HOMES.

Regional Reclaimed Water Infrastructure Improvements

Storey Park

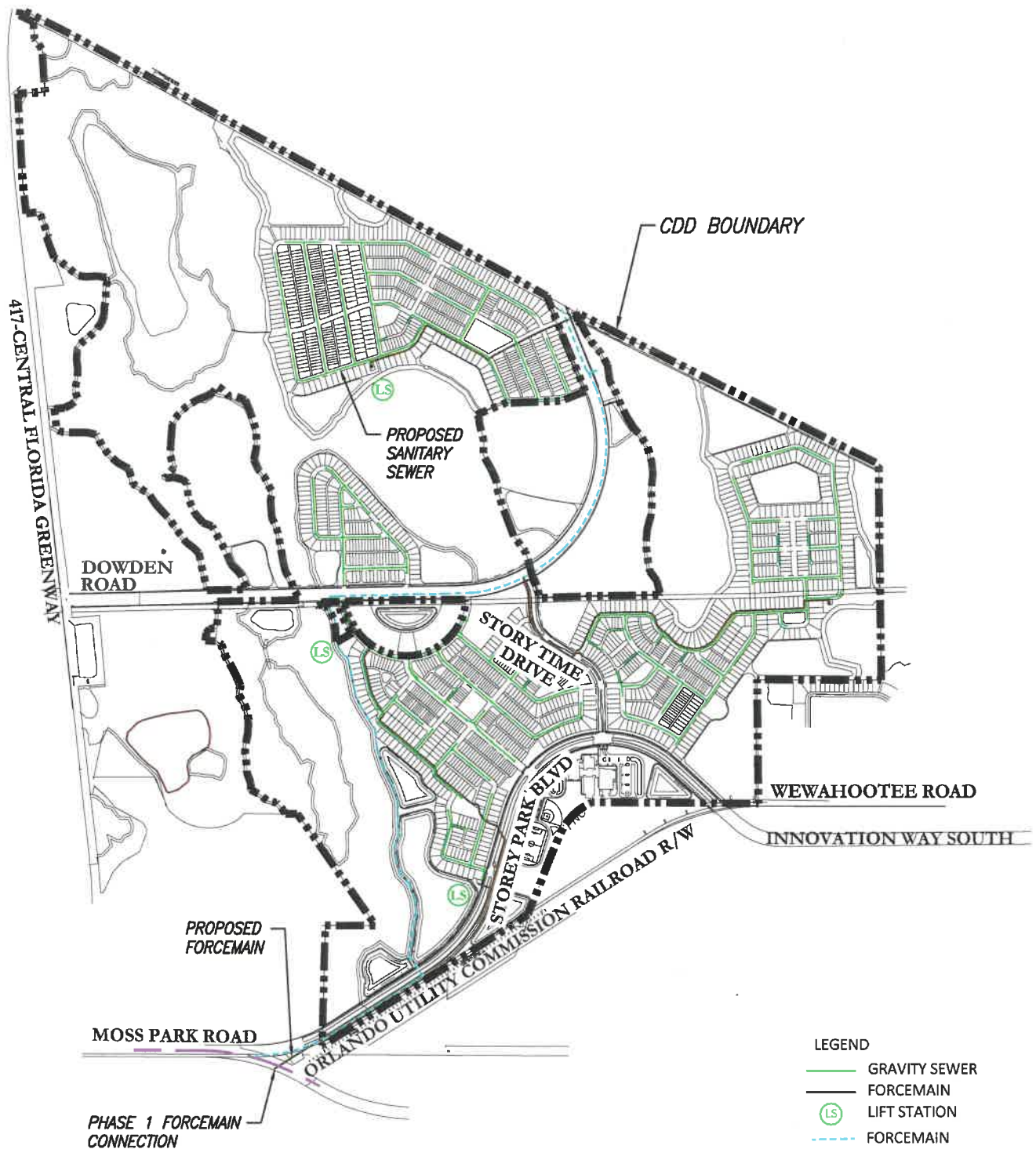
July 15, 2019
P & B Job No.: 12-080
EXHIBIT 8B - REGIONAL RECLAIMED WATER INFRASTRUCTURE IMPROVEMENTS

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Orlando, Florida 32803-4074
www.poulosubennett.com
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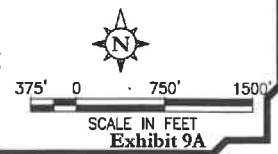
SCALE IN FEET
375' 0" 750' 1400'

Exhibit 8B



- LEGEND**
- GRAVITY SEWER
 - FORCEMAIN
 - LS LIFT STATION
 - FORCEMAIN (BY OCU CIP)

Wastewater System Map
Storey Park Community Development District



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

2602 E Livingston St
 Orlando, Florida 32803 - 407.487.2594

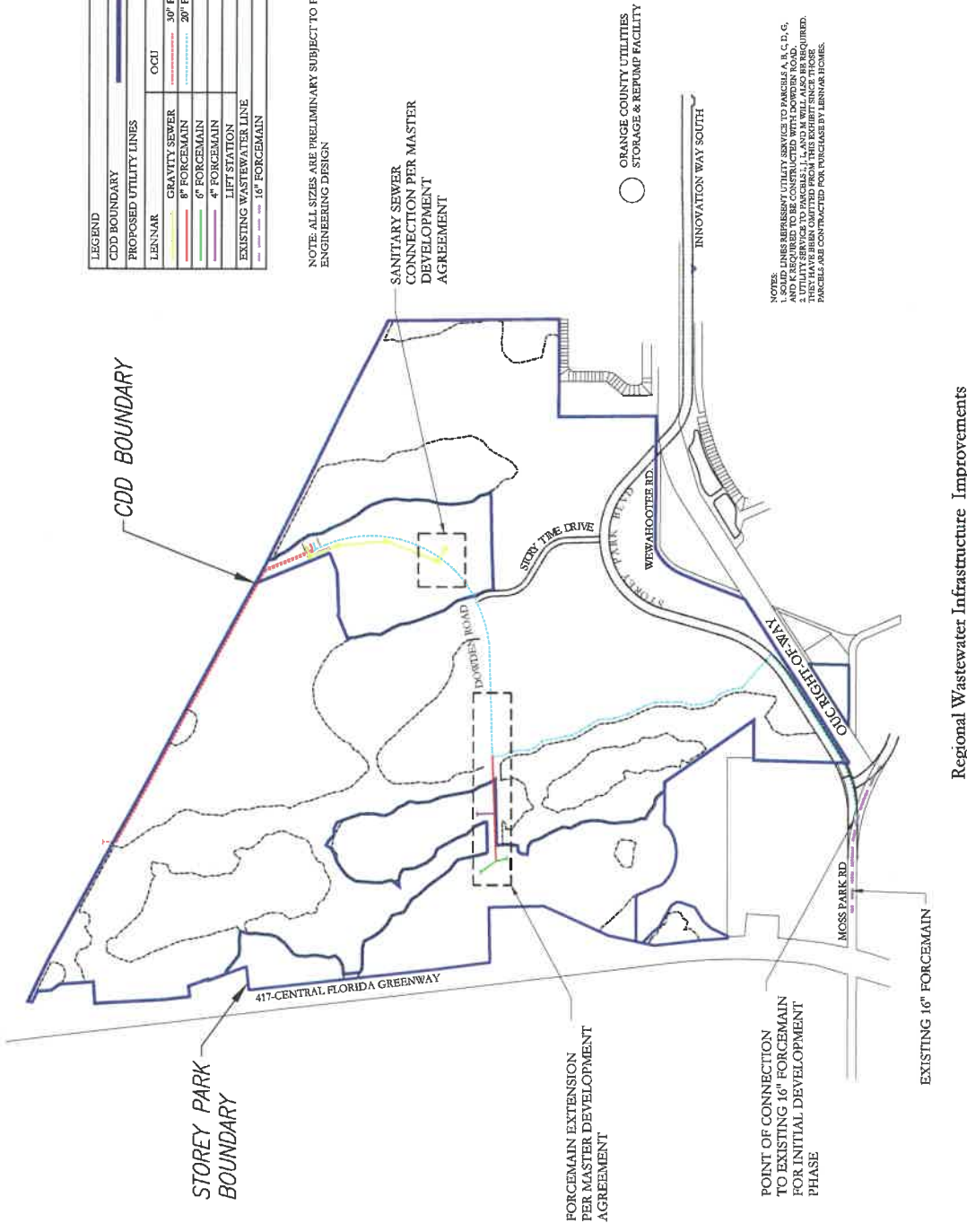
POULOS & BENNETT

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2/2012/12-080 LBNWR - INNOVATION PLACE/CDD/CDD ENGINEER'S REPORT EDI - WITH PARCEL K/WASTEWATER SYSTEM MAP

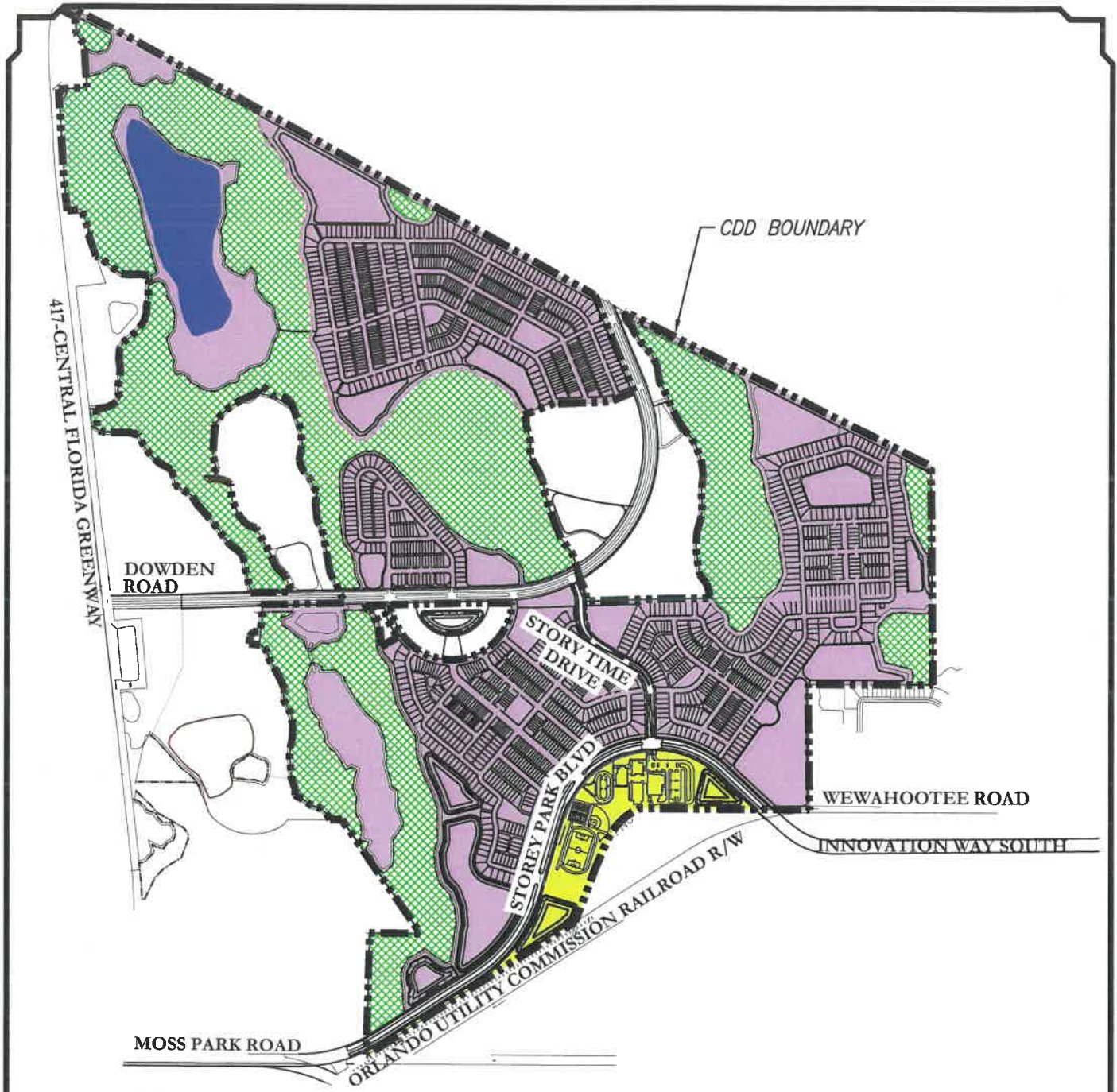
LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	
Gravy Sewer	OCI
8" FORCEMAIN	30" FORCEMAIN
6" FORCEMAIN	20" FORCEMAIN
4" FORCEMAIN	
LIFT STATION	
EXISTING WASTEWATER LINE	
16" FORCEMAIN	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



Regional Wastewater Infrastructure Improvements
Storey Park

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Orlando, Florida 32803 - 407.467.2994
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Certificate of Authorization No. 28567

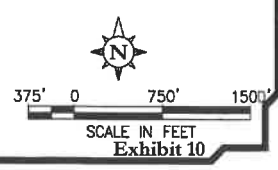


LEGEND

	INTENSITY MIN	INTENSITY MAX	ALLOWABLE USES	ACREAGES
OFFICE LOW INTENSITY	NONE	21 UNITS/AC AND OR 0.40 FAR	RES/OFFICE/PUB/RECT INST	549.45 ac
CONSERVATION				342.83 ac
EXISTING LAKE/CONSERVATION (WB)				30.3 ac
ROADS				32.41 ac
SCHOOL SITE				38.27 ac
TOTAL				993.26 ac

Future Land Use Plan
Storey Park Community Development District

POULOS & BENNETT

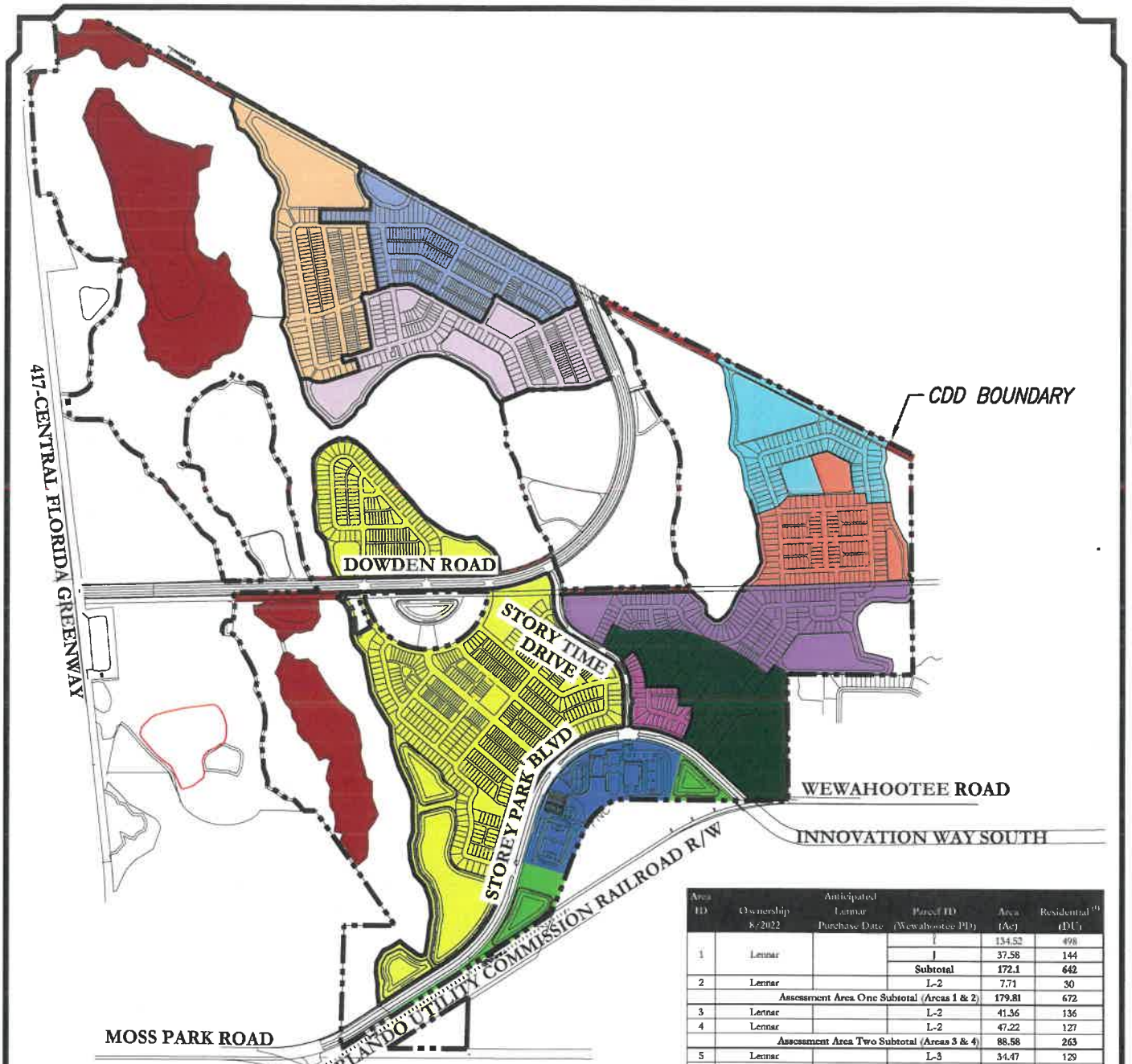


November 18, 2020
 P & B Job No.: 12-080

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Z:\2012\12-080 LDMNR - INNOVATION PLACE\CDD\CDD ENGINEER'S REPORT DDH - WITH PARCEL K\FUTURE LAND USE PLAN



