

*Storey Park Community
Development District*

Agenda

June 3, 2025

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED Agenda

May 27, 2025

Board of Supervisors Storey Park Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Storey Park Community Development District** will be held **Tuesday, June 3, 2025 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. **Organizational Matters - Added**
 - A. **Acceptance of Resignation of Daniel La Rosa and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026**
 - B. **Administration of Oath of Office to Newly Appointed Board Member**
 - C. **Election of Officers**
 - D. **Consideration of Resolution 2025-05 Electing Officers**
4. Approval of Minutes of the May 6, 2025 Meeting
5. Discussion of Parking & Towing Rules
6. **Discussion of Boar Trapping - Added**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Real Property Conveyances
 - ii. Status of Pending Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date - July 15, 2025
12. 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,

A handwritten signature in black ink, appearing to read 'JMS' followed by a stylized surname.


Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Storey Park CDD resignation.
Date: June 3, 2025 at 12:38 PM
To:

From: Daniel La Rosa <Daniel.LaRosa@Lennar.com>
Subject: Storey Park CDD resignation.
Date: May 15, 2025 at 4:11:59 PM EDT
To: George Flint <gflint@gmscfl.com>

Good afternoon George,
This email is to inform you that I am formally resigning from the Storey Park CDD board.
Thank you,
Dan La Rosa

LENNAR

Dan La Rosa
Director of Entitlements, Central Florida

Daniel.LaRosa@Lennar.com
www.LennarOrlando.com

6675 Westwood Boulevard
5th Floor
Orlando, FL 32821

SECTION D

RESOLUTION 2025-05

**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.
_____ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of June, 2025.

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, April 1, 2025 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Dan La Rosa	Chairman
Willem Boermans	Vice Chairman
Travis Smith	Assistant Secretary
Matthew Antolovich	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Christina Baxter <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Brandon Radanovich	HOA Safety & Operations Committee Chair

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. All Supervisors were present with the exception of Mr. Garcia.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: The next item up is the Public Comment Period. We'll open it up for any members of the audience who would like to provide comment. We'd ask that you please state your name and address and keep your comments to three minutes.

Mr. Radanovich: Mr. Brandon Radonovich of 11814 Fiction Avenue.

Mr. Showe: Okay. Are there any comments at this time?

Mr. Radanovich: Not yet.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 1, 2025 Meeting

Mr. Showe: We have the approval of the minutes of the April 1, 2025 meeting. Those minutes are included as part of your agenda package. We were informed that there was some

confusion over some of the names between the Attorney and some of the folks present, so we'll go ahead and review those. But outside of that, are there any other changes or comments? Hearing none, we need a motion to approve the minutes as amended.

On MOTION by Mr. La Rosa seconded by Mr. Boermans with all in favor the Minutes of the April 1, 2025 Meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. Showe: Behind that, we have the start of your budget process and Resolution 2025-04. This resolution does several things for the Board. First, it approves a Proposed Budget, which will be attached as Exhibit A. We've included a draft for you, which will include any changes that you make today. We're also setting the public hearing for July 15th, which is your regular meeting here at 4:00 p.m. It also directs us to transmit it to Orange County, as well as the City of Orlando and to post on our website in accordance with Florida Statutes. I will go through your budget but won't necessarily go through it line by line. We'll hit some highlights for you. We built the budget so that you have level assessments. So, there will be no assessment increase with the budget that you have proposed right now. We really went through each of those account lines and tried to make it as close to the prior year as possible, considering the expenses and everything we're going through. On the *Field* side, again, it's pretty close to last year, with some inflationary increases. We do anticipate all your contract costs to have an inflationary increase, until we get a number from the vendors. We also increased all your utilities by approximately 10%, just to make sure we cover any potential increases of the utility companies. We've continued with the traffic enforcement funding and everything else gets transferred to your *Capital Reserve*. On your *General Fund* side, no increase is proposed. Behind that, starting on Page 4 of your budget, we do line-item descriptions. We try to be as descriptive as possible in those items, so that it's really transparent for you and the Board on how we get to those figures. For those folks that haven't been through the budget process, I have some highlights for you. The process today is more about setting the assessment level, than the individual line items and the Board has full flexibility between now and your final budget to move money between account lines. This is more about setting the ceiling for your assessments and we do anticipate some changes between now and your final budget, based on the expenses. But again, you'll see on your

landscaping, streetlights and electric, we try to include as much information as we can for you and your residents. Page 10 represents your *Capital Projects Fund*. As part of our discussions that we've had with the Board earlier this year, we've included the retention pond concrete repair, based on the first proposal that we received, as well as Section 1 of the Fausnight Stripe and Line proposal. That still leaves you, if you do both of those projects at that level, a little under \$500,000 in your *Capital Projects Fund*, which we feel like is sufficient for any unanticipated expenses or if there's some major issue that comes up. Also, if you want to advance more of that striping project, there is some capacity there for you as well. Behind that, are your *Debt Service Funds*, which starts on Page 11. The Board doesn't really have any flexibility, as those bonds have been issued and they're statutorily required to be approved and collected in those amounts, but they are there, for your information. With that, both Alan and I have gone through the budget and we don't anticipate any huge expenses, but we can certainly open it up for the Board for any questions that you might have on the budget.

