

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted October 24, 2019 by Resolution 2020-01
Revised September 12, 2023 by Resolution 2023-14
Revised November 5, 2024 by Resolution 2025-01

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Storey Park Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the revised parking and towing map shown in Appendix 1.0 (the "Revised District Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 Revised On-Street Parking.
 - 1.3.1 On-street parking in the District is prohibited in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:
 - (a) Reserved.
 - (b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used

in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00 A.M. and 8:00 P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to single-family home mailboxes. A clearance of fifteen (15') feet before the mailbox and fifteen (15') feet after the mailbox is required.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District

Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules may receive a courtesy warning. Notwithstanding the foregoing, any vehicle, trailer, or object parked in violation of the District Parking and Towing Rules shall be subject to towing. Upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or

termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

1.10 Parking at Your Own Risk. The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District's Property pursuant to the District Parking and Towing Rules

1.11 Severability. The invalidity or unenforceability of any one or more provisions of this Rule shall not affect the validity or enforceability of the remaining portions of this Rule or any part of this Rule not held to be invalid or unenforceable

Appendix 1.0

Revised District Parking and Towing Map

[ATTACHED BELOW]

Appendix 1.0

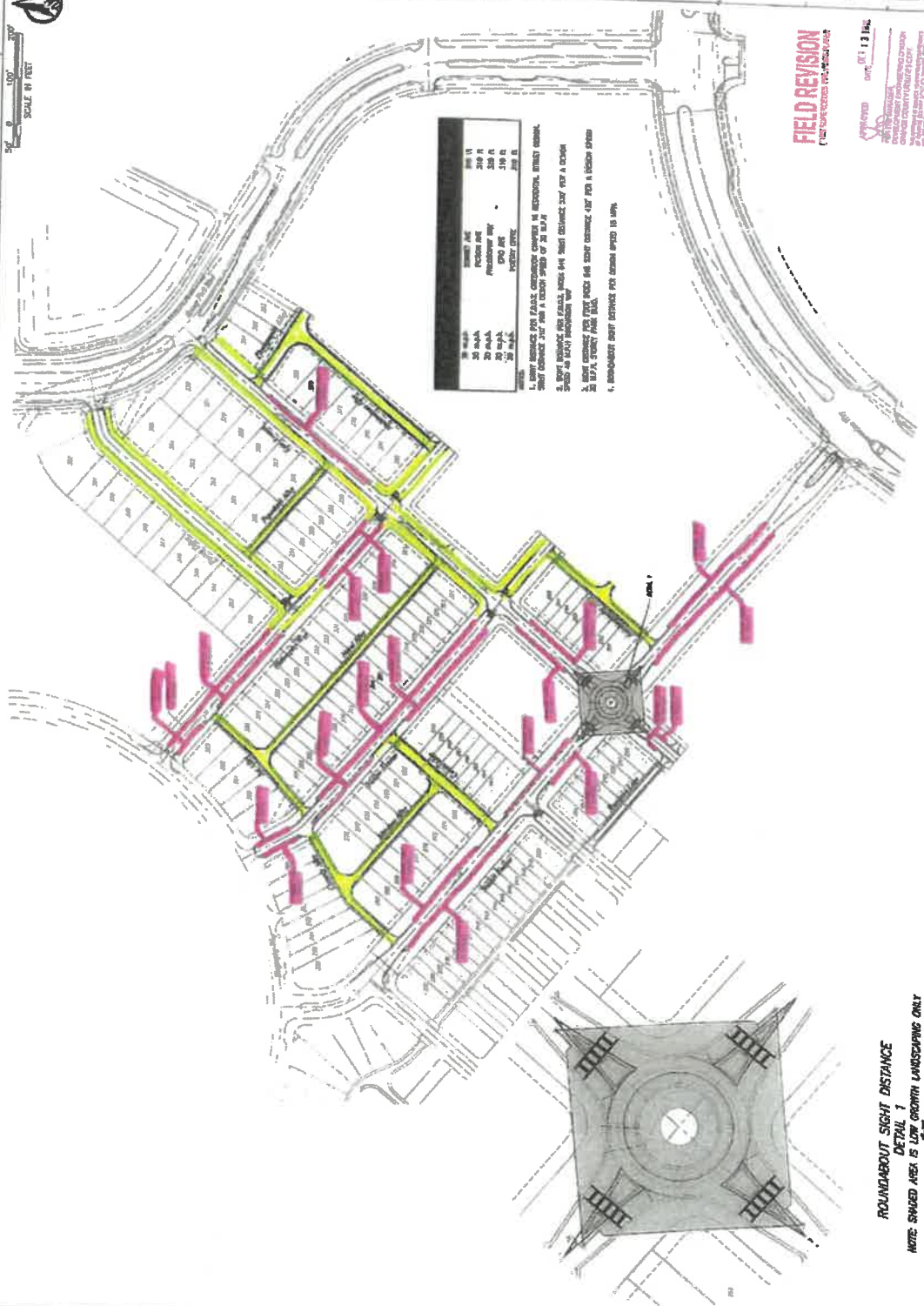
Revised District Parking and Towing Map

[ATTACHED BELOW]



PROJECT NO. 17-0000000000
 PROJECT NAME: STONEY PARK - PHASE 3 (VIEWAFOOTER PD)
 PROJECT LOCATION: 1700 S. ...
 CITY OF ORLANDO, FL
 PROJECT NUMBER: C3.10

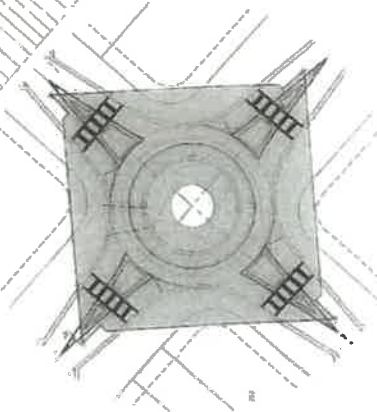
CITY OF ORLANDO, FL
 PARKING DESIGNATION & SIGHT DISTANCE PLAN
 SHEET NO. C3.10



ITEM	DESCRIPTION	DATE
1	AS-BUILT	12/15/18
2	REVISION	12/15/18
3	REVISION	12/15/18
4	REVISION	12/15/18
5	REVISION	12/15/18
6	REVISION	12/15/18
7	REVISION	12/15/18
8	REVISION	12/15/18
9	REVISION	12/15/18
10	REVISION	12/15/18

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

FIELD REVISION
 (SEE FIELD NOTES FOR DETAILS)
 DATE: 12/15/18



ROUNDABOUT SIGHT DISTANCE
 DETAIL 1
 NOTE: SHADDED AREA IS LOW GROWTH LANDSCAPING ONLY

City of Orlando



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/15/18	J. BROWN
2	REVISED PERMITS	08/15/18	J. BROWN
3	REVISED PERMITS	08/15/18	J. BROWN
4	REVISED PERMITS	08/15/18	J. BROWN

1. ALL DISTANCES AND CORNER LOCATIONS SHOWN AS MEASURED STREET CENTER LINE DISTANCES. SEE PLAN A SECTION 2000 OF 2018 MAP.
2. ALL DISTANCES AND CORNER LOCATIONS SHOWN AS MEASURED STREET CENTER LINE DISTANCES. SEE PLAN A SECTION 2000 OF 2018 MAP.
3. ALL DISTANCES AND CORNER LOCATIONS SHOWN AS MEASURED STREET CENTER LINE DISTANCES. SEE PLAN A SECTION 2000 OF 2018 MAP.
4. ALL DISTANCES AND CORNER LOCATIONS SHOWN AS MEASURED STREET CENTER LINE DISTANCES. SEE PLAN A SECTION 2000 OF 2018 MAP.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/15/18	J. BROWN
2	REVISED PERMITS	08/15/18	J. BROWN
3	REVISED PERMITS	08/15/18	J. BROWN
4	REVISED PERMITS	08/15/18	J. BROWN