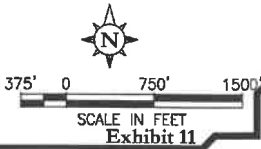
LEGEND

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

Area ID	Ownership	Anticipated Lennar Purchase Date	Parcel ID (Wevahoootee PD)	Area (Ac)	Residential (DU)
1	Lennar		I	134.52	498
				37.58	144
Subtotal				172.1	642
2	Lennar		L-2	7.71	30
Assessment Area One Subtotal (Areas 1 & 2)				179.81	672
3	Lennar		L-2	41.36	136
4	Lennar		L-2	47.22	127
Assessment Area Two Subtotal (Areas 3 & 4)				88.58	263
5	Lennar		L-3	34.47	129
6	Lennar		L-3	34.46	76
Assessment Area Three Subtotal (Areas 5 & 6)				68.93	205
7	Moss Park Properties		H, G2, P	70.52	-
8	OCPs		M	25.71	-
9	Lennar		M	12.72	-
10	Lennar		K-1	50.95	160
11	Lennar		K-1	54.13	197
Assessment Area Four Subtotal (Areas 10 & 11)				105.08	357
12	Lennar		K-1	42.34	231
Assessment Area Five Subtotal (Area 12)				42.34	231
Total				893.7	1728

(1) Residential Units are based on the Specific Parcel Master Plans and PD entitlements.
 (2) Area 1 and 2 combined represent the Assessment Area One as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida.
 (3) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida. Assessment Area Three was revised in the 5/1/19 Engineer's Report Revision 6 Update to exclude Areas 7, Areas 5 and 6 only now represent Assessment Area Three.
 (4) Engineer's Report Revision 7 includes removing the construction from Area 1 (1,494 ac, 30 1/2 SF units and 62,000 SF commercial) and adding Parcel K-3 Areas 10-12.
 (5) Areas 10 and 11 combined represent the Assessment Area Four as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida.

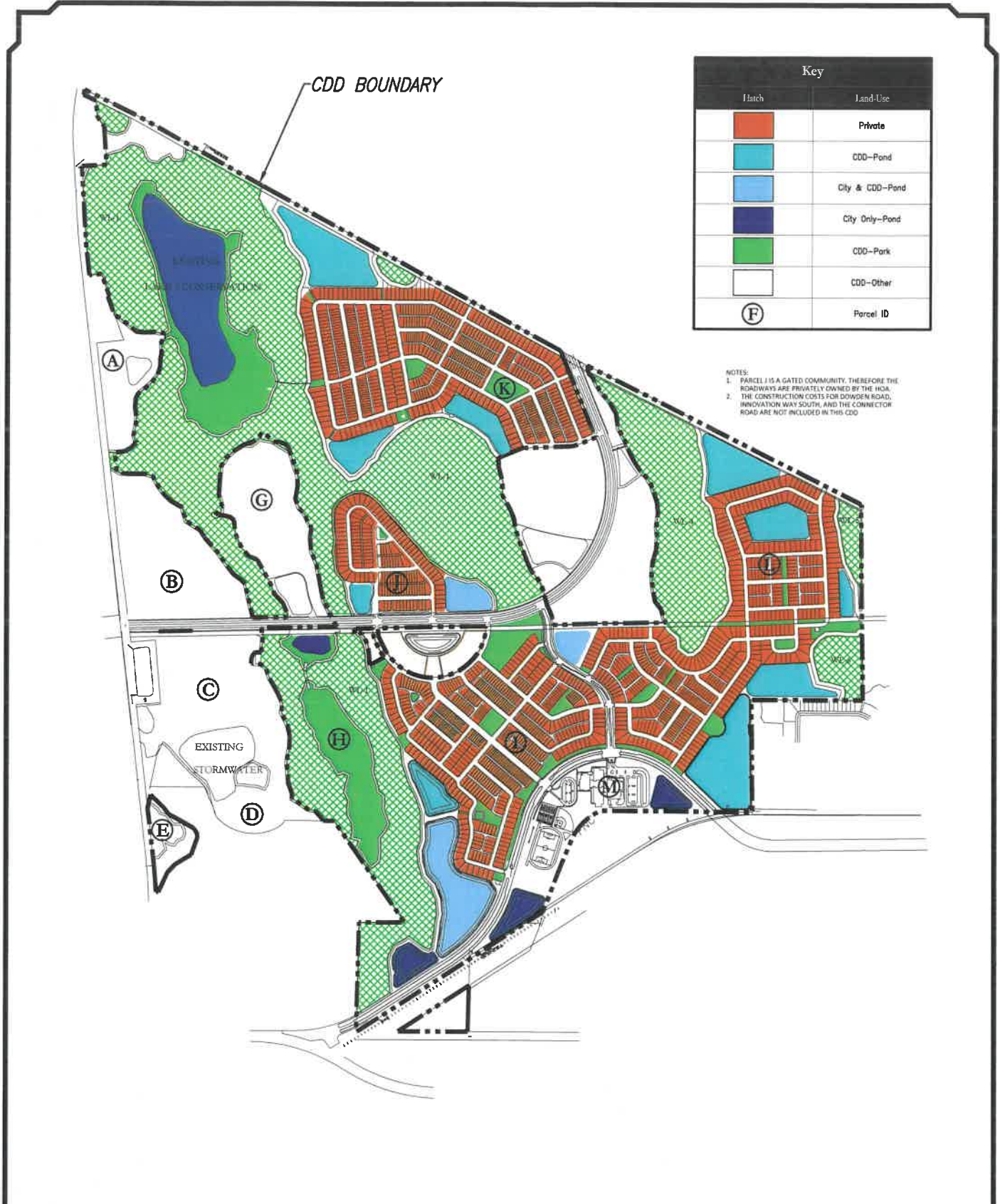
Land Ownership Map
Storey Park Community Development District



August 16, 2022
 P & B Job No.: 12-080

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 Orlando, Florida 32803 - 407.487.2594

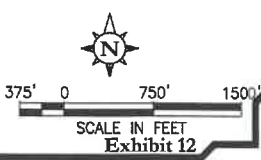
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Key	
Hatch	Land-Use
	Private
	CDD-Pond
	City & CDD-Pond
	City Only-Pond
	CDD-Park
	CDD-Other
	Parcel ID

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

Future Public and Private Uses Within CDD
Storey Park Community Development District



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

2602 E Livingston St
 Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

201212-000 LEV448 - INNOVATION PLACE/CDD/CDD ENGINEER'S REPORT D01 - WITH PARCEL K/FUTURE PUBLIC AND PRIVATE USES WITHIN CDD

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	Area 3 & 4	Estimated Cost	Area 5 & 6	Estimated Cost	Area 10 & 11	Estimated Cost	Area 12	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, 6, 7, 10, 11, and 12.
- 2) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida. Assessment Area Three was revised in the 5/1/19 Engineer's Report Revision 6 Update to exclude Areas 7, Areas 5 and 6 only now represent Assessment Area Three.
- 3) Assessment Areas 4 & 5 were added in the Engineer's Report Revision 7 dated January 2021

Exhibit 14

**Storey Park
Permit Status**

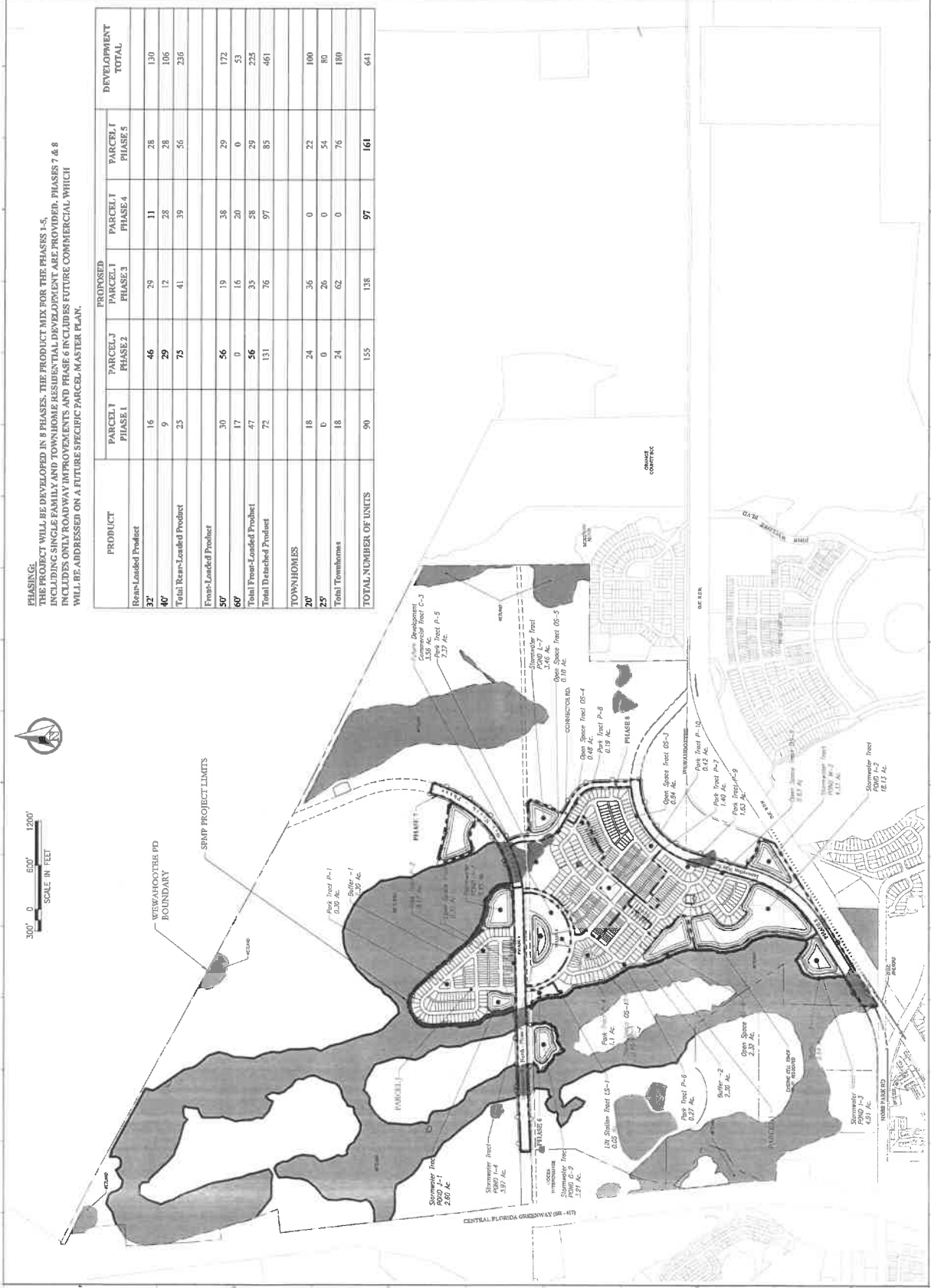
Permit	Submitted	Approved
Master		
City of Orlando Annexation and Development Agreement		9/23/2013
First Amendment to the Annexation and Development Agreement		11/25/2013
City of Orlando Wewahootee PD		12/16/2013
City of Orlando SPMP		3/18/2014
Utility Construction Reimbursement Agreement for Dowden 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
SFWD WUP Dewatering		4/7/2017
Parcel L Phase 1 (150 Residential Units)		
City of Orlando Construction Plans	2/14/2017	12/4/2017
City of Orlando Plat	1/15/2018	4/9/2018
Orange county Utilities	2/14/2017	10/19/2017
FDEP Water	8/28/2017	8/31/2017
FDEP Sewer	4/21/2017	9/13/2017
SFWMD ERP	4/21/2017	6/12/2017
Florida Gas Encroachment Agreement		complete

Parcel L Phase 2 (143 Residential Units)		
City of Orlando Construction Plans	1/5/2018	1/11/2018
City of Orlando Plat	5/1/2018	9/20/2018
Orange County Utilities	11/6/2017	11/15/2017
FDEP Water	12/15/2017	12/22/2017
FDEP Sewer	12/15/2017	12/27/2017
SFWMD ERP	9/22/2017	8/28/2017
Parcel L Phase 3		
City of Orlando Construction Plans	3/14/2018	1/23/2019
City of Orlando Plat	9/13/2018	4/3/2019
Orange County Utilities	3/14/2018	8/8/2018
FDEP Water	10/15/2018	10/19/2018
FDEP Sewer	10/21/2018	12/11/2018
SFWMD ERP	3/26/2018	6/13/2018
Parcel L Phase 4		
City of Orlando Construction Plans	3/30/2018	1/23/2019
City of Orlando Plat	7/12/2019	12/18/2019
Orange County Utilities	3/30/2018	9/13/2018
FDEP Water	9/14/2018	10/17/2018
FDEP Sewer	9/14/2018	10/19/2018
SFWMD ERP	6/8/2018	9/1/2018
Parcel K Master		
City of Orlando Parcel K SPMP	5/20/2019	8/15/2019
City of Orlando Mass Grading (Parcel K)	12/13/2019	1/30/2020
SFWMD ERP (Mass Grading)	12/17/2019	3/5/2020
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	1/28/2021
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	6/1/2021
City of Orlando Plat	4/16/2021	11/12/2021
Orange county Utilities	10/30/2020	5/24/2021
FDEP Water	3/3/2021	3/5/2021
FDEP Sewer	3/3/2021	3/8/2021
SFWMD ERP	10/30/2020	2/18/2021
Parcel K Phase 3 (231 Residential Units)		
City of Orlando Construction Plans	1/22/2021	3/30/2022
City of Orlando Plat	2/23/2022	
Orange county Utilities	1/22/2021	7/6/2021
FDEP Water	5/24/2021	5/26/2021
FDEP Sewer	5/20/2021	5/21/2021
SFWMD ERP	1/22/2021	3/18/2021

Key Map

PHASING:
 THE PROJECT WILL BE DEVELOPED IN 8 PHASES. THE PRODUCT MIX FOR THE PHASES 1-5, INCLUDING SINGLE FAMILY AND TOWNHOME RESIDENTIAL DEVELOPMENT ARE PROVIDED. PHASES 7 & 8 INCLUDES ONLY ROADWAY IMPROVEMENTS AND PHASE 6 INCLUDES FUTURE COMMERCIAL WHICH WILL BE ADDRESSED ON A FUTURE SPECIFIC PARCEL MASTER PLAN.