Mr. Boermans: The only question that I had, was related to the maintenance costs for the boardwalk going into that reserve. I know we had an earlier meeting discussion. That's not really our area. Do we have any further clarification or communication there?

Mr. Scheerer: I think that's just a narrative reference point. We don't have a boardwalk, but it's just for anything that has to do with the paths that lead up to the backside of the stormwater ponds. We also have the asphalt trails that are within the community. So, we could take that boardwalk reference out and make it a footpath or something.

Mr. Showe: That's a good point. We can just make that *Trail Maintenance*, which covers everything.

Mr. Scheerer: I take that back. We do have boardwalks now in Parcel K. We do have the one that dead ends into the woods. But we could list that as a trail as well. Right?

Mr. Showe: Yeah. We can call it a trail.

Mr. Scheerer: If you're thinking between the History Avenue pond and the campground that's owned by the HOA, that's nothing, but Lennar did add several crossover walkways on the stormwater ponds in Parcel K.

Mr. Boermans: Okay.

Mr. Scheerer: Well, that's probably the easiest way to reference that. That's a good question.

Mr. Showe: Yeah, absolutely.

Mr. Scheerer: I know Jason briefly touched on the re-striping. We did get a price to restripe everything east of Storey Time Drive, everything West of Storey Time Drive and Parcel K, but it was well in excess of \$100,000. So, what we've done, is we're going to segment it as the way that was approached. We have \$39,000 for this year, 2026, to stripe everything west of Storey Time Drive, excluding Storey Time Boulevard and Dowden Road, because those aren't our roads. Those are all the interior neighborhoods west of Storey Time Drive.

Mr. Showe: Certainly, as we go through the year, if we're having savings in some other line items or we've got some capacity, we could certainly move that project to do the next phase, at a certain point, but we wanted to go ahead and get that started.

Mr. Scheerer: We can kick that off as soon as the budget starts in October.

Mr. Antolovich: Regarding the dog park maintenance, I know the dog park on Philosophy Way has been having issues.

Mr. Scheerer: What kind of issues?

Mr. Antolovich: The water is not fully working.

Mr. Scheerer: The doggy fountain?

Mr. Antolovich: That and someone was just telling me, but the normal faucet on the inside, has some deterioration of the fencing.

Mr. Scheerer: Your new dog park in Parcel K, has seen some sort of abuse over there. The panels have been kicked out. The wood has been damaged and the gate has been damaged. We are fixing that as we get that information and I'm in contact with Rebecca probably every week. But we'll make sure that we get over there. We do have a line item to make those repairs.

Mr. Antolovich: I just wanted to make sure.

Mr. Scheerer: Its ongoing.

Mr. Antolovich: That stuff is always expensive.

Mr. Scheerer: We'll typically close the parks for about 30 days, once a year and let the turf grow up and fix any of the obstacles that may be in those dog parks. Now, the ones in Parcel K don't have any obstacles for their pets, so it's basically just the perimeter fencing and the gates that seem to get messed up for whatever reason. But we'll definitely look at the fountain. Yes, sir.

Mr. Boermans: Should I ask my question for the Engineer or do it later? Because the big line item, the \$130,000 to repair the rear, I was thinking if there is a less expensive option.

Mr. Showe: What we do for our budgets, we took what we think would be the most expensive option and put that in. You're not approving that project today? Certainly, we would still be able to explore all of those available options. We just wanted to earmark some funds for the project. But we'll explore some options with the Engineer. I know Alan's still waiting on some information from them to kind of look at that, but again, we try to use the most expensive proposal that we have, and hopefully we come in under. We'd much rather do that than the other way around.

Mr. Boermans: Yeah I know.

Mr. Showe: Are there any other questions on the budget or is there a motion to approve it as presented?

On MOTION by Mr. Antolovich seconded by Mr. Smith with all in favor Resolution 2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for July 15, 2025 at 4:00 p.m. at this location was approved.