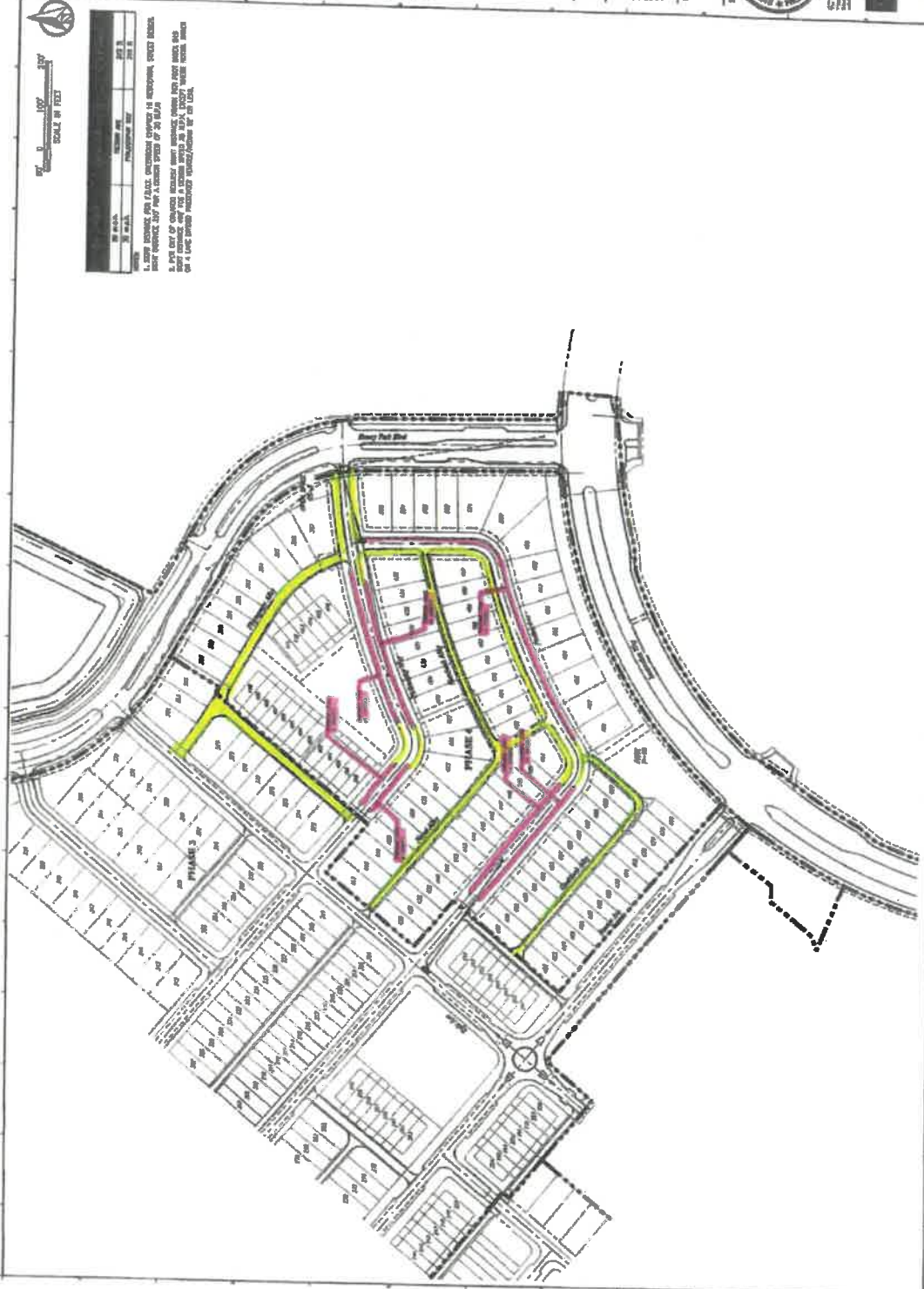
STOREY PARK - PHASE 4 (WEWAHOOTER RD)