PRODUCT	PROPOSED					DEVELOPMENT TOTAL
	PARCEL 1 PHASE 1	PARCEL 2 PHASE 2	PARCEL 3 PHASE 3	PARCEL 4 PHASE 4	PARCEL 5 PHASE 5	
Rear-Loaded Product	16	46	29	11	28	130
40'	9	29	12	28	28	106
Total Rear-Loaded Product	25	75	41	39	56	236
Front-Loaded Product	30	56	19	38	29	172
50'	17	0	16	20	0	53
Total Front-Loaded Product	47	56	35	58	29	225
Total Detached Product	72	131	76	97	85	461
TOWNHOMES	18	24	36	0	22	100
25'	0	0	26	0	54	80
Total Townhomes	18	24	62	0	76	180
TOTAL NUMBER OF UNITS	90	155	138	97	161	641



DATE: JANUARY 18, 2014
 PROJECT NO.: 13-008
 DESIGNED BY: DM
 DRAWN BY: JPN
 CHECKED BY: KLB
 SCALE: AS SHOWN
 SHEET NO.: 15 OF 607

**STOREY PARK -
 PARCELS I & J -
 (WEVAHOOTEE PD)**

Submitted To:
 CITY OF ORLANDO, FL

Sheet Title:
 CITY OF ORLANDO
 SPECIFIC PARCEL
 MASTER PLAN
 PHASING

Sheet No.:
 EXHIBIT
 15

DATE: March 19, 2015



Paulos & Bennett, LLC
 14000 Lake Nona Blvd, Suite 100
 Lake Nona, FL 32157
 Phone No.: 321.957.2597

250' 0 500' 1000'
SCALE IN FEET

Key Map



Consider:

GENERAL INFORMATION	
PROJECT NAME	STOREY PARK - PARCEL L (WEWAHOOTEE PD)
DATE	10/10/2016
DESIGNER	POULOS & PENNELL
CLIENT	CITY OF ORLANDO, FL
PROJECT NO.	C2.00
DATE	10/10/2016

Project Name:
STOREY PARK - PARCEL L (WEWAHOOTEE PD)

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
MASTER SITE PLAN

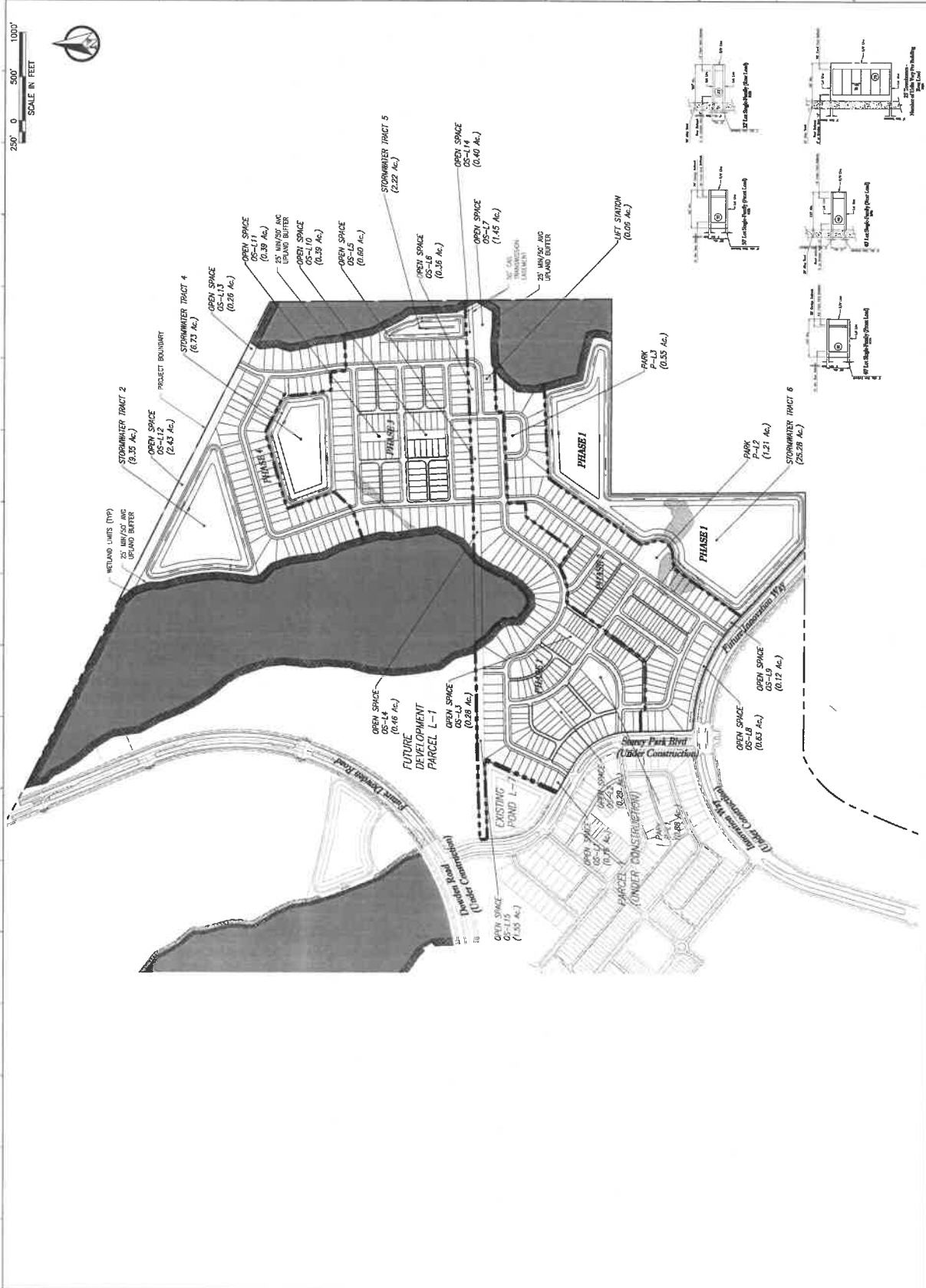
Sheet No.:
C2.00

Date:
October 10, 2016



Poulos & Pennell, LLC
1000 E. Colonial Parkway, Suite 200
Orlando, FL 32809
Tel: 407.481.1111
Fax: 407.481.1112

EXHIBIT 16



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

FUTURE LAND USE: OFFICE LOW INTENSITY AND CONSERVATION
PROPOSED DEVELOPMENT: RESIDENTIAL PLANNED DEVELOPMENT (PD)
EXISTING ZONING:

PARKING SPACE:

P-1	++ 2.15 Ac
P-2	++ 1.07 Ac
P-3	++ 0.33 Ac
P-4	++ 0.14 Ac
P-5	++ 0.39 Ac
P-6	++ 0.31 Ac
P-7	++ 0.03 Ac
P-8	++ 2.07 Ac
P-9	++ 0.03 Ac
P-10	++ 1.00 Ac
P-11	++ 0.26 Ac
TOTAL (ALL PHASES)	++ 9.26 Ac

DEVELOPMENT NOTES:

- ALL STREET LIGHTING SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE.
- ALL SITE LIGHTING SHALL BE CONSISTENT WITH THE ORANGE COUNTY LIGHTING ORDINANCE (ORD. NO. 2005-08 SS 1.6.2-01).
- STORMWATER MANAGEMENT SHALL COMPLY WITH CITY OF ORLANDO LAND DEVELOPMENT CODE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) CRITERIA.
- CONTRACTORS OF FIRE HYDRANTS TO SERVE THE PROJECT SHALL BE DETERMINED AT THE TIME OF THE CONSTRUCTION PLAN REVIEW PROCESS.
- FINAL GRADE TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION PLANS.
- THE TOTAL PERCENTAGE OF HEAVY LOADED LOTS WITHIN THE PD APPROVED AND PROPOSED SWMPS WITHIN THE WEWAHOOTEE PD IS 1.4%.
- THE CONNECTIVITY INDEX FOR THE APPROVED AND PROPOSED SWMPS WITHIN THE WEWAHOOTEE PD REQUIRES 0.0015 AC OF NEIGHBORHOOD PARKS PER UNIT.

UTILITIES:

ORANGE COUNTY UTILITIES
 RECLAIMED WATER
 ELECTRIC
 FIRE/SEWER
 CITY OF ORLANDO

OWNERS/MAINTENANCE:

ACCESS ALLEY TRACTS
 PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

POTABLE WATER:

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

SANITARY SEWER:

PUBLIC, TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES

NEIGHBORHOOD PARKS AND OPEN SPACE:

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

CONSERVATION AREAS:

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

STORMWATER TRACTS:

PRIVATE/PUBLIC, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER WITH FUTURE ASSIGNMENTS TO THE CITY FOR MAINTENANCE OF ALL PUBLICLY DEDICATED ROAD AND DRAINAGE IMPROVEMENTS

ROADWAYS:

PUBLIC, TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

PHASING:
 THE PRODUCT WILL BE DEVELOPED IN 3 PHASES. THE PRODUCT MIX INCLUDES SINGLE FAMILY AND TOWNHOME RESIDENTIAL DEVELOPMENT.

PRODUCT	PARCEL K PHASE 1	PROPOSED PARCEL K PHASE 2	PARCEL K PHASE 3	DEVELOPMENT TOTAL
Street-Landscaped Product	37	39	68	136
42	17	60	65	139
Total Street-Landscaped Product	54	99	133	286
Forest-Landscaped Product	32	37	54	123
69	35	16	11	60
Total Forest-Landscaped Product	67	53	65	185
Total D-landscaped Product	119	152	166	437
TOWNHOMES				
29	41	45	65	151
Total Townhomes	41	45	65	151
TOTAL NUMBER OF UNITS	160	197	231	588

KEY MAP:

COMMENTS:

PROJECT NAME: STOREY PARK - STOREY PARK PARCEL K (WEWAHOOTEE PD)

PROJECT NO.: 14-10000

DATE: 06/25/2020

SCALE: C2.01

SUBMITTED TO: CITY OF ORLANDO, FL

DEVELOPMENT DATA:

PREPARED BY: POULOS & BENNETT

POULOS & BENNETT
 10000 W. BOULEVARD, SUITE 100
 ORLANDO, FL 32837
 TEL: 407.251.2000
 FAX: 407.251.2001

RESIDENTIAL DEVELOPMENT STANDARDS

Product Type	Minimum Lot Depth (ft)	Minimum Front Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Rear Setback (ft)	Minimum Street Side Setback (ft)	Maximum Building Height (ft)	Maximum Lot Coverage (%)
Single-Family Detached (1st floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Single-Family Attached (1st floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (1st floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (2nd floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (3rd floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (4th floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (5th floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (6th floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (7th floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (8th floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (9th floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0
Two-Story Attached (10th floor)	20.0	10.0	5.0	5.0	5.0	35.0	35.0

UTILITIES:

ORANGE COUNTY UTILITIES
 RECLAIMED WATER
 ELECTRIC
 FIRE/SEWER
 CITY OF ORLANDO

OWNERS/MAINTENANCE:

ACCESS ALLEY TRACTS
 PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

POTABLE WATER:

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

SANITARY SEWER:

PUBLIC, TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES

NEIGHBORHOOD PARKS AND OPEN SPACE:

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

CONSERVATION AREAS:

PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

STORMWATER TRACTS:

PRIVATE/PUBLIC, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER WITH FUTURE ASSIGNMENTS TO THE CITY FOR MAINTENANCE OF ALL PUBLICLY DEDICATED ROAD AND DRAINAGE IMPROVEMENTS

ROADWAYS:

PUBLIC, TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

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KEY MAP:

COMMENTS:

PROJECT NAME: STOREY PARK - STOREY PARK PARCEL K (WEWAHOOTEE PD)

PROJECT NO.: 14-10000

DATE: 06/25/2020

SCALE: C2.01

SUBMITTED TO: CITY OF ORLANDO, FL

DEVELOPMENT DATA:

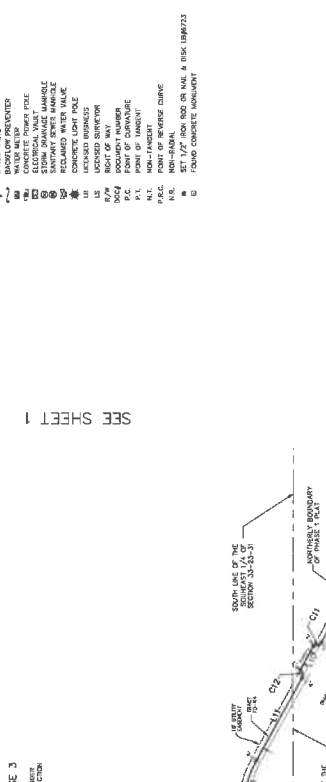
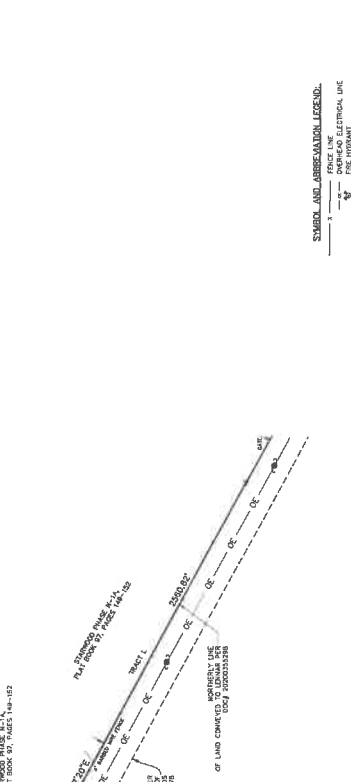
PREPARED BY: POULOS & BENNETT

POULOS & BENNETT
 10000 W. BOULEVARD, SUITE 100
 ORLANDO, FL 32837
 TEL: 407.251.2000
 FAX: 407.251.2001

CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
C1	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C2	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C3	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C4	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C5	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C6	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C7	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C8	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C9	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C10	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C11	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C12	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C13	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C14	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C15	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C16	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C17	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C18	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C19	10.000'	10.000'	10.000'	00°00'00"	90°00'00"
C20	10.000'	10.000'	10.000'	00°00'00"	90°00'00"

LINE	BEARING	DISTANCE	CURVE
L1	00°00'00"	10.000'	
L2	00°00'00"	10.000'	
L3	00°00'00"	10.000'	
L4	00°00'00"	10.000'	
L5	00°00'00"	10.000'	
L6	00°00'00"	10.000'	
L7	00°00'00"	10.000'	
L8	00°00'00"	10.000'	
L9	00°00'00"	10.000'	
L10	00°00'00"	10.000'	
L11	00°00'00"	10.000'	
L12	00°00'00"	10.000'	
L13	00°00'00"	10.000'	
L14	00°00'00"	10.000'	
L15	00°00'00"	10.000'	
L16	00°00'00"	10.000'	
L17	00°00'00"	10.000'	
L18	00°00'00"	10.000'	
L19	00°00'00"	10.000'	
L20	00°00'00"	10.000'	

LINE	BEARING	DISTANCE	CURVE
L21	00°00'00"	10.000'	
L22	00°00'00"	10.000'	
L23	00°00'00"	10.000'	
L24	00°00'00"	10.000'	
L25	00°00'00"	10.000'	
L26	00°00'00"	10.000'	
L27	00°00'00"	10.000'	
L28	00°00'00"	10.000'	
L29	00°00'00"	10.000'	
L30	00°00'00"	10.000'	
L31	00°00'00"	10.000'	
L32	00°00'00"	10.000'	
L33	00°00'00"	10.000'	
L34	00°00'00"	10.000'	
L35	00°00'00"	10.000'	
L36	00°00'00"	10.000'	
L37	00°00'00"	10.000'	
L38	00°00'00"	10.000'	
L39	00°00'00"	10.000'	
L40	00°00'00"	10.000'	



GRAPHIC SCALE: 1" = 100'

0 50 100 200

SEE SHEET 1

Plotting Name: L:\Storey\2013\130822\130822\Phase 3 Storey Park Parcel K.dwg, Date: 12/11/13, Scale: 1/2" = 100'

EXHIBIT “B”

ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FIVE**

FOR

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: August 24, 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 will issue on September 15, 2022, \$3,105,000 of tax exempt bonds (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 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 Supplemental Assessment Methodology for Assessment Area Five (the “Assessment Report”) supplements the Master Assessment Methodology dated March 8, 2022 (the “Master Assessment Methodology”). This 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 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 has imposed 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 42.34 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 Phase 3 (and as Area 12

on Exhibit 11 of the Engineer's Report). 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 the assessable property within the Assessment Area Five. Specifically, the District will construct and/or acquire certain master roadway and alley facilities, master stormwater facilities, earthwork for public improvements only, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, offsite improvements (transportation - related), 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 and outside the boundaries of the District 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 has determined that the financing costs required to fund a portion of the Assessment Area Five Capital Improvement Plan costs, pay the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be \$3,105,000. 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 will issue on September 15, 2022, \$3,105,000 in Bonds to fund a portion of the District's Assessment Area Five Capital Improvement Plan, provide for capitalized interest, fund a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$3,105,000 in debt to the properties within Assessment Area Five benefiting from the Assessment Area Five Capital Improvement Plan.