FIFTH ORDER OF BUSINESS

Discussion of Parking & Towing Rules

Mr. Showe: The next item that we have, is some continued discussion on the Parking and Towing Rules. We've included them with your agenda package. We're still going to work with the Engineer on getting some review, especially Parcel K and the areas that we talked about at the last meeting. But we didn't receive any other comments or questions on the Parking and Towing Rules yet. So, I didn't want to necessarily have the Board go through the full rulemaking process yet, until you've had a good time to review that and also maybe see if we have comments from other residents. Again, it's a little bit of a cumbersome process when you change the rules, so we want to make sure we incorporate everything that we can on that. Certainly, if you have any more feedback on that, you can just let us know and we'll incorporate that as a future meeting item and we'll keep that on our tracking list.

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Mr. Showe: Next is the agreement with Applied Aquatic, to add on some additional ponds. Alan, if you want to explain it.

Mr. Scheerer: This was an agreement that actually started in May of 2024 and went through September of this year. For some reason, it was never executed. This company is currently maintaining all your ponds. It's Applied Aquatic and we just are trying to get approval, so that we have an official record that this document was approved by this Board. Like I said, they're doing the work already. They've been doing it for many years and they're also the company that provided us our numbers for 2026. We're just looking to get Board approval so we have an official record of this. That's all.

Mr. Showe: We will look for a motion from the Board, unless you have any questions.

Mr. Smith: Where was this at? Sorry, I missed this.

Mr. Showe: On page 72 of your agenda.

Mr. Smith: Oh, yes.

Mr. Showe: It's more of just a kind of a housekeeping issue, just to get it approved by the HOA.

Mr. Scheerer: It's a great pond map, too.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we can go to Staff Reports and we'll start with District Counsel.

Mr. Lazarovich: Yeah, I don't have many major updates this month, but I did pass out a draft of the License and Operation Agreement regarding the security. At the last meeting, you will recall that there was some discussion about installing security cameras on a CDD parcel. We're currently working with the Engineer to get a sketch to attach to the agreement. We don't have that now, but we believe it's going to be in a median on Sonnet Avenue. This is our standard License and Operation Agreement. We have indemnification language and insurance requirements. As discussed, we did include that in the records themselves, so that it may be deemed a public record. They would require it to be disclosed and the HOA would comply with the CDD for any request that it gets. Then otherwise it just has our typical language that if there is any damage, the HOA will repair the property. If the agreement terminates, they'll repair it to

the condition that it was in before. Otherwise I could answer any questions that you guys may have on this.

Mr. Boermans: Who is paying to install the post?

Mr. Lazarovich: Everything will be coming from the HOA.

Mr. Boermans: Okay.

Mr. Showe: This is essentially a simple License agreement. So, we're just allowing them to utilize CDD space.

Mr. Scheerer: That was just the one spot. The one on the Sonnet Avenue.

Mr. Showe: Correct. Was there one or two?

Mr. Boermans: There was one.

Mr. Radanovich: The original request did ask if the CDD would be able to install a pole and that the HOA would be installing the equipment on the pole. Is that something that the CDD wants?

Mr. Scheerer: I was under the impression the HOA was going to cover everything on CCD property. Yeah. I think the expense needs to be on the HOA, not on the CDD.

Mr. Radanovich: That's fine. It was part of that request, I believe. But we just wanted clarification, so we know budget-wise on that part of it.

Mr. Antolovich: You're confusing liability as well.

Mr. Scheerer: Good point. If we install the pole and the cameras are good, but the pole gets damaged, the CDD could be liable for the pole. So, this way, it's all on the installer.

Mr. Lazarovich: Just one follow up, there was a question about installing signage. There's no legal requirement for that. However, there are recommendations for transparency and to limit or deter any crime or whatnot. So, there's no requirement. We would just look for the Board to approve this agreement in substantially final form.

Mr. Boermans: Is it a \$10 agreement?

Mr. Lazarovich: Yeah.

Mr. Boermans: That's it?

Mr. Lazarovich: Yes.

Mr. Boermans: No ongoing monthly fee?

Mr. Lazarovich: No.

Mr. Showe: Not on the CDD side.

Mr. Smith: Just one question I have, is how the public request works, because you said it might be a public record. So, if someone requested it, they would come to the CDD and then the HOA would have to comply or how would that the work?

Mr. Lazarovich: The HOA would comply, if it's a public record. However, there's an exemption for security, so it likely would fall under that, as you don't want to give away the security measures of the CDD. So, that's why we just put it in there that if there is one, the HOA will comply to turn over those records. However, it may be exempt.

Mr. Showe: It very likely would be in this case.

Mr. Smith: Okay. Is that cost with us as the CDD or is it with HOA, if we have to comply?

Mr. Showe: Typically, on the CDD side, there wouldn't be a cost to the District. So that's something we would just do as your District Manager. We do that for every District. We provide public records requests.