CITY OF ORLANDO, FL
 PROJECT NAME
 PARKING SECTION A
 RIGHT-OF-WAY
 PLAN

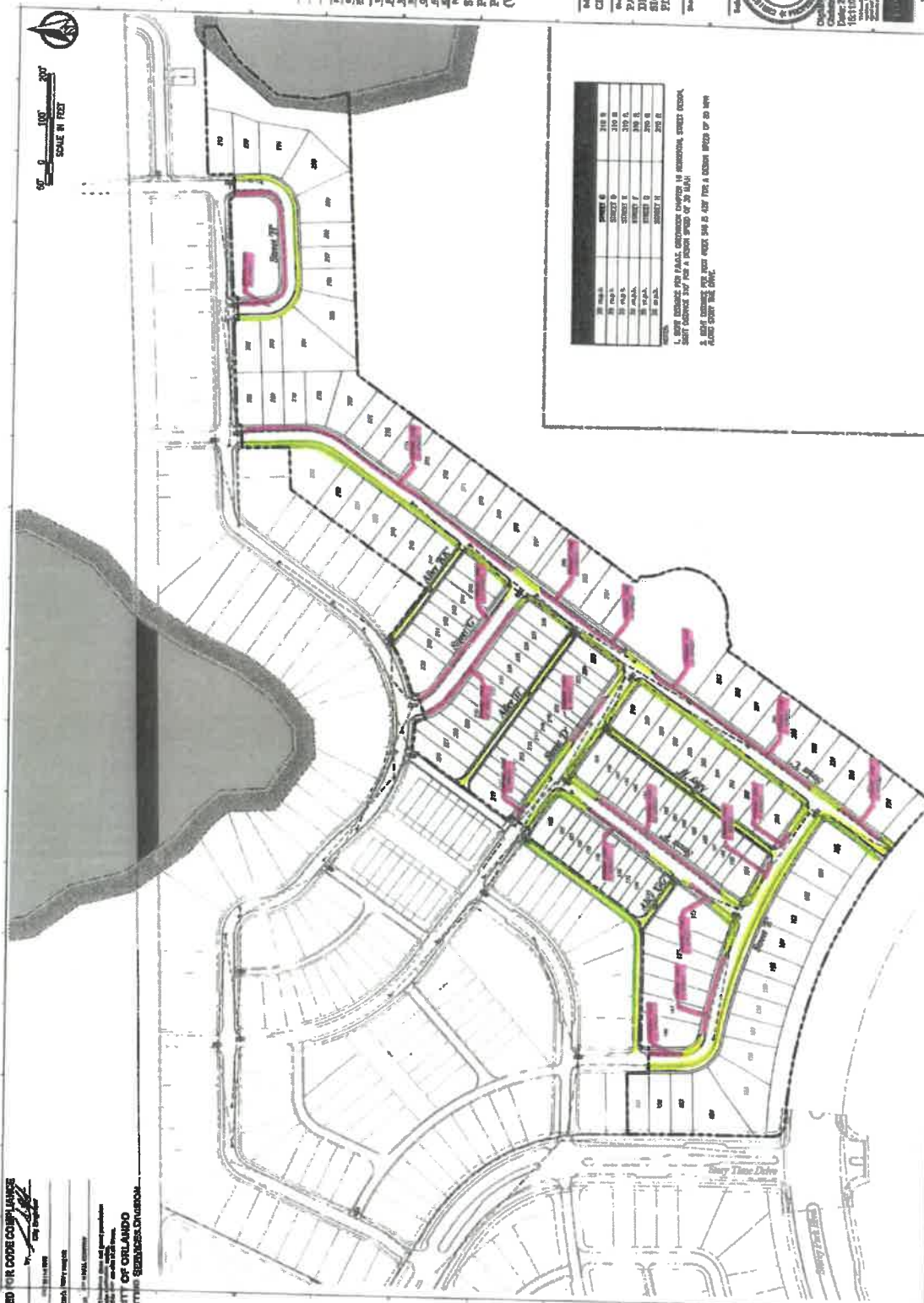
Sheet No. C3.10



James R. Brown, LLC
 1000 N. Orange Blossom Trail, Suite 200
 Orlando, FL 32809
 Tel: 407.241.1111



REVIEWED FOR CODE COMPLIANCE
 DATE: 08/14/2017
 BY: [Signature]
 PROJECT NO.: 17-0000000000
 DRAWING NO.: 17-0000000000
 CITY OF ORLANDO
 PERMITTING SERVICES DIVISION