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 a portion of the Assessment Area Five Capital Improvement Plan and related costs was determined by the District's Underwriter to total \$3,105,000. 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 acreage basis to all acres 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 may be supplemented from time to time.

2.3 Allocation of Benefit

The Assessment Area Five Capital Improvement Plan consists of master roadway and alley facilities, master stormwater facilities, earthwork for public improvements only, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, offsite improvements (transportation - related), master signage, trails, differential cost of undergrounding of electrical distribution lines, 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 for public improvements only, potable water distribution facilities, reclaimed water distribution facilities, sanitary sewer system facilities, offsite improvements (transportation - related), master signage, trails, differential cost of undergrounding of 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.

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). Table 7 shows par debt per gross acre within Assessment Area Five.

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 within Assessment Area Five within 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
SUPPLEMENTAL 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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$599,078
Stormwater Improvements	\$717,244
Earthwork (for public improvements only)	\$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
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Description	Total
Construction Funds	\$2,710,634
Debt Service Reserve	\$101,774
Capitalized Interest	\$38,492
Underwriters Discount	\$62,100
Cost of Issuance	\$192,000
Par Amount	\$3,105,000

Bond Assumptions:	
Average Interest Rate	5.07%
Amortization	30 years
Capitalized Interest	Thru 12/15/22
Debt Service Reserve	50% of MADS
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		Improvement Costs Per Unit
					Costs	Per Product Type	
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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Land Use	No. of Units *	Total Improvements		Allocation of Par Debt Per Product		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	65	\$978,324		\$589,373		\$9,067
Single Family 32'	58	\$1,117,397		\$673,155		\$11,606
Single Family 40'	43	\$1,035,518		\$623,829		\$14,508
Single Family 50'	54	\$1,625,523		\$979,266		\$18,135
Single Family 60'	11	\$397,350		\$239,376		\$21,761
Totals	231	\$5,154,112		\$3,105,000		

* 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
SUPPLEMENTAL 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 Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome - 25'	65	\$589,373	\$9,067	\$38,636	\$594	\$632
Single Family 32'	58	\$673,155	\$11,606	\$44,129	\$761	\$809
Single Family 40'	43	\$623,829	\$14,508	\$40,895	\$951	\$1,012
Single Family 50'	54	\$979,266	\$18,135	\$64,196	\$1,189	\$1,265
Single Family 60'	11	\$239,376	\$21,761	\$15,692	\$1,427	\$1,518
Totals	231	\$3,105,000		\$203,549		

(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
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Owner	Property ID #s(2)	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lennar Homes, LLC	04-24-31-0000-00-001	42.34	\$73,335	\$3,105,000	\$203,549	\$216,541
Totals				\$3,105,000	\$203,549	\$216,541

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

(2) See legal description attached as "Exhibit A"

Annual Assessment Periods (Excluding any capitalized interest period)	30
Projected Average Bond Rate (%)	5.07%
Maximum Annual Debt Service	\$203,549

Prepared by: Governmental Management Services - Central Florida, LLC

ALLEN COMPANY
 SURVEYING • MAPPING
 GEOSPATIAL SERVICES
 www.allen-company.com
 WINTER GARDEN, FLORIDA 32787
 (407) 544-5355

BOUNDARY SURVEY
OF
STOREY PARK PARCEL K PHASE 3
 SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST &
 SECTION 39, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY, FLORIDA

FOR: LENNAR HOMES

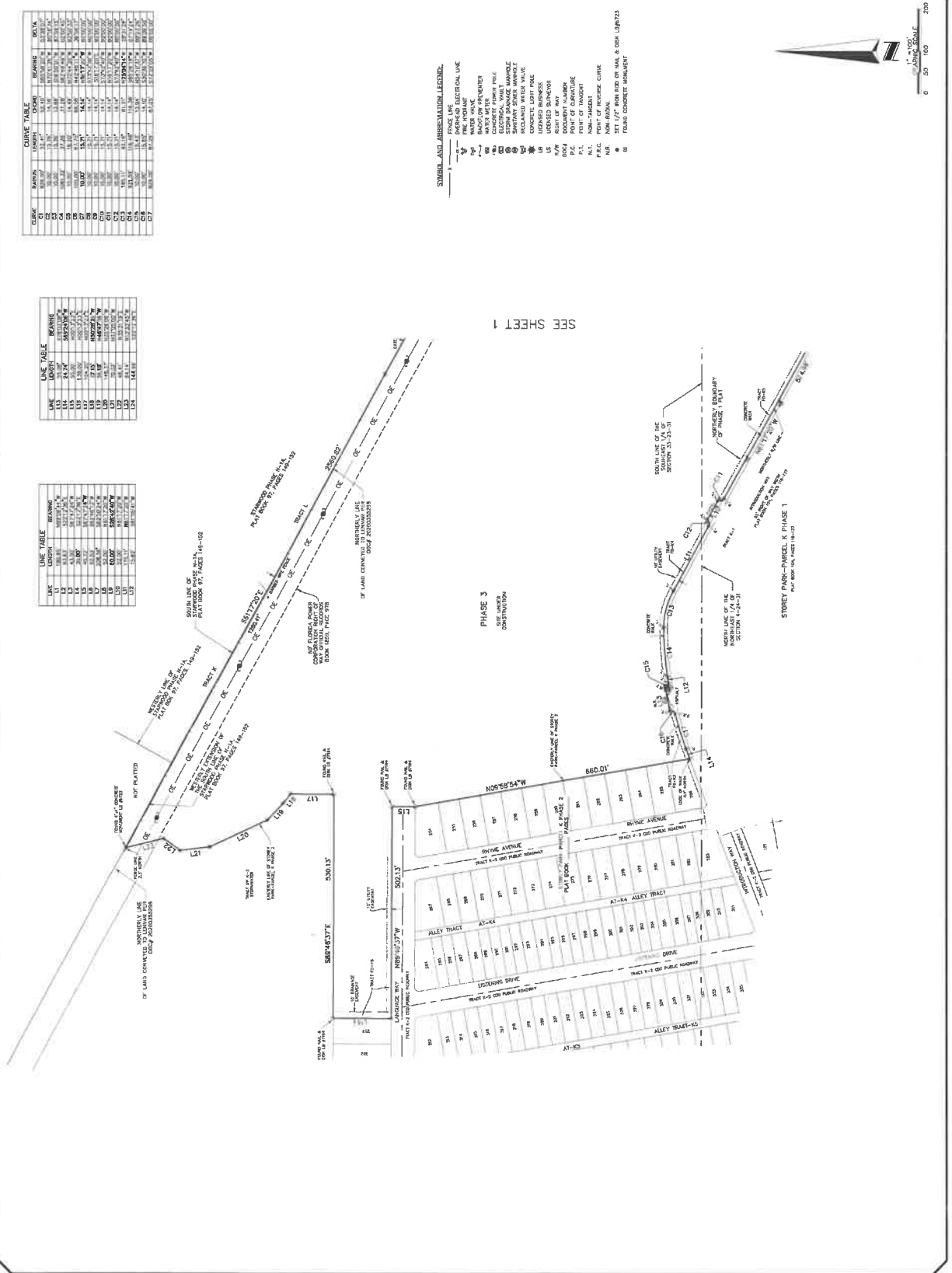
DATE	REVISIONS

JOB # 2023077
 DATE 7/11/24
 SCALE 1" = 100'
 DRAWN BY: JWB
 CHECKED BY: JWB

CHART	MARKS	CURVE TABLE	CHORD	BEARING	DELTA
C1	18.00	18.00	18.00	180.00°	0.00
C2	18.00	18.00	18.00	180.00°	0.00
C3	18.00	18.00	18.00	180.00°	0.00

LINE	LENGTH	BEARING
U1	18.00	180.00°
U2	18.00	180.00°
U3	18.00	180.00°

LINE	LENGTH	BEARING
U4	18.00	180.00°
U5	18.00	180.00°
U6	18.00	180.00°



- SYMBOL AND ABREVIATION LEGEND**
- ▲ — GROUND ELECTRICAL LINE
 - — POWER POLE
 - — WATER MAIN
 - — SAGGERS OR OTHER
 - — CONCRETE PIER OR PILE
 - — SIGN
 - — SIGN DRAINAGE MARKER
 - — SIGN
 - — REINFORCED CONCRETE WALK
 - — CONCRETE LIGHT POLE
 - — UNPAVED ROADWAY
 - — ROAD OF WAY
 - — POINT OF INTERSECTION
 - — POINT OF TANGENCY
 - — POINT OF CURVATURE
 - — POINT OF BEGINNING
 - — NON-BEARING CURVE
 - — SET 1/2" RADIUS OF HAIL @ 60% LIGHTS
 - — FOUND CONCRETE FOUNDATION

SEE SHEET 1



SECTION VI

RESOLUTION 2022-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE INFRASTRUCTURE IMPROVEMENTS FROM LENNAR HOMES, LLC TO THE DISTRICT AND FROM THE DISTRICT TO ORANGE COUNTY, FLORIDA; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Lennar Homes, LLC, a Delaware limited liability company (hereinafter “Park Square”), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as **Exhibit “A”** (the “Conveyance Documents”), from Park Square to the District, and thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, “Orange County”); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Park Square, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit “A,”** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District and thereafter to Orange County, and approves and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

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

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Park Community Development District, this 13th day of September, 2022.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement between Lennar Homes, LLC and the Storey Park Community Development District;
2. Bill of Sale Absolute and Agreement between the Storey Park Community Development District and Orange County, Florida;
3. Owner's Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

BILL OF SALE AND ASSIGNMENT

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 2 Plat)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this _____ day of _____, 2022, is given to the **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, by **LENNAR HOMES, LLC**, a Florida Limited Liability Company (hereinafter referred to as the “**Grantor**”), whose address 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172.

RECITALS

WHEREAS, Grantor owns certain real property as described in the attached Exhibit “**A**” (the “**Land**”);

WHEREAS, the Grantor has constructed infrastructure improvements on the Land, as more fully described in **Exhibit “B”** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

WHEREAS, both the Grantor and the District find it to be in the best interest of both parties for the District to own, operate and maintain the Improvements for the benefit of the District’s landowners; and

WHEREAS, the Grantor desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

WITNESSETH

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and

assigns forever, together with all of the Developer's right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND ASSIGNMENT**

Storey Park Community Development District – Potable Water Distribution System, Reclaim
Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 2 Plat)

IN WITNESS WHEREOF, the Grantor has executed this Bill of Sale and Assignment as
of the date first above written

GRANTOR:

WITNESSES:

LENNAR HOMES, LLC,
a Florida Limited Liability Company

Signed, sealed and delivered in the
presence of:

Print Name: _____

By: _____

Name: Mark McDonald

Print Name: _____

Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this ____ day of _____ 2022, by Mark McDonald, as Vice
President of **LENNAR HOMES, LLC**, a Florida Limited Liability Company. He or she is
personally known to me, or have produced a valid driver's license for identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

(NOTARY SEAL)

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND ASSIGNMENT**

Storey Park Community Development District – Potable Water Distribution System, Reclaim
Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 2 Plat)

IN WITNESS WHEREOF, the District has accepted and agreed, and executed this Bill
of Sale and Assignment as of the date first above written.

DISTRICT:

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization, this _____ day of _____, 2022, by _____,
as Chairman of the Board of Supervisors of the **STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said
person is [] personally known to me or [] has produced _____ as
identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

(NOTARY SEAL)

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING ALL OF TRACT FD-K2 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 2330.04 FEET TO A POINT ON THE SOUTH LINE OF TRACT FD-K3 OF SAID STOREY PARK-PARCEL K, PHASE 1 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 69° 24' 06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 44.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 60° 17' 24" WEST AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN WESTERLY ALONG SAID SOUTH LINE, ALONG THE NORTHERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 13.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 29° 42' 36" WEST, AND A CHORD DISTANCE OF 12.77 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 22' 59" FOR A DISTANCE OF 13.85 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 14.06 FEET TO THE WEST LINE OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING COURSES: SOUTH 20° 35' 54" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 60° 17' 24" EAST, AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 482.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 242.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 58° 50' 54" WEST, AND A CHORD DISTANCE OF 15.06 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 44' 00" FOR A DISTANCE OF 17.06 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 10.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 72° 17' 06" EAST FOR A DISTANCE OF 136.54 FEET; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 207.00 FEET, WITH A CHORD BEARING OF NORTH 82° 04' 17" WEST, AND A

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CONTAINS 54.29 ACRES MORE OR LESS.

EXHIBIT "B"

List and Description of Improvements

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

Bill of Sale (Water and Water Reclamation Systems)

BILL OF SALE

Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection

Storey Park Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida, 32801 (Attention: District Manager), County of Orange, State of Florida (the “District”), for and in consideration of the sum of one (\$1.00) dollar and other valuable consideration paid to the District by Orange County, a charter county and political subdivision of the State of Florida (“Orange County”), receipt of which is hereby acknowledged does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water, and wastewater collection system located on the following County easements or right-of-way as shown on the recorded drawings, more specifically described as follows:

PROJECT: Storey Park - Parcel K Phase 2 (20-U-136)

Exhibit “A” Legal
Description Attached

Orange County shall have all rights and title to the goods in itself and its assigns.

District warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. District has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Seller has executed this Agreement at _____,
Florida on _____, 2022.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

By: _____
District Signature

Notary Signature

Print Name and Date

Print Notary Name and Date

Print Company Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2022 by _____, as Chairman of the Board of Supervisors of the Storey Park Community Development District, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

EXHIBIT "A"

The Land

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING ALL OF TRACT FD-K2 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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CONTAINS 54.29 ACRES MORE OR LESS.