SHEET NO.	SHEET DESCRIPTION
1	GENERAL NOTES
2	EXISTING CONDITIONS
3	PROPOSED PARKING
4	PROPOSED CIRCULATION
5	PROPOSED SIGHT DISTANCE
6	PROPOSED SIGNAGE
7	PROPOSED LIGHTING
8	PROPOSED UTILITIES
9	PROPOSED LANDSCAPE
10	PROPOSED FENCE
11	PROPOSED SIGNAGE
12	PROPOSED SIGNAGE

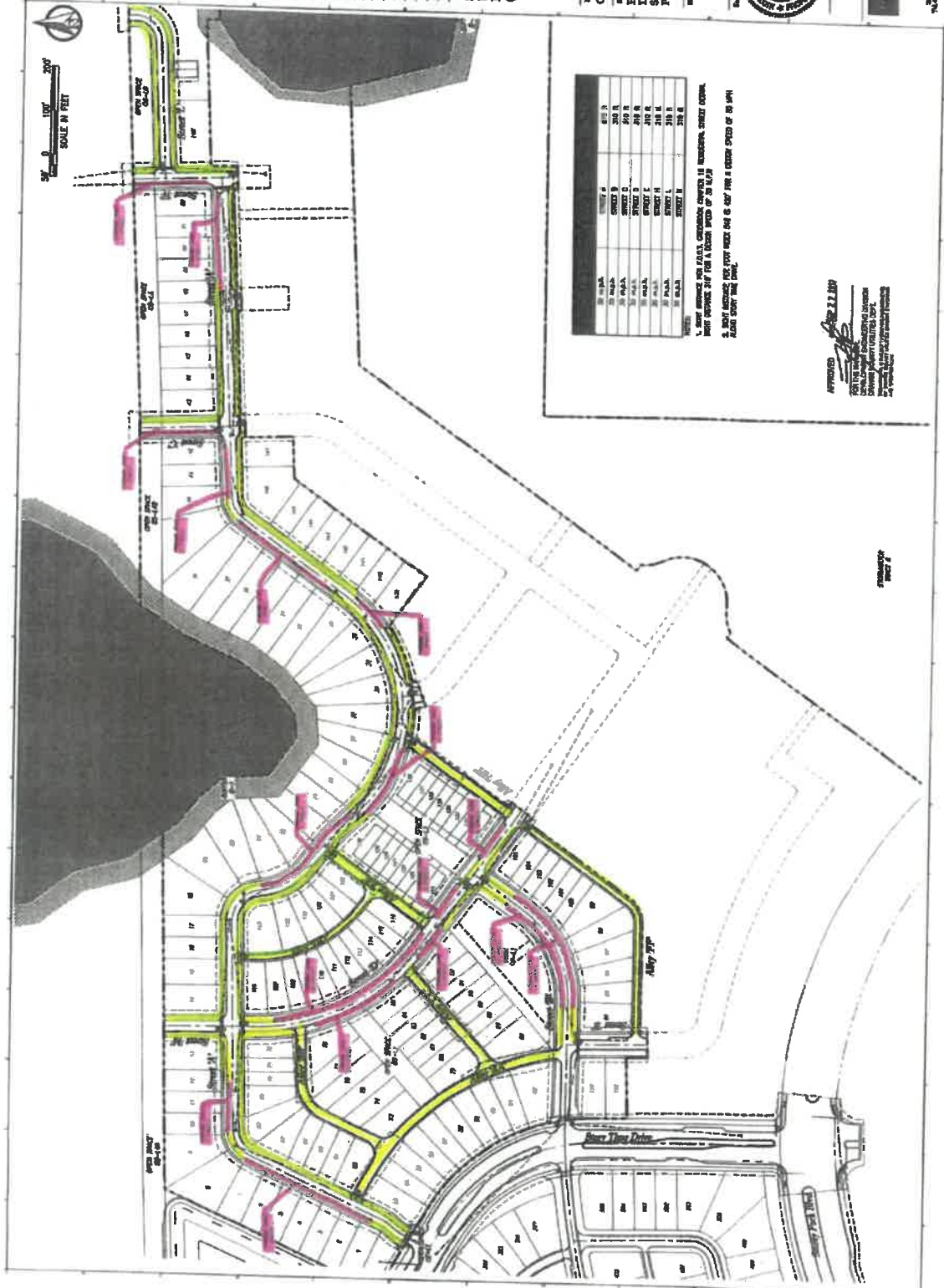
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 2. SEE EXISTING FOR THE EXISTING STREET DESIGN.
 3. SEE EXISTING FOR THE EXISTING STREET DESIGN.