EXHIBIT "B"

List and Description of Improvements

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

OWNER'S AFFIDAVIT

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 2 Plat)

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Mark McDonald (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the “Improvements”) on land located in Orange County, Florida, as more particularly described in Exhibit “A” attached hereto, and that Affiant is an Authorized Agent and the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale and Assignment, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title set forth in the plat of Storey Park - Parcel K Phase 2, as recorded in Plat Book 107, Page 23, of the Official Records of Orange County, Florida (collectively, the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Storey Park Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that Buyer and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2022

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LENNAR HOMES, LLC,
a Florida limited liability company

By: _____

Print: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2022, by Mark McDonald, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person is personally known to me or has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

On the land described as follows:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING ALL OF TRACT FD-K2 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 2330.04 FEET TO A POINT ON THE SOUTH LINE OF TRACT FD-K3 OF SAID STOREY PARK-PARCEL K, PHASE 1 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 69° 24' 06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 44.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 60° 17' 24" WEST AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN WESTERLY ALONG SAID SOUTH LINE, ALONG THE NORTHERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 13.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 29° 42' 36" WEST, AND A CHORD DISTANCE OF 12.77 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 22' 59" FOR A DISTANCE OF 13.85 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 14.06 FEET TO THE WEST LINE OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING COURSES: SOUTH 20° 35' 54" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 60° 17' 24" EAST, AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 482.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 242.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 58° 50' 54" WEST, AND A CHORD DISTANCE OF 15.06 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 44' 00" FOR A DISTANCE OF 17.06 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 10.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A

DISTANCE OF 14.36 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 72° 17' 06" EAST FOR A DISTANCE OF 136.54 FEET; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 207.00 FEET, WITH A CHORD BEARING OF NORTH 82° 04' 17" WEST, AND A CHORD DISTANCE OF 179.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 17' 14" FOR A DISTANCE OF 185.29 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90° 00' 00" WEST FOR A DISTANCE OF 92.91 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: NORTH 18° 52' 05" WEST FOR A DISTANCE OF 147.75 FEET; THENCE RUN NORTH 20° 07' 53" WEST FOR A DISTANCE OF 146.55 FEET; THENCE RUN NORTH 13° 03' 16" WEST FOR A DISTANCE OF 149.28 FEET; THENCE RUN NORTH 27° 20' 15" WEST FOR A DISTANCE OF 159.86 FEET; THENCE RUN NORTH 21° 09' 32" EAST FOR A DISTANCE OF 112.59 FEET; THENCE RUN NORTH 05° 47' 23" WEST FOR A DISTANCE OF 162.38 FEET; THENCE RUN NORTH 00° 19' 09" WEST FOR A DISTANCE OF 150.81 FEET; THENCE RUN NORTH 16° 44' 41" WEST FOR A DISTANCE OF 152.03 FEET; THENCE RUN NORTH 07° 06' 25" EAST FOR A DISTANCE OF 89.96 FEET; THENCE RUN NORTH 13° 57' 50" WEST FOR A DISTANCE OF 124.65 FEET; THENCE RUN NORTH 24° 30' 16" WEST FOR A DISTANCE OF 144.90 FEET; THENCE RUN NORTH 04° 19' 33" EAST FOR A DISTANCE OF 152.59 FEET; THENCE RUN NORTH 03° 16' 49" EAST FOR A DISTANCE OF 130.72 FEET; THENCE RUN NORTH 22° 31' 47" EAST FOR A DISTANCE OF 102.70 FEET; THENCE RUN NORTH 12° 32' 22" EAST FOR A DISTANCE OF 111.23 FEET; THENCE RUN NORTH 18° 47' 13" WEST FOR A DISTANCE OF 145.20 FEET; THENCE RUN NORTH 41° 58' 09" WEST FOR A DISTANCE OF 146.44 FEET; THENCE RUN NORTH 35° 36' 32" WEST FOR A DISTANCE OF 105.69 FEET; THENCE RUN NORTH 13° 46' 22" WEST FOR A DISTANCE OF 138.15 FEET; THENCE RUN NORTH 37° 39' 32" WEST FOR A DISTANCE OF 206.53 FEET; THENCE RUN NORTH 64° 22' 09" WEST FOR A DISTANCE OF 90.23 FEET; THENCE RUN NORTH 15° 32' 43" WEST FOR A DISTANCE OF 158.95 FEET; THENCE RUN NORTH 29° 19' 04" WEST FOR A DISTANCE OF 68.91 FEET; THENCE RUN NORTH 14° 22' 57" EAST FOR A DISTANCE OF 102.14 FEET; THENCE RUN NORTH 28° 42' 40" EAST FOR A DISTANCE OF 50.53 FEET TO A POINT ON THE NORTHERLY LINE OF AFORESAID PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 1478.56 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN THE FOLLOWING COURSES: SOUTH 13° 33' 45" EAST FOR A DISTANCE OF 94.14 FEET; THENCE RUN SOUTH 35° 31' 19" WEST FOR A DISTANCE OF 48.41 FEET; THENCE RUN SOUTH 07° 05' 00" EAST FOR A DISTANCE OF 70.02 FEET; THENCE RUN SOUTH 25° 26' 06" EAST FOR A DISTANCE OF 148.37 FEET; THENCE RUN SOUTH 46° 47' 56" EAST FOR A DISTANCE OF 56.18 FEET; THENCE RUN SOUTH 50° 28' 22" EAST FOR A DISTANCE OF 27.15 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 89° 46' 37" WEST FOR A DISTANCE OF 515.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 128.00 FEET; THENCE RUN SOUTH 89°46'37" EAST FOR A DISTANCE OF 487.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 660.01 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT FD-K3 OF STOREY PARK-PARCEL K, PHASE 1; THENCE RUN SOUTH 69°24'06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 65.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 54.29 ACRES MORE OR LESS.

AGREEMENT REGARDING TAXES

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 2 Plat)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of _____, 2022, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172 (“Developer”), and **STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property, as described on Exhibit “A” attached hereto and incorporated herein by reference (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Improvements to the District by Bill of Sale; and

WHEREAS, in conjunction with the conveyance of the Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Improvements, or any portion thereof, for tax year 2021 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Improvements for the tax year 2022.

4. Subsequent to the District's acceptance of the Improvements, and only in the event the Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Improvements, as applicable, or in the alternative, shall seek a minimal valuation of the Improvements, from the Orange County Property Appraiser, as applicable, and subsequent to tax year 2022, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

X _____

Title: Vice President

Print: _____

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Rob Bonin

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING ALL OF TRACT FD-K2 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 2330.04 FEET TO A POINT ON THE SOUTH LINE OF TRACT FD-K3 OF SAID STOREY PARK-PARCEL K, PHASE 1 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 69° 24' 06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 44.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 60° 17' 24" WEST AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN WESTERLY ALONG SAID SOUTH LINE, ALONG THE NORTHERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 13.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 29° 42' 36" WEST, AND A CHORD DISTANCE OF 12.77 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 22' 59" FOR A DISTANCE OF 13.85 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 14.06 FEET TO THE WEST LINE OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING COURSES: SOUTH 20° 35' 54" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 60° 17' 24" EAST, AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 482.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 242.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 58° 50' 54" WEST, AND A CHORD DISTANCE OF 15.06 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 44' 00" FOR A DISTANCE OF 17.06 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 10.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 72° 17' 06" EAST FOR A DISTANCE OF 136.54 FEET; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 130.00

FEET; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 207.00 FEET, WITH A CHORD BEARING OF NORTH 82° 04' 17" WEST, AND A CHORD DISTANCE OF 179.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 17' 14" FOR A DISTANCE OF 185.29 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90° 00' 00" WEST FOR A DISTANCE OF 92.91 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: NORTH 18° 52' 05" WEST FOR A DISTANCE OF 147.75 FEET; THENCE RUN NORTH 20° 07' 53" WEST FOR A DISTANCE OF 146.55 FEET; THENCE RUN NORTH 13° 03' 16" WEST FOR A DISTANCE OF 149.28 FEET; THENCE RUN NORTH 27° 20' 15" WEST FOR A DISTANCE OF 159.86 FEET; THENCE RUN NORTH 21° 09' 32" EAST FOR A DISTANCE OF 112.59 FEET; THENCE RUN NORTH 05° 47' 23" WEST FOR A DISTANCE OF 162.38 FEET; THENCE RUN NORTH 00° 19' 09" WEST FOR A DISTANCE OF 150.81 FEET; THENCE RUN NORTH 16° 44' 41" WEST FOR A DISTANCE OF 152.03 FEET; THENCE RUN NORTH 07° 06' 25" EAST FOR A DISTANCE OF 89.96 FEET; THENCE RUN NORTH 13° 57' 50" WEST FOR A DISTANCE OF 124.65 FEET; THENCE RUN NORTH 24° 30' 16" WEST FOR A DISTANCE OF 144.90 FEET; THENCE RUN NORTH 04° 19' 33" EAST FOR A DISTANCE OF 152.59 FEET; THENCE RUN NORTH 03° 16' 49" EAST FOR A DISTANCE OF 130.72 FEET; THENCE RUN NORTH 22° 31' 47" EAST FOR A DISTANCE OF 102.70 FEET; THENCE RUN NORTH 12° 32' 22" EAST FOR A DISTANCE OF 111.23 FEET; THENCE RUN NORTH 18° 47' 13" WEST FOR A DISTANCE OF 145.20 FEET; THENCE RUN NORTH 41° 58' 09" WEST FOR A DISTANCE OF 146.44 FEET; THENCE RUN NORTH 35° 36' 32" WEST FOR A DISTANCE OF 105.69 FEET; THENCE RUN NORTH 13° 46' 22" WEST FOR A DISTANCE OF 138.15 FEET; THENCE RUN NORTH 37° 39' 32" WEST FOR A DISTANCE OF 206.53 FEET; THENCE RUN NORTH 64° 22' 09" WEST FOR A DISTANCE OF 90.23 FEET; THENCE RUN NORTH 15° 32' 43" WEST FOR A DISTANCE OF 158.95 FEET; THENCE RUN NORTH 29° 19' 04" WEST FOR A DISTANCE OF 68.91 FEET; THENCE RUN NORTH 14° 22' 57" EAST FOR A DISTANCE OF 102.14 FEET; THENCE RUN NORTH 28° 42' 40" EAST FOR A DISTANCE OF 50.53 FEET TO A POINT ON THE NORTHERLY LINE OF AFORESAID PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 1478.56 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN THE FOLLOWING COURSES: SOUTH 13° 33' 45" EAST FOR A DISTANCE OF 94.14 FEET; THENCE RUN SOUTH 35° 31' 19" WEST FOR A DISTANCE OF 48.41 FEET; THENCE RUN SOUTH 07° 05' 00" EAST FOR A DISTANCE OF 70.02 FEET; THENCE RUN SOUTH 25° 26' 06" EAST FOR A DISTANCE OF 148.37 FEET; THENCE RUN SOUTH 46° 47' 56" EAST FOR A DISTANCE OF 56.18 FEET; THENCE RUN SOUTH 50° 28' 22" EAST FOR A DISTANCE OF 27.15 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 89° 46' 37" WEST FOR A DISTANCE OF 515.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 128.00 FEET; THENCE RUN SOUTH 89°46'37" EAST FOR A DISTANCE OF 487.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 660.01 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT FD-K3 OF STOREY PARK-PARCEL K, PHASE 1; THENCE RUN SOUTH 69°24'06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 65.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 54.29 ACRES MORE OR LESS.

IMPROVEMENTS

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Potable Water Distribution System, Reclaim Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 2 Plat)

I, **Christina Baxter, P.E. of Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and 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 accept from Lennar Homes, LLC, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Improvements”), made in, on, over, under and through the land described in Exhibit “A” attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Improvements from the Developer to the District and the District’s conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by the appropriate governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by Poulos.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Park Community Development District – Potable Water Distribution System, Reclaim
Water Distribution System and Sanitary Sewer Collection Improvements (Parcel K Phase 2 Plat)

DATED: _____, 2022

Witness: _____

Print: _____

Christina Baxter, P.E.

State of Florida License No.: **67547**

on behalf of the company,

Poulos & Bennett, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

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

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

All pipes, lines, valves, valve boxes, fittings, equipment, manholes and other goods which comprise the water, reclaimed water and wastewater collection system, and related improvements.

On the land described as follows:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING ALL OF TRACT FD-K2 AND A PORTION OF TRACT FD-K3, STOREY PARK-PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 4; THENCE RUN NORTH 89°54'04" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 2330.04 FEET TO A POINT ON THE SOUTH LINE OF TRACT FD-K3 OF SAID STOREY PARK-PARCEL K, PHASE 1 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 69° 24' 06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 44.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 60° 17' 24" WEST AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN WESTERLY ALONG SAID SOUTH LINE, ALONG THE NORTHERLY LINE OF SAID STOREY PARK-PARCEL K PHASE 1 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 52.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 13.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 29° 42' 36" WEST, AND A CHORD DISTANCE OF 12.77 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 22' 59" FOR A DISTANCE OF 13.85 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69° 24' 06" WEST FOR A DISTANCE OF 14.06 FEET TO THE WEST LINE OF SAID STOREY PARK-PARCEL K PHASE 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING COURSES: SOUTH 20° 35' 54" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 60° 17' 24" EAST, AND A CHORD DISTANCE OF 15.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100° 37' 01" FOR A DISTANCE OF 17.56 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 482.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 242.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF NORTH 58° 50' 54" WEST, AND A CHORD DISTANCE OF 15.06 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 44' 00" FOR A DISTANCE OF 17.06 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 80° 01' 06" WEST FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 10.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH

31° 09' 06" WEST, AND A CHORD DISTANCE OF 13.16 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 16' 00" FOR A DISTANCE OF 14.36 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 72° 17' 06" EAST FOR A DISTANCE OF 136.54 FEET; THENCE RUN SOUTH 17° 42' 54" EAST FOR A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 72° 17' 06" WEST FOR A DISTANCE OF 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 207.00 FEET, WITH A CHORD BEARING OF NORTH 82° 04' 17" WEST, AND A CHORD DISTANCE OF 179.17 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 17' 14" FOR A DISTANCE OF 185.29 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90° 00' 00" WEST FOR A DISTANCE OF 92.91 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE: NORTH 18° 52' 05" WEST FOR A DISTANCE OF 147.75 FEET; THENCE RUN NORTH 20° 07' 53" WEST FOR A DISTANCE OF 146.55 FEET; THENCE RUN NORTH 13° 03' 16" WEST FOR A DISTANCE OF 159.86 FEET; THENCE RUN NORTH 27° 20' 15" WEST FOR A DISTANCE OF 149.28 FEET; THENCE RUN NORTH 21° 09' 32" EAST FOR A DISTANCE OF 112.59 FEET; THENCE RUN NORTH 05° 47' 23" WEST FOR A DISTANCE OF 162.38 FEET; THENCE RUN NORTH 00° 19' 09" WEST FOR A DISTANCE OF 150.81 FEET; THENCE RUN NORTH 16° 44' 41" WEST FOR A DISTANCE OF 152.03 FEET; THENCE RUN NORTH 07° 06' 25" EAST FOR A DISTANCE OF 89.96 FEET; THENCE RUN NORTH 13° 57' 50" WEST FOR A DISTANCE OF 124.65 FEET; THENCE RUN NORTH 24° 30' 16" WEST FOR A DISTANCE OF 144.90 FEET; THENCE RUN NORTH 04° 19' 33" EAST FOR A DISTANCE OF 152.59 FEET; THENCE RUN NORTH 03° 16' 49" EAST FOR A DISTANCE OF 130.72 FEET; THENCE RUN NORTH 22° 31' 47" EAST FOR A DISTANCE OF 102.70 FEET; THENCE RUN NORTH 12° 32' 22" EAST FOR A DISTANCE OF 111.23 FEET; THENCE RUN NORTH 18° 47' 13" WEST FOR A DISTANCE OF 145.20 FEET; THENCE RUN NORTH 41° 58' 09" WEST FOR A DISTANCE OF 146.44 FEET; THENCE RUN NORTH 35° 36' 32" WEST FOR A DISTANCE OF 105.69 FEET; THENCE RUN NORTH 13° 46' 22" WEST FOR A DISTANCE OF 138.15 FEET; THENCE RUN NORTH 37° 39' 32" WEST FOR A DISTANCE OF 206.53 FEET; THENCE RUN NORTH 64° 22' 09" WEST FOR A DISTANCE OF 90.23 FEET; THENCE RUN NORTH 15° 32' 43" WEST FOR A DISTANCE OF 158.95 FEET; THENCE RUN NORTH 29° 19' 04" WEST FOR A DISTANCE OF 68.91 FEET; THENCE RUN NORTH 14° 22' 57" EAST FOR A DISTANCE OF 102.14 FEET; THENCE RUN NORTH 28° 42' 40" EAST FOR A DISTANCE OF 50.53 FEET TO A POINT ON THE NORTHERLY LINE OF AFORESAID PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20200355298; THENCE RUN SOUTH 61° 17' 20" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 1478.56 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN THE FOLLOWING COURSES: SOUTH 13° 33' 45" EAST FOR A DISTANCE OF 94.14 FEET; THENCE RUN SOUTH 35° 31' 19" WEST FOR A DISTANCE OF 48.41 FEET; THENCE RUN SOUTH 07° 05' 00" EAST FOR A DISTANCE OF 70.02 FEET; THENCE RUN SOUTH 25° 26' 06" EAST FOR A DISTANCE OF 148.37 FEET; THENCE RUN SOUTH 46° 47' 56" EAST FOR A DISTANCE OF 56.18 FEET; THENCE RUN SOUTH 50° 28' 22" EAST FOR A DISTANCE OF 27.15 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 104.20 FEET; THENCE RUN NORTH 89° 46' 37" WEST FOR A DISTANCE OF 515.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 128.00 FEET; THENCE RUN SOUTH 89°46'37" EAST FOR A DISTANCE OF 487.13 FEET; THENCE RUN SOUTH 00° 13' 23" WEST FOR A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH 09° 58' 54" EAST FOR A DISTANCE OF 660.01 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT FD-K3 OF STOREY PARK-PARCEL K, PHASE 1; THENCE RUN SOUTH 69°24'06" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 65.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 54.29 ACRES MORE OR LESS.

SECTION VII

RESOLUTION 2022-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS #4 AND #5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Storey park Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on Tuesday, November 8, 2022, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period zero (0) Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats (Seats #4 and #5) vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Elector(s) are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring two seats available for election as vacant.

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

1. DECLARATION OF VACANCY. The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #4 (currently held by Ben Kraljev)

Seat #5 (currently held by Teresa Diaz)

2. **EXISTING BOARD SUPERVISORS REMAIN.** Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

3. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2022.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson/Vice Chairperson

SECTION IX

SECTION C

SECTION 1

Storey Park Community Development District

Summary of Checks

July 1, 2022 to August 31, 2022

Bank	Date	Check #	Amount
General Fund	7/7/22	875-877	\$ 5,096.45
	7/11/22	878	\$ 5,747.11
	7/14/22	879-883	\$ 36,848.13
	7/20/22	884-890	\$ 27,011.25
	7/27/22	891-892	\$ 934.50
	8/3/22	893-896	\$ 28,316.88
	8/9/22	897	\$ 5,844.00
	8/11/22	898-901	\$ 33,557.05
	8/17/22	902-903	\$ 2,103.77
	8/25/22	904-905	\$ 2,839.50
			\$ 148,298.64
Payroll	<u>July 2022</u>		
	Michael McQuarrie	50025	\$ 184.70
	Patrick Bonin Jr.	50026	\$ 184.70
	Teresa Diaz	50027	\$ 524.93 *
	Benjamin Kraljev	50028	\$ 524.93 *
			\$ 1,419.26
			\$ 149,717.90

*Includes payment for 4/12/22 & 6/14/22 meetings

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
7/07/22	00020	6/28/22	5067	202206	320-53800-48000	RPR WALL CAP EPIC&SONNET	BERRY CONSTRUCTION INC.	*	565.00	565.00 000875
7/07/22	00035	7/06/22	1-070622	202207	320-53800-48100	SPEED ENFORCE 06/26-07/02	CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000876
7/07/22	00006	6/28/22	15-060(9	202205	310-51300-31100	STORMWATER NEEDS ANALYSIS		*	1,950.00	
6/28/22	15-060(9	202205	310-51300-31100			PHASE2 EASEMNT/INSPEC.RPT		*	1,825.95	
7/11/22	00002	7/01/22	193	202207	310-51300-34000	MANAGEMENT FEES JUL22	POULOS & BENNETT	*	3,094.33	3,775.95 000877
7/01/22	193	202207	310-51300-35200			WEBSITE ADMIN JUL22		*	50.00	
7/01/22	193	202207	310-51300-35100			INFORMATION TECH JUL22		*	87.50	
7/01/22	193	202207	310-51300-31300			DISSEMINATION FEE JUL22		*	1,166.67	
7/01/22	193	202207	310-51300-51000			OFFICE SUPPLIES		*	.54	
7/01/22	193	202207	310-51300-42000			POSTAGE		*	9.54	
7/01/22	193	202207	310-51300-42500			COPIES		*	11.70	
7/01/22	194	202207	320-53800-12000			FIELD MANAGEMENT JUL22		*	1,326.83	
7/14/22	00035	7/13/22	1-071322	202207	320-53800-48100	SPEED ENFORCE 07/03-07/09	GOVERNMENTAL MANAGEMENT SERVICES	*	549.50	5,747.11 000878
7/14/22	00005	7/12/22	104780	202206	310-51300-31500	MTG/LEVY ASMT/AGDA/REPORT	CITY OF ORLANDO - POLICE DEPARTMENT	*	1,271.00	549.50 000879
7/14/22	00001	6/21/22	56189764	202206	310-51300-48000	NOT.BDGT/ASMTS/BRD MTG	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	1,391.00	1,271.00 000880
7/14/22	00028	6/24/22	5969	202206	320-53800-47300	FIXED CRACK TEE MAINLINE	ORLANDO SENTINEL	*	626.78	1,391.00 000881

STOR -STOREY PARK- TVISCARRA

STOREY PARK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
6/24/22	5970	202206	320-53800-47300							*	283.80		
		RPR BRK	MAINLINE-PVC/COUP										
6/27/22	5975	202206	320-53800-47300							*	650.50		
		ST. AUGUSTINE-RPR	BAT/RNBD										
6/27/22	5975	202206	320-53800-47300							*	852.50		
		DOWDEN RD-RPR	NODE/SPRAY										
6/27/22	5975	202206	320-53800-47300							*	542.50		
		ROMANCE LN-RPR	NODE/BATTR										
7/01/22	5994	202207	320-53800-46200							*	24,990.00		
		LAWN MAINTENANCE	JUL22										
7/01/22	5994	202207	320-53800-46200							*	600.49		
		LAWN MNT PH I1	JUL22										
7/01/22	5994	202207	320-53800-46200							*	900.22		
		LAWN MNT PH I2	JUL22										
7/01/22	5994	202207	320-53800-46200							*	291.50		
		LAWN MNT PH I5	JUL22										
7/01/22	5994	202207	320-53800-46200							*	958.34		
		LAWN MNT PH K	JUL22										
7/14/22	00031	7/01/22	ON 39344 202207 320-53800-46200						OMEGASCAPES INC	*	2,940.00	30,696.63	000882
			MTHLY LANDSCAPE MNT JUL22										
7/20/22	00012	6/30/22	203916 202206 320-53800-47000						YELLOWSTONE LANDSCAPE	*	285.00	2,940.00	000883
			AQUATIC PLANT MGMT JUN22										
6/30/22	203917	202206	320-53800-47000							*	295.00		
		L-6 POND	MANAGEMENT JUN22										
6/30/22	203918	202206	320-53800-47000							*	300.00		
		POND L2/L4/L5	MGMT JUN22										
7/20/22	00035	7/19/22	I-071922 202207 320-53800-48100						APPLIED AQUATIC MANAGEMENT, INC.	*	549.50	880.00	000884
			SPEED ENFORCE 07/15-07/16										
7/20/22	00001	6/28/22	56584155 202206 310-51300-48000						CITY OF ORLANDO - POLICE DEPARTMENT	*	1,391.00	549.50	000885
			NOT.FY23 BDGT/ASMT/BD MTG										
7/20/22	00015	7/21/22	07212022 202207 300-20700-10000						ORLANDO SENTINEL	*	11,857.93	1,391.00	000886
			FY22 DEBT SERV SER2015										
7/20/22	00015	7/21/22	07212022 202207 300-20700-10100						STOREY PARK CDD C/O REGIONS BANK	*	4,774.85	11,857.93	000887
			FY22 DEBT SERV SER2018										
7/20/22	00015	7/21/22	07212022 202207 300-20700-10100						STOREY PARK CDD C/O REGIONS BANK	*	4,774.85	4,774.85	000888
			FY22 DEBT SERV SER2018										

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
7/20/22	00015	7/21/22	07212022	202207	300	20700-10200	STOREY PARK CDD C/O REGIONS BANK	*	4,596.57	4,596.57 000889
7/20/22	00015	7/21/22	07212022	202207	300	20700-10500	STOREY PARK CDD C/O REGIONS BANK	*	2,961.40	2,961.40 000890
7/27/22	00020	7/07/22	5077	202207	320	53800-47700	BERRY CONSTRUCTION INC.	*	385.00	385.00 000891
7/27/22	00035	7/25/22	I-072522	202207	320	53800-48100	CITY OF ORLANDO - POLICE DEPARTMENT	*	549.50	549.50 000892
8/03/22	00035	7/31/22	I-073122	202207	320	53800-48100	CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000893
8/03/22	00009	7/29/22	22989	202207	310	51300-31200	GRAU & ASSOCIATES	*	600.00	600.00 000894
8/03/22	00028	7/25/22	6011	202207	320	53800-47800	OMEGASCAPES INC	*	1,090.00	1,090.00 000895
		7/25/22	6012	202207	320	53800-47300	RPR 800SOFT OF BAHIA GRAS	*	365.98	365.98
		7/25/22	6013	202207	320	53800-47300	RPR ROTOR/NOZZLE BERMUDA	*	194.00	194.00
		7/25/22	6014	202207	320	53800-47300	RPR ROTOR/HEAD FOLKLORE	*	102.50	102.50
8/03/22	00006	7/25/22	15-060(9	202206	310	51300-31100	POULOS & BENNETT	*	17,550.00	17,550.00 000896
		7/25/22	15-060(9	202206	310	51300-31100	POULOS & BENNETT	*	7,658.90	7,658.90
8/09/22	00002	8/01/22	195	202208	310	51300-34000	MANAGEMENT FEES AUG22	*	3,094.33	3,094.33 000897
		8/01/22	195	202208	310	51300-35200	WEBSITE ADMIN AUG22	*	50.00	50.00
		8/01/22	195	202208	310	51300-35100	INFORMATION TECH AUG22	*	87.50	87.50

STOR -STOREY PARK- TWISCARRA

STORY PARK - GENERAL FUND BANK A GENERAL FUND

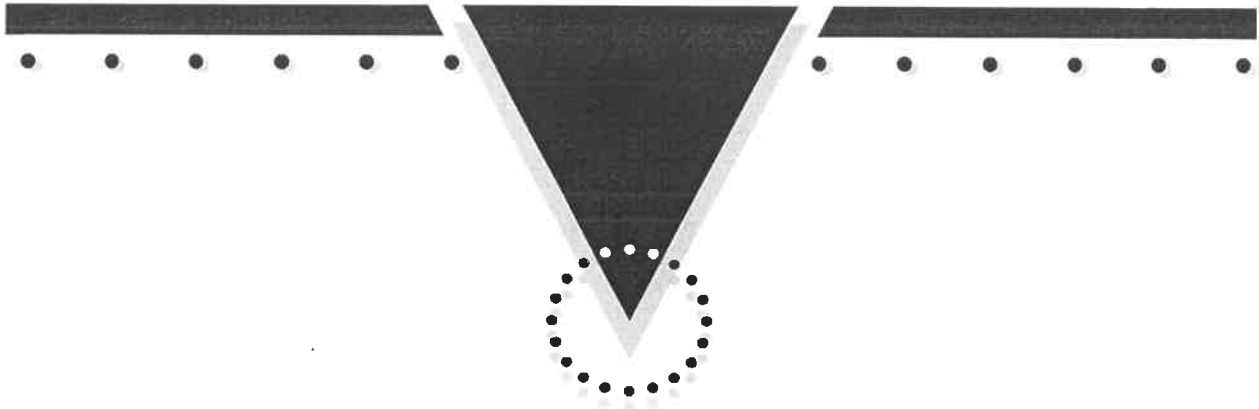
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK....#
8/01/22	195	202208	310-51300-31300					*	1,166.67	
		DISSEMINATION FEE AUG22								
8/01/22	195	202208	310-51300-51000					*	.51	
		OFFICE SUPPLIES								
8/01/22	195	202208	310-51300-42000					*	16.56	
		POSTAGE								
8/01/22	195	202208	310-51300-42500					*	86.10	
		COPIES								
8/01/22	196	202208	320-53800-12000					*	1,326.83	
		FIELD MANAGEMENT AUG22								
8/01/22	196	202208	310-51300-42000					*	15.50	
		USPS-PHASE 5 ASMNT NOTICE								
GOVERNMENTAL MANAGEMENT SERVICES										
8/11/22	00012	7/31/22	204652	202207	320-53800-47000			*	285.00	5,844.00 000897
		AQUATIC PLANT MGMT JUL22								
7/31/22	204653	202207	320-53800-47000					*	295.00	
		L-6 POND MANAGEMENT JUL22								
7/31/22	204654	202207	320-53800-47000					*	300.00	
		POND L2/L4/L5 MGMT JUL22								
APPLIED AQUATIC MANAGEMENT, INC.										
8/11/22	00035	8/10/22	I-081022	202208	320-53800-48100			*	549.50	880.00 000898
		SPEED ENFORCE 07/31-08/06								
CITY OF ORLANDO - POLICE DEPARTMENT										
8/11/22	00028	7/31/22	6049	202207	320-53800-47300			*	947.00	549.50 000899
		RPR SPRAY HD/ROTOR/NODES								
7/31/22	6051	202207	320-53800-46300					*	500.00	
		FLSH CUT SABAL PALM/RMV								
8/01/22	6037	202208	320-53800-46200					*	24,990.00	
		LAWN MAINTENANCE AUG22								
8/01/22	6037	202208	320-53800-46200					*	600.49	
		LAWN MNT PH L1 AUG22								
8/01/22	6037	202208	320-53800-46200					*	900.22	
		LAWN MNT PH L2 AUG22								
8/01/22	6037	202208	320-53800-46200					*	291.50	
		LAWN MNT PH I5 AUG22								
8/01/22	6037	202208	320-53800-46200					*	958.34	
		LAWN MNT PH K AUG22								
OMEGASCAPES INC										
8/11/22	00031	8/01/22	ON 40854	202208	320-53800-46200			*	2,940.00	29,187.55 000900
		MTHLY LANDSCAPE MNT AUG22								
YELLOWSTONE LANDSCAPE										
STOR -STOREY PARK- TWISCARRA										

2,940.00 2,940.00 000901

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
8/17/22	00035	8/14/22	I-081422	202208	320-53800-48100				CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000902
			SPEED ENFORCE 08/07-08/13									
8/17/22	00005	8/15/22	105351	202207	310-51300-31500				LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	1,348.27	1,348.27 000903
			WASTEWTR PARCEL K/MTG/BGT									
8/25/22	00035	8/21/22	I-082122	202208	320-53800-48100				CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000904
			SPEED ENFORCE 08/14-08/20									
8/25/22	00001	5/31/22	55163916	202205	310-51300-48000				ORLANDO SENTINEL	*	2,084.00	2,084.00 000905
			NOT.ASMT/MTG 06/14/22									
											TOTAL FOR BANK A	148,298.64
											TOTAL FOR REGISTER	148,298.64

STOR -STOREY PARK- TWISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
August 31, 2022**



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Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
August 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$533,744	---	---	\$533,744
DUE FROM GENERAL FUND	---	\$11,610	---	\$11,610
SERIES 2015				
RESERVE	---	\$309,419	---	\$309,419
REVENUE	---	\$464,893	---	\$464,893
INTEREST	---	\$11	---	\$11
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$1,365	---	\$1,365
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$64,644	---	\$64,644
REVENUE	---	\$112,121	---	\$112,121
INTEREST	---	\$3	---	\$3
SINKING FUND	---	\$3	---	\$3
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$119,991	---	\$119,991
REVENUE	---	\$108,796	---	\$108,796
INTEREST	---	\$3	---	\$3
SINKING FUND	---	\$3	---	\$3
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$167,563	---	\$167,563
REVENUE	---	\$107,268	---	\$107,268
INTEREST	---	\$4	---	\$4
SINKING FUND	---	\$5	---	\$5
CONSTRUCTION	---	---	\$335,627	\$335,627
TOTAL ASSETS	\$533,744	\$1,467,765	\$335,627	\$2,337,136
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$550	---	---	\$550
DUE TO DEBT SERVICE 2015	\$5,691	---	---	\$5,691
DUE TO DEBT SERVICE 2018	\$2,292	---	---	\$2,292
DUE TO DEBT SERVICE 2019	\$2,206	---	---	\$2,206
DUE TO DEBT SERVICE 2021	\$1,421	---	---	\$1,421
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$781,379	---	\$781,379
RESTRICTED FOR DEBT SERVICE 2018	---	\$179,125	---	\$179,125
RESTRICTED FOR DEBT SERVICE 2019	---	\$230,999	---	\$230,999
RESTRICTED FOR DEBT SERVICE 2021	---	\$276,261	---	\$276,261
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$335,627	\$335,627
UNASSIGNED	\$521,585	---	---	\$521,585
TOTAL LIABILITIES & FUND EQUITY	\$533,744	\$1,467,765	\$335,627	\$2,337,136