PROJECT: STOREY PARK - PHASE 2 (VIEWFOOTER RD)
 LOCATION: STOREY PARK - PHASE 2 (VIEWFOOTER RD)
 DATE: 08/14/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Submitted To: CITY OF ORLANDO, FL
 Project: STOREY PARK - PHASE 2 (VIEWFOOTER RD)
 Drawing: PARKING, CIRCULATION & SIGHT DISTANCE PLAN
 Sheet No.: CS-10

Professional Engineer
 State of Florida
 License No. 16117
 Date: 08/14/2017
 Seal: [Seal]

Project No. 17-0000000000
 Date: 08/14/2017
 Scale: 1" = 100'



City of Orlando

SCALE IN FEET
0 100 200

City of Orlando

STORY PARK - PHASE 1 PLAN (VIEWHOOTER PD)

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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STREET	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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NOT TO SCALE
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CITY OF ORLANDO, FL.
PLANNING & DEVELOPMENT DEPARTMENT
STREET DESIGN & CONSTRUCTION SECTION
PLAN



APPROVED
 FOR THE CITY OF ORLANDO
 PLANNING & DEVELOPMENT DEPARTMENT
 STREET DESIGN & CONSTRUCTION SECTION

Project No. 12345
 Date: 12/31/2023

Printed on: 12/31/2023 10:00 AM - 12/31/2023 10:00 AM



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OCPA Oblique View
OCPA Oblique View
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Collections with PL...
Brunner's World...
Registration #432...
Oblique Extractions...
Services - Govern...
LIRC Summer MR...



Times Script 51

DCMA Caliqua View

maps.ncportland.gov/CobliqueView/Default.aspx?tv=anapath&id=312403687697480

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Meeting and Work...

Institute for Health...

Collections with PL...

Runner's World

Registration #432...

Outdoor Exercises...

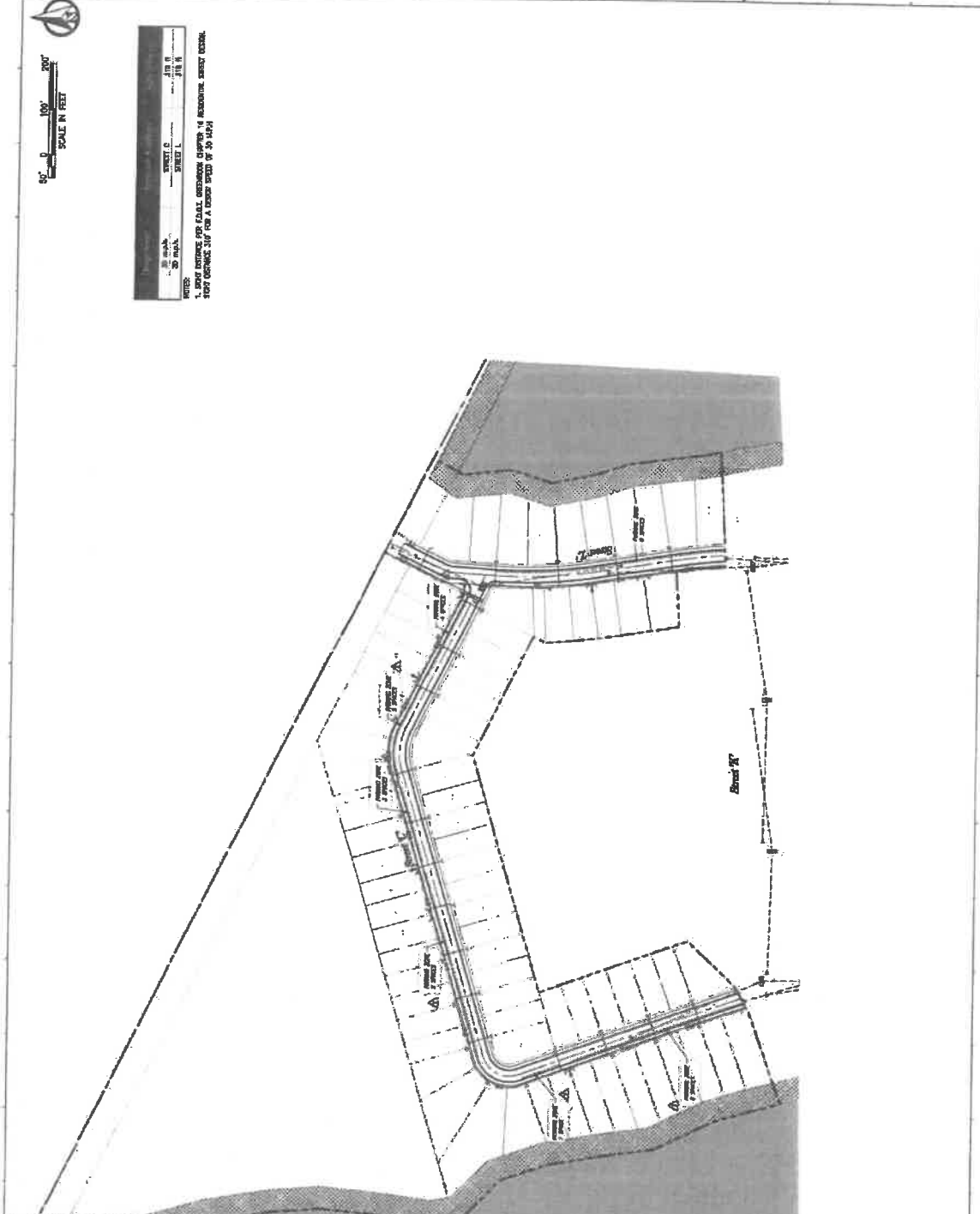
Services - Govern...

LRC Summer 198...



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Collectors with FL... Runner's Florida... Registration #433...
Oblique Extracur... Services - Govern... LSC Summer Nite...

REVIEWED FOR CODE COMPLIANCE
 DATE: 08/14/2013
 BY: [Signature]
 PROJECT NO. [Number]
 SHEET NO. [Number]
 CITY OF ORLANDO
 PERMITTING SERVICES DIVISION



NOTES:
 1. SEE SHEET C3.08 FOR PARKING DESIGN AND DRIVEWAY DESIGN.
 2. SEE SHEET C3.09 FOR DRIVEWAY DESIGN AND DRIVEWAY DESIGN.
 3. SEE SHEET C3.10 FOR DRIVEWAY DESIGN AND DRIVEWAY DESIGN.

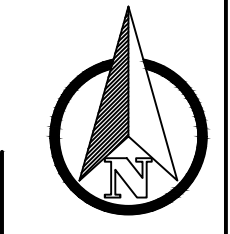
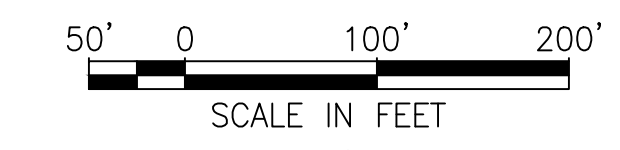


PROJECT NAME: STOREY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 PROJECT NO.: [Number]
 SHEET NO.: [Number]
 SHEET TITLE: PARKING DESIGNATION & SIGHT DISTANCE PLAN
 CITY OF ORLANDO, FL
 PROJECT LOCATION: [Address]

DATE: 08/14/2013
 BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

Professional Engineer Seal for [Name], State of Florida, License No. [Number].
 City of Orlando, Florida
 2025 E. Lake Nona Blvd., Suite 100
 Lake Nona, FL 32157