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,800	\$845,800	\$863,728	\$17,928
ASSESSMENTS - DIRECT BILLED	\$258,097	\$258,097	\$258,097	\$0
INTEREST	\$0	\$0	\$53	\$53
TOTAL REVENUES	\$1,103,897	\$1,103,897	\$1,121,878	\$17,981
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$11,000	\$4,000	\$7,000
FICA EXPENSE	\$918	\$842	\$306	\$536
ENGINEERING	\$12,000	\$11,000	\$33,689	(\$22,689)
ATTORNEY	\$25,000	\$22,917	\$23,834	(\$917)
ARBITRAGE	\$1,200	\$600	\$600	\$0
DISSEMINATION AGENT	\$14,000	\$12,833	\$12,933	(\$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	\$34,038	\$34,038	\$0
INFORMATION TECHNOLOGY	\$1,050	\$963	\$963	\$0
WEBSITE ADMINISTRATION	\$600	\$550	\$550	\$0
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$750	\$688	\$551	\$137
INSURANCE	\$6,400	\$6,400	\$6,013	\$387
PRINTING & BINDING	\$750	\$688	\$522	\$166
LEGAL ADVERTISING	\$2,500	\$2,292	\$7,799	(\$5,507)
OTHER CURRENT CHARGES	\$250	\$229	\$462	(\$233)
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$183	\$20	\$163
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,922	\$14,595	\$14,595	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$430,008	\$394,174	\$337,311	\$56,863
LAKE MAINTENANCE	\$32,520	\$29,810	\$9,670	\$20,140
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$12,604	\$5,000	\$7,604
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$4,583	\$1,050	\$3,533
OPERATING SUPPLIES	\$5,000	\$4,583	\$0	\$4,583
LANDSCAPE CONTINGENCY	\$10,000	\$9,167	\$1,700	\$7,467
IRRIGATION REPAIRS	\$20,000	\$18,333	\$12,785	\$5,548
ROADWAYS & SIDEWALKS	\$15,000	\$13,750	\$9,626	\$4,124
TRAIL MAINTENANCE	\$5,000	\$4,583	\$0	\$4,583
DOG PARK MAINTENANCE	\$2,500	\$2,292	\$2,825	(\$533)
SIGNAGE	\$5,000	\$4,583	\$1,325	\$3,259
PRESSURE WASHING	\$5,000	\$4,583	\$2,175	\$2,408
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$36,208	\$24,245	\$11,963
UTILITY				
ELECTRIC	\$3,000	\$2,750	\$1,110	\$1,640
STREETLIGHTS	\$241,740	\$221,595	\$173,784	\$47,811
WATER & SEWER	\$30,000	\$27,500	\$18,033	\$9,467
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$9,961	(\$3,961)
CONTINGENCY	\$1,977	\$1,812	\$1,021	\$791
CAPITAL OUTLAY	\$73,956	\$67,793	\$0	\$67,793
TOTAL EXPENDITURES	\$1,103,897	\$1,009,770	\$776,470	\$233,300
EXCESS REVENUES (EXPENDITURES)	\$0		\$345,408	
FUND BALANCE - Beginning	\$0		\$176,177	
FUND BALANCE - Ending	\$0		\$521,585	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2015

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$616,298	\$616,298	\$629,531	\$13,233
INTEREST	\$50	\$46	\$1,945	\$1,899
TOTAL REVENUES	\$616,348	\$616,344	\$631,475	\$15,131
EXPENDITURES:				
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		\$23,063	
FUND BALANCE - Beginning	\$425,432		\$758,317	
FUND BALANCE - Ending	\$443,112		\$781,379	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$248,827	\$248,827	\$253,494	\$4,667
INTEREST	\$0	\$0	\$561	\$561
TOTAL REVENUES	\$248,827	\$248,827	\$254,054	\$5,227
EXPENDITURES:				
INTEREST - 12/15	\$88,853	\$88,853	\$88,853	\$0
PRINCIPAL - 6/15	\$70,000	\$70,000	\$70,000	\$0
INTEREST - 6/15	\$88,853	\$88,853	\$88,853	\$0
TOTAL EXPENDITURES	\$247,706	\$247,706	\$247,706	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,121		\$6,348	
FUND BALANCE - Beginning	\$102,841		\$172,777	
FUND BALANCE - Ending	\$103,962		\$179,125	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$238,964	\$238,964	\$244,029	\$5,065
INTEREST	\$0	\$0	\$693	\$693
TOTAL REVENUES	\$238,964	\$238,964	\$244,722	\$5,758
EXPENDITURES:				
INTEREST - 12/15	\$80,981	\$80,981	\$80,981	\$0
PRINCIPAL - 6/15	\$75,000	\$75,000	\$75,000	\$0
INTEREST - 6/15	\$80,981	\$80,981	\$80,981	\$0
TOTAL EXPENDITURES	\$236,962	\$236,963	\$236,963	\$0
EXCESS REVENUES (EXPENDITURES)	\$2,002		\$7,760	
FUND BALANCE - Beginning	\$95,933		\$223,240	
FUND BALANCE - Ending	\$97,935		\$230,999	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$153,826	\$153,826	\$157,219	\$3,394
ASSESSMENTS - DIRECT BILLED	\$180,474	\$180,474	\$180,474	\$0
INTEREST	\$0	\$0	\$884	\$884
TOTAL REVENUES	\$334,300	\$334,300	\$338,577	\$4,277
EXPENDITURES:				
INTEREST - 12/15	\$104,450	\$104,450	\$104,450	\$0
PRINCIPAL - 6/15	\$125,000	\$125,000	\$125,000	\$0
INTEREST - 6/15	\$104,450	\$104,450	\$104,450	\$0
TOTAL EXPENDITURES	\$333,900	\$333,900	\$333,900	\$0
OTHER SOURCES/(USES)				
Transfer Out	\$0	\$0	(\$22)	\$22
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$22)	\$22
EXCESS REVENUES (EXPENDITURES)	\$400		\$4,655	
FUND BALANCE - Beginning	\$104,450		\$271,606	
FUND BALANCE - Ending	\$104,850		\$276,261	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1,146	\$1,146
TOTAL REVENUES	\$0	\$0	\$1,146	\$1,146
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,232,542	(\$5,232,542)
TOTAL EXPENDITURES	\$0	\$0	\$5,232,542	(\$5,232,542)
<u>OTHER SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$22	(\$22)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$22	(\$22)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,231,374)	
FUND BALANCE - Beginning	\$0		\$5,567,001	
FUND BALANCE - Ending	\$0		\$335,627	

**Storey Park
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$40,170	\$91,000	\$444,889	\$145,254	\$87	\$28,267	\$58,503	\$31,461	\$16,269	\$7,808	\$0	\$863,278
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$0	\$28,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,097
INTEREST	\$1	\$1	\$2	\$5	\$9	\$8	\$6	\$6	\$6	\$6	\$5	\$0	\$53
TOTAL REVENUES	\$1	\$40,171	\$91,001	\$703,001	\$145,263	\$95	\$28,256	\$58,508	\$31,467	\$16,275	\$7,813	\$0	\$1,121,878
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$400	\$0	\$0	\$400	\$400	\$400	\$400	\$0	\$400	\$1,600	\$0	\$0	\$4,000
PIA EXPENSE	\$31	\$0	\$160	\$31	\$31	\$31	\$0	\$0	\$31	\$122	\$0	\$0	\$306
ENGINEERING	\$601	\$90	\$1,948	\$4,588	\$4,857	\$3,131	\$5,631	\$120	\$25,209	\$0	\$0	\$0	\$33,689
ATTORNEY	\$1,690	\$190	\$1,048	\$4,857	\$4,857	\$3,131	\$5,631	\$120	\$25,209	\$1,348	\$0	\$0	\$33,834
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$0	\$12,933
ANNUAL AUDIT	\$0	\$0	\$0	\$1,500	\$5,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,300
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	\$3,094	\$3,094	\$3,094	\$0	\$34,038
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$963
WEBSITE ADMINISTRATION	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$15	\$327	\$22	\$35	\$36	\$8	\$13	\$32	\$15	\$10	\$32	\$0	\$551
INSURANCE	\$6,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,013
PRINTING & BINDING	\$19	\$241	\$1	\$204	\$6	\$26	\$69	\$81	\$0	\$12	\$66	\$0	\$7,799
LEGAL ADVERTISING	\$204	\$35	\$47	\$248	\$48	\$31	\$48	\$40	\$40	\$39	\$40	\$0	\$662
OTHER CURRENT CHARGES	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41
PROPERTY APPRAISER	\$0	\$0	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$20
OFFICE SUPPLIES	\$0	\$16	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$20
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$0	\$14,595
LANDSCAPE MAINTENANCE	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$0	\$317,311
LAWN MAINTENANCE	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$880	\$0	\$9,670
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	\$565	\$0	\$0	\$0	\$1,050
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINUITY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$500	\$0	\$0	\$1,700
IRRIGATION REPAIRS	\$732	\$0	\$0	\$1,737	\$2,465	\$0	\$2,407	\$839	\$2,956	\$1,069	\$0	\$0	\$12,785
ROADWAYS & SIDEWALKS	\$655	\$0	\$0	\$0	\$0	\$0	\$0	\$6,961	\$0	\$0	\$0	\$0	\$9,626
TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DOG PARK MAINTENANCE	\$0	\$0	\$0	\$950	\$785	\$0	\$0	\$0	\$0	\$1,090	\$0	\$0	\$2,825
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$940	\$0	\$0	\$385	\$0	\$0	\$1,325
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	\$3,022	\$3,160	\$2,610	\$0	\$24,245
UTILITY													
ELECTRIC	\$85	\$80	\$84	\$65	\$142	\$107	\$77	\$144	\$108	\$109	\$111	\$0	\$1,110
STREETLIGHTS	\$14,027	\$13,059	\$14,071	\$11,154	\$14,420	\$24,320	\$11,658	\$18,437	\$17,945	\$14,340	\$20,354	\$0	\$173,784
WATER & SEWER	\$1,633	\$1,633	\$1,604	\$1,777	\$0	\$2,753	\$1,471	\$1,467	\$1,645	\$2,780	\$1,299	\$0	\$18,033
OTHER													
PROPERTY INSURANCE	\$9,961	\$0	\$0	\$0	\$0	\$0	\$286	\$0	\$0	\$0	\$0	\$0	\$9,961
CONTINGENCY	\$0	\$686	\$0	\$0	\$0	\$0	\$0	\$0	\$51	\$0	\$0	\$0	\$1,011
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$79,554	\$56,694	\$56,286	\$63,557	\$69,351	\$77,478	\$75,157	\$79,600	\$93,324	\$64,990	\$60,878	\$0	\$776,470
EXCESS REVENUES (EXPENDITURES)	(\$79,553)	(\$16,423)	(\$34,246)	(\$69,443)	(\$75,912)	(\$77,384)	(\$46,901)	(\$21,292)	(\$61,857)	(\$48,716)	(\$53,065)	\$0	(\$345,408)

**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	\$309,419
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	\$64,644
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)
LESS: PRINCIPAL PAYMENT 6/15/22	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,600,000

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	\$119,991
BONDS OUTSTANDING - 5/31/19	\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20	(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21	(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/22	(\$75,000)
CURRENT BONDS OUTSTANDING	\$3,775,000

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	\$167,563
BONDS OUTSTANDING - 6/15/21	\$6,030,000
LESS: PRINCIPAL PAYMENT 6/15/22	(\$125,000)
CURRENT BONDS OUTSTANDING	\$5,905,000

**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

Date	Requisition #	Contractor	Description	Requisitions
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
6/1/22		Interest		\$ 146.02
6/13/22		Transfer From Reserve		\$ 22.10
7/1/22		Interest		\$ 254.94
8/1/22		Interest		\$ 386.62
TOTAL				\$ 1,167.92
Acquisition/Construction Fund at 9/30/21				\$ 5,567,001.39
Interest Earned thru 8/31/22				\$ 1,167.92
Requisitions Paid thru 8/31/22				\$ (5,232,542.30)
Remaining Acquisition/Construction Fund				\$ 335,627.01

SECTION 4

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
\$6,030,000
SPECIAL ASSESSMENT BONDS
SERIES 2021
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2022**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 28, 2022

Storey Park Community Development District
City of Orlando, Florida

Re: \$6,030,000 Storey Park Community Development District
(City of Orlando, Florida),
Special Assessment Bonds, Series 2021 (the "Bonds")

Storey Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2022 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$127,467) for May 31, 2022. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2022).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.

Storey Park Community Development District
Special Assessment Bonds, Series 2021
Summary of Rebate Calculations
\$ 6,030,000.00

Dated: 06/15/2021
Delivered: 06/15/2021

<i>Anniversary Date</i>	12/15/2021
<i>Future-Value Date</i>	05/31/2022
<i>Arbitrage Yield Limit</i>	3.2242026
<i>Total of Purpose Expenditures</i>	\$5,642,790.00
<i>Internal Rate of Return</i>	0.0118978
<i>90% of rebate liability</i>	-\$114,720.30
<i>Full rebate liability</i>	-\$127,467.00

Storey Park Community Development District
 Special Assessment Bonds, Series 2021
 Purpose Expenditures Future Value Report
 \$ 6,030,000.00

Dated: 06/15/2021
 Delivered: 06/15/2021
 Future Valued To: 05/31/2022

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
6/15/2021	-1	COI	Beg. Arbitrage Gross Proceeds	1.9222222	-6,144,332.40	100.0000000	1.0312184	-6,336,148.79
6/15/2021	2022		COI	1.9222222	185,250.00	100.0000000	1.0312184	191,033.21
6/15/2021	2022		Underwriter's Discount	1.9222222	120,600.00	100.0000000	1.0312184	124,364.94
12/2/2021	2022		Reserve	0.9944444	-2.00	100.0000000	1.0160307	-2.03
12/2/2021	2022		A&Q	0.9944444	-56.00	100.0000000	1.0160307	-56.90
12/15/2021	2022		Capitalized Interest	0.9222222	104,450.00	100.0000000	1.0148579	106,001.91
2/8/2022	2022		A&Q	0.6277778	5,229,042.00	100.0000000	1.0100903	5,281,804.45
3/23/2022	2022		A&Q	0.3777778	3,500.00	100.0000000	1.0060599	3,521.21
5/31/2022	-1		Unspent Proceeds as of 05/31/2022	0.0000000	502,009.00	100.0000000	1.0000000	502,009.00
5/31/2022	2022		Capitalized Interest	0.0000000	6.00	100.0000000	1.0000000	6.00
					466.60			-127,467.00

Arbitrage Yield Limit (AYL)	3.2242026
Internal Rate of Return (IRR)	0.0118978
Future Valued To	5/31/2022

**Storey Park Community Development District
Special Assessment Bonds, Series 2021**

Dated: 06/15/2021
Delivered: 06/15/2021
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