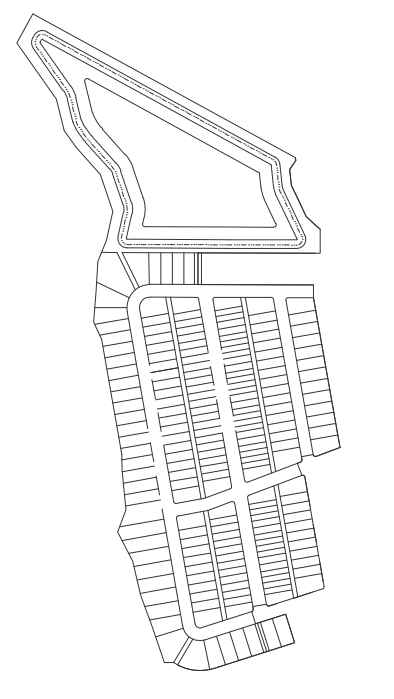
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Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET A	310 ft
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET H	310 ft
30 m.p.h.	STREET I	310 ft

NOTES:
 1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H.
 2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.
 3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Key Map:



Consultant:

NO.	DATE	DESCRIPTIONS	SUBMISSIONS/REVISIONS
03/12/2021		RESUBMIT TO DUKE ENERGY	
02/03/2021		RESUBMIT TO DUKE ENERGY	
01/08/2021		RESUBMIT TO CITY/OCU/SFWMID	
10/23/2020		SUBMIT TO CITY/OCU	

VERTICAL DATUM: NAVD 88
 JOB NO.: 12-080
 DESIGNED BY: NVV/ME
 DRAWN BY: CSL/ME
 CHECKED BY: CMB/NVV
 APPROVED BY: CMB
 SCALE IN FEET: 1" = 100'

Project Name:
**STOREY PARK -
 PARCEL K
 PHASE 2
 (WEWAHOOTEE PD)**

Submittal To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
 DESIGNATION &
 SIGHT DISTANCE
 PLAN**

Sheet No.:
C3.10

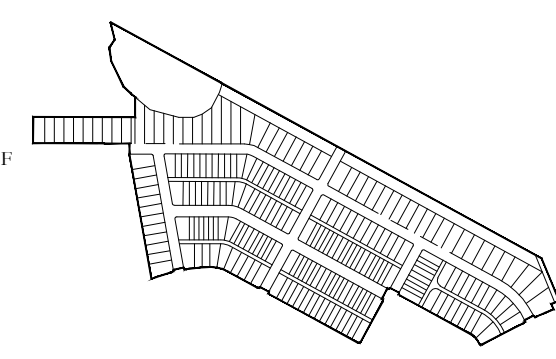
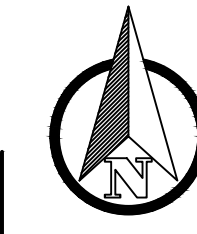
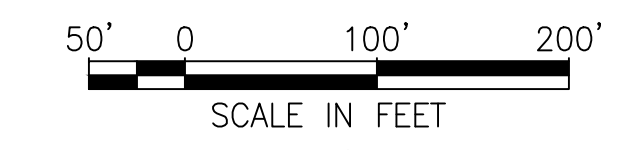
Seal:

 NICOLLE VAN VALKENBURG
 P.E. NO. 66616
 DATE: March 30, 2021

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

POULOS & BENNETT
 Poulos & Bennett, LLC
 2602 E. Livingston St., Orlando, FL 32803
 Tel. 407.487.2594 www.poulosandbennett.com
 Eng. Bus. No. 28567

Key Map:



Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	STREET C	310 ft
30 m.p.h.	STREET D	310 ft
30 m.p.h.	STREET E	310 ft
30 m.p.h.	STREET F	310 ft
30 m.p.h.	STREET G	310 ft

- NOTES:
- SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H
 - ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.
 - 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Consultant:

3	06/30/2021	RESUBMIT TO CITY
2	05/14/2021	RESUBMIT TO CITY/DUKE ENERGY
1	03/24/2021	RESUBMIT TO OCU
	1/22/2021	SUBMIT TO CITY/OCU
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	12-080 K	
DESIGNED BY:	ME	
DRAWN BY:	CSL/ME	
CHECKED BY:	CMB/NNV	
APPROVED BY:	CMB	
SCALE IN FEET:	1" = 100'	

**STOREY PARK -
PARCEL K
PHASE 3
(WEWAHOOTEE PD)**

Submitted To:
CITY OF ORLANDO, FL

Sheet Title:
**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

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C3.10

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DATE: June 30, 2021

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