A.Y.L. Verification Report
6,030,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	12/15/2021			97,625.00	-	97,625.00	0.9841348	96,076.16
2	06/15/2022	125,000.00	2.375	97,625.00	-	222,625.00	0.9685212	215,617.03
3	12/15/2022			96,140.62	-	96,140.62	0.9531554	91,636.95
4	06/15/2023	125,000.00	2.375	96,140.62	-	221,140.62	0.9380333	207,437.27
5	12/15/2023			94,656.24	-	94,656.24	0.9231512	87,382.02
6	06/15/2024	130,000.00	2.375	94,656.24	-	224,656.24	0.9085052	204,101.36
7	12/15/2024			93,112.49	-	93,112.49	0.8940915	83,251.09
8	06/15/2025	135,000.00	2.375	93,112.49	-	228,112.49	0.8799065	200,717.67
9	12/15/2025			91,509.37	-	91,509.37	0.8659466	79,242.23
10	06/15/2026	135,000.00	2.375	91,509.37	-	226,509.37	0.8522081	193,033.13
11	12/15/2026			89,906.25	-	89,906.25	0.8386876	75,403.26
12	06/15/2027	140,000.00	2.875	89,906.25	-	229,906.25	0.8253817	189,760.40
13	12/15/2027			87,893.75	-	87,893.75	0.8122868	71,394.93
14	06/15/2028	145,000.00	2.875	87,893.75	-	232,893.75	0.7993996	186,175.18
15	12/15/2028			85,809.37	-	85,809.37	0.7867170	67,507.69
16	06/15/2029	150,000.00	2.875	85,809.37	-	235,809.37	0.7742355	182,571.98
17	12/15/2029			83,653.12	-	83,653.12	0.7619521	63,739.67
18	06/15/2030	155,000.00	2.875	83,653.12	-	238,653.12	0.7498635	178,957.26
19	12/15/2030			81,425.00	-	81,425.00	0.7379667	60,088.94
20	06/15/2031	160,000.00	2.875	81,425.00	-	241,425.00	0.7262587	175,337.01
21	12/15/2031			79,125.00	-	79,125.00	0.7147364	56,553.52
22	06/15/2032	165,000.00	3.300	79,125.00	-	244,125.00	0.7033970	171,716.78
23	12/15/2032			76,402.50	-	76,402.50	0.6922374	52,888.67
24	06/15/2033	170,000.00	3.300	76,402.50	-	246,402.50	0.6812549	167,862.90
25	12/15/2033			73,597.50	-	73,597.50	0.6704466	49,343.19
26	06/15/2034	175,000.00	3.300	73,597.50	-	248,597.50	0.6598098	164,027.06
27	12/15/2034			70,710.00	-	70,710.00	0.6493417	45,914.95
28	06/15/2035	180,000.00	3.300	70,710.00	-	250,710.00	0.6390398	160,213.66
29	12/15/2035			67,740.00	-	67,740.00	0.6289012	42,601.77
30	06/15/2036	185,000.00	3.300	67,740.00	-	252,740.00	0.6189236	156,426.74
31	12/15/2036			64,687.50	-	64,687.50	0.6091042	39,401.43
32	06/15/2037	190,000.00	3.300	64,687.50	-	254,687.50	0.5994406	152,670.03
33	12/15/2037			61,552.50	-	61,552.50	0.5899303	36,311.69
34	06/15/2038	200,000.00	3.300	61,552.50	-	261,552.50	0.5805709	151,849.78
35	12/15/2038			58,252.50	-	58,252.50	0.5713600	33,283.15
36	06/15/2039	205,000.00	3.300	58,252.50	-	263,252.50	0.5622953	148,025.64
37	12/15/2039			54,870.00	-	54,870.00	0.5533743	30,363.65
38	06/15/2040	210,000.00	3.300	54,870.00	-	264,870.00	0.5445949	144,246.85
39	12/15/2040			51,405.00	-	51,405.00	0.5359548	27,550.75
40	06/15/2041	220,000.00	3.300	51,405.00	-	271,405.00	0.5274517	143,153.03
41	12/15/2041			47,775.00	-	47,775.00	0.5190835	24,799.22

**Storey Park Community Development District
Special Assessment Bonds, Series 2021**

**A.Y.L. Verification Report
6,030,000.00**

Dated: 06/15/2021
Delivered: 06/15/2021
FMSbonds, Inc
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
42	06/15/2042	225,000.00	3.500	47,775.00	-	272,775.00	0.5108482	139,346.61
43	12/15/2042			43,837.50	-	43,837.50	0.5027434	22,039.01
44	06/15/2043	235,000.00	3.500	43,837.50	-	278,837.50	0.4947673	137,959.67
45	12/15/2043			39,725.00	-	39,725.00	0.4869177	19,342.80
46	06/15/2044	245,000.00	3.500	39,725.00	-	284,725.00	0.4791926	136,438.11
47	12/15/2044			35,437.50	-	35,437.50	0.4715901	16,711.97
48	06/15/2045	255,000.00	3.500	35,437.50	-	290,437.50	0.4641082	134,794.42
49	12/15/2045			30,975.00	-	30,975.00	0.4567450	14,147.68
50	06/15/2046	265,000.00	3.500	30,975.00	-	295,975.00	0.4494986	133,040.36
51	12/15/2046			26,337.50	-	26,337.50	0.4423672	11,650.85
52	06/15/2047	275,000.00	3.500	26,337.50	-	301,337.50	0.4353490	131,186.97
53	12/15/2047			21,525.00	-	21,525.00	0.4284420	9,222.21
54	06/15/2048	290,000.00	3.500	21,525.00	-	311,525.00	0.4216447	131,352.86
55	12/15/2048			16,450.00	-	16,450.00	0.4149552	6,826.01
56	06/15/2049	300,000.00	3.500	16,450.00	-	316,450.00	0.4083718	129,229.27
57	12/15/2049			11,200.00	-	11,200.00	0.4018929	4,501.20
58	06/15/2050	315,000.00	3.500	11,200.00	-	326,200.00	0.3955168	129,017.57
59	12/15/2050			5,687.50	-	5,687.50	0.3892418	2,213.81
60	06/15/2051	325,000.00	3.500	5,687.50	-	330,687.50	0.3830664	126,675.27
		6,030,000.00		3,678,047.42	0.00	9,708,047.42		6,144,332.35

<i>True Interest Cost (TIC)</i>	3.3785594
<i>Net Interest Cost (NIC)</i>	3.3952127
<i>Arbitrage Yield Limit (AYL)</i>	3.2242026
<i>Arbitrage Net Interest Cost (ANIC)</i>	3.1970397

<i>Face value of bond Issue</i>	\$6,030,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	\$114,332.40
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$6,144,332.40

Storey Park Community Development District
 Special Assessment Bonds, Series 2021
 T.I.C. Verification Report (Regular)

1
 MSRB 30/360 SEMI 4/3
 FMSbonds, Inc
 Dated: 6/15/2021
 Delivered: 6/15/2021

6,030,000.00

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	12/15/2021			97,625.00	-	97,625.00	0.9833878	96,003.24
2	6/15/2022	125,000.00	2.375	97,625.00	-	222,625.00	0.9670516	215,289.87
3	12/15/2022			96,140.62	-	96,140.62	0.9509868	91,428.46
4	6/15/2023	125,000.00	2.375	96,140.62	-	221,140.62	0.9351888	206,808.24
5	12/15/2023			94,656.24	-	94,656.24	0.9196533	87,050.93
6	6/15/2024	130,000.00	2.375	94,656.24	-	224,656.24	0.9043759	203,173.69
7	12/15/2024			93,112.49	-	93,112.49	0.8893522	82,809.80
8	6/15/2025	135,000.00	2.375	93,112.49	-	228,112.49	0.8745782	199,502.20
9	12/15/2025			91,509.37	-	91,509.37	0.8600495	78,702.59
10	6/15/2026	135,000.00	2.375	91,509.37	-	226,509.37	0.8457622	191,573.07
11	12/15/2026			89,906.25	-	89,906.25	0.8317123	74,776.13
12	6/15/2027	140,000.00	2.875	89,906.25	-	229,906.25	0.8178957	188,039.34
13	12/15/2027			87,893.75	-	87,893.75	0.8043087	70,693.71
14	6/15/2028	145,000.00	2.875	87,893.75	-	232,893.75	0.7909474	184,206.71
15	12/15/2028			85,809.37	-	85,809.37	0.7778080	66,743.22
16	6/15/2029	150,000.00	2.875	85,809.37	-	235,809.37	0.7648870	180,367.51
17	12/15/2029			83,653.12	-	83,653.12	0.7521805	62,922.25
18	6/15/2030	155,000.00	2.875	83,653.12	-	238,653.12	0.7396852	176,528.18
19	12/15/2030			81,425.00	-	81,425.00	0.7273974	59,228.33
20	6/15/2031	160,000.00	2.875	81,425.00	-	241,425.00	0.7153138	172,694.62
21	12/15/2031			79,125.00	-	79,125.00	0.7034308	55,658.97
22	6/15/2032	165,000.00	3.300	79,125.00	-	244,125.00	0.6917453	168,872.33
23	12/15/2032			76,402.50	-	76,402.50	0.6802539	51,973.10
24	6/15/2033	170,000.00	3.300	76,402.50	-	246,402.50	0.6689534	164,831.80
25	12/15/2033			73,597.50	-	73,597.50	0.6578407	48,415.43
26	6/15/2034	175,000.00	3.300	73,597.50	-	248,597.50	0.6469125	160,820.83
27	12/15/2034			70,710.00	-	70,710.00	0.6361659	44,983.29
28	6/15/2035	180,000.00	3.300	70,710.00	-	250,710.00	0.6255978	156,843.62
29	12/15/2035			67,740.00	-	67,740.00	0.6152053	41,674.00
30	6/15/2036	185,000.00	3.300	67,740.00	-	252,740.00	0.6049854	152,904.00
31	12/15/2036			64,687.50	-	64,687.50	0.5949352	38,484.87
32	6/15/2037	190,000.00	3.300	64,687.50	-	254,687.50	0.5850521	149,005.45
33	12/15/2037			61,552.50	-	61,552.50	0.5753331	35,413.19
34	6/15/2038	200,000.00	3.300	61,552.50	-	261,552.50	0.5657756	147,980.01
35	12/15/2038			58,252.50	-	58,252.50	0.5563768	32,410.34
36	6/15/2039	205,000.00	3.300	58,252.50	-	263,252.50	0.5471342	144,034.44
37	12/15/2039			54,870.00	-	54,870.00	0.5380451	29,522.53
38	6/15/2040	210,000.00	3.300	54,870.00	-	264,870.00	0.5291070	140,144.57
39	12/15/2040			51,405.00	-	51,405.00	0.5203174	26,746.91
40	6/15/2041	220,000.00	3.300	51,405.00	-	271,405.00	0.5116738	138,870.82
41	12/15/2041			47,775.00	-	47,775.00	0.5031738	24,039.13

Storey Park Community Development District
Special Assessment Bonds, Series 2021
T.I.C. Verification Report (Regular)

6,030,000.00

2
MSRB 30/360 SEMI 4/3
FMSBonds, Inc
Dated: 6/15/2021
Delivered: 6/15/2021

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	6/15/2042	225,000.00	3.500	47,775.00	-	272,775.00	0.4948150	134,973.15
43	12/15/2042			43,837.50	-	43,837.50	0.4865950	21,331.11
44	6/15/2043	235,000.00	3.500	43,837.50	-	278,837.50	0.4785116	133,426.98
45	12/15/2043			39,725.00	-	39,725.00	0.4705625	18,693.09
46	6/15/2044	245,000.00	3.500	39,725.00	-	284,725.00	0.4627454	131,755.19
47	12/15/2044			35,437.50	-	35,437.50	0.4550582	16,126.13
48	6/15/2045	255,000.00	3.500	35,437.50	-	290,437.50	0.4474987	129,970.41
49	12/15/2045			30,975.00	-	30,975.00	0.4400648	13,631.01
50	6/15/2046	265,000.00	3.500	30,975.00	-	295,975.00	0.4327544	128,084.47
51	12/15/2046			26,337.50	-	26,337.50	0.4255654	11,208.33
52	6/15/2047	275,000.00	3.500	26,337.50	-	301,337.50	0.4184958	126,108.48
53	12/15/2047			21,525.00	-	21,525.00	0.4115437	8,858.48
54	6/15/2048	290,000.00	3.500	21,525.00	-	311,525.00	0.4047070	126,076.36
55	12/15/2048			16,450.00	-	16,450.00	0.3979840	6,546.84
56	6/15/2049	300,000.00	3.500	16,450.00	-	316,450.00	0.3913726	123,849.86
57	12/15/2049			11,200.00	-	11,200.00	0.3848711	4,310.56
58	6/15/2050	315,000.00	3.500	11,200.00	-	326,200.00	0.3784775	123,459.36
59	12/15/2050			5,687.50	-	5,687.50	0.3721902	2,116.83
60	6/15/2051	325,000.00	3.500	5,687.50	-	330,687.50	0.3660073	121,034.04
		6,030,000.00		3,678,047.42	0.00	9,708,047.42		6,023,732.39

True Interest Cost (TIC)	3.3785594
Net Interest Cost (NIC)	3.3952127
Arbitrage Yield Limit (AYL)	3.2242026
Arbitrage Net Interest Cost (ANIC)	3.1970397

Face value of bond Issue	\$6,030,000.00
Accrued interest (+)	
Original issue premium/discount (+)	\$114,332.40
Underwriter discount (+)	(\$120,600.00)
Lump-sum credit enhancements (-)	\$0.00
Other TIC costs (-)	
Bond surety fee (-)	N/A
= TIC Target	\$6,023,732.40

Storey Park Community Development District
Special Assessment Bonds, Series 2021

Dated: 06/15/2021
Delivered: 06/15/2021

Unspent Proceeds Report
\$ 6,030,000.00

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
06/15/2021	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			6,144,332.40
06/15/2021	2022	Y		COI	185,250.00	100.0000000		185,250.00	5,959,082.40
06/15/2021	2022	Y		Underwriter's Discount	120,600.00	100.0000000		120,600.00	5,838,482.40
12/02/2021	2022	Y		Reserve	-2.00	100.0000000		-2.00	5,838,484.40
12/02/2021	2022	Y		A&Q	-56.00	100.0000000		-56.00	5,838,540.40
12/15/2021	2022	Y		Capitalized Interest	104,450.00	100.0000000		104,450.00	5,734,090.40
02/08/2022	2022	Y		A&Q	5,229,042.00	100.0000000		5,229,042.00	505,048.40
03/23/2022	2022	Y		A&Q	3,500.00	100.0000000		3,500.00	501,548.40
05/31/2022	2022	Y		Capitalized Interest	6.00	100.0000000		6.00	501,542.40
					5,642,790.00		0.00	5,642,790.00	

<i>First Investment Date</i>	6/15/2021
<i>Calculation Date</i>	5/31/2022
<i>Arbitrage Yield Limit (AYL)</i>	3.2242026
<i>Internal Rate of Return (IRR)</i>	0.0118978

Storey Park Community Development District
 Special Assessment Bonds, Series 2021

Dated: 06/15/2021
 Delivered: 06/15/2021

I.R.R. Report Via Purpose Expenditures

\$ 6,030,000.00

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-1	06/15/2021		Beg. Arbitrage Gross Proceeds	0.0000000	(6,144,332.40)	100.000	1.0000000	(6,144,332.40)
2022	06/15/2021		COI	0.0000000	185,250.00	100.000	1.0000000	185,250.00
	06/15/2021		Underwriter's Discount	0.0000000	120,600.00	100.000	1.0000000	120,600.00
	12/02/2021		Reserve	0.9277778	(2.00)	100.000	0.9999448	(2.00)
	12/02/2021		A&Q	0.9277778	(56.00)	100.000	0.9999448	(56.00)
	12/15/2021		Capitalized Interest	1.0000000	104,450.00	100.000	0.9999405	104,443.79
	02/08/2022		A&Q	1.2944444	5,229,042.00	100.000	0.9999230	5,228,639.36
	03/23/2022		A&Q	1.5444444	3,500.00	100.000	0.9999081	3,499.68
	05/31/2022		Capitalized Interest	1.9222222	6.00	100.000	0.9998857	6.00
99999	05/31/2022		Unspent Proceeds as of 05/31/2022	1.9222222	502,009.00	100.000	0.9998857	501,951.60
					466.60			0.03

Arbitrage Yield Limit	3.2242026
Internal Rate of Return	0.0118978
Calculation Standard	MSRB 30/360 SEMI 4/3