Mr. Lazarovich: The CDD can charge a cost if it is timely and burdensome.

Mr. Showe: Right.

Mr. Lazarovich: To a certain extent.

Mr. Showe: Typically, if it takes us less than 15 minutes worth of time, I'm not going to go ahead and charge somebody. If it's just me emailing Rebecca, the HOA President saying, *"Hey, we need a record from this date,"* if it's even deemed available, then there wouldn't be a charge.

Mr. Boermans: The license is for five years.

Mr. Lazarovich: Yeah and it can be renewed.

Mr. Boermans: Is there a reason why it's limited to five years?

Mr. Lazarovich: That's just our standard. If the Board would like to make it longer, we can.

Mr. Boermans: I think five years is fine.

Mr. Lazarovich: It would come back to the Board.

Mr. Smith: How long is the contract disclosed with our vendor?

Mr. Radanovich: The current contract is less than five years.

Mr. Lazarovich: There's language in here that deems the contractor, then current contractor. So, if they were to change, it's still included.

Mr. Smith: Okay.

Mr. Radanovich: As the HOA committee representative, after taking a look at this, we have no issues with the agreement.

On MOTION by Mr. LaRosa seconded by Mr. Boermans with all in favor the License and Operation Agreement to install security cameras on a CDD parcel with the HOA in substantial form was approved.

Mr. Lazarovich: I have nothing else.

B. Engineer

- i. Discussion of Pending Real Property Conveyances**
- ii. Status of Pending Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: We have approval of the Check Register. In your General Fund. We have Checks #1449 through #1466 for \$75,039.96. We also have April payroll for a grand total of \$75,489.44. All of those items are included, as a summary of those invoices. Alan and I can take any questions you might have on those or we can take a motion to approve.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the March 24, 2025 through April 29, 2025 Check Register in the amount of \$75,489.44 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. There's nothing that the Board needs to take any action on here. We are performing better than budget to actuals. So, we're in good shape there and are 95% collected on our assessments, so we're in great shape there. The remaining ones will come in.

iii. Presentation of Number of Registered Voters – 2,773

Mr. Showe: We required annually to announce every year, the number of registered voters within the District. Currently there are 2,773 registered voters as of April 15th, which is up

from 500 from last year, representing mostly Parcel K. It doesn't affect this Board, as we turned over to General Elections.

Mr. Boermans: Just one quick question. Is there an election for this year?

Mr. Showe: No, it would be next year. Florida Statutes require that we announce that number every single year whether there's an election or not.

Mr. Boermans: Okay.

D. Field Manager's Report

Mr. Showe: We can have Alan go to his Field Manager's Report.

Mr. Scheerer: I don't have a lot to report. I know Mr. Antolovich raised a question about the dog park. We have been doing some dog park maintenance, which you could see in the Check Register. We did add an extra gate, in order for the lawn equipment to get in. The gates that were installed, we installed a double gate on the backside of one of the parks to allow OmegaScapes to get their tractor in there instead of having to push mow it. So, we did that. We did meet with the HOA on the location of the camera, which was discussed earlier. Mr. Boermans contacted me about some possible potholes on Biography Way and we'll take a look at those. I'm sure a lot of is due to construction traffic, possibly, but once that gets all cleaned up, we'll go ahead and address those. There was an issue with an open space by Ballard Place at the end of the road. There's a park there and they sprayed weeds in some of the Bahia grass. That grass died. Everything died. So, they've overseeded it. We are watering it 10 minutes per zone per day, as recommended by TruGreen, once in the morning and once in the afternoon. It's only 10 minutes, until this stuff starts to take. If it doesn't take, then they will replace the damaged sod at no cost to the District. So, we're trying to work with them. We're not happy with the way it looks. I know we have a couple homeowners over there that have voiced their concern and we're working to get them the proper information so they have an understanding as to where we are. I believe that Becky's aware of the HOA manager as well. So other than that, I'll try to answer any questions that you might have.

Mr. Smith: At the last meeting, Becky had brought up the lighting.

Mr. Scheerer: At Stanza Way?

Mr. Smith: Yeah.

Mr. Scheerer: That's on my list. I didn't even read it. We're working to get the pricing for permanent lighting at Stanza Way. I don't have any numbers for you. The directional bore, we

can't take it off of that large transformer. We have to go somewhere else to get the power. So, that's probably a distribution transformer, as opposed to an actual use transformer, but we're working with electrician to get those numbers together. Just so you know, we did one recently and it was \$20,000, I think, just to run the directional bore. That didn't include applying for the meter and installing the electric. So, we'll keep an eye out. I apologize. It's written right here on my list and I just scanned right over it. I know that Travis, had mentioned the truncated domes. We're keeping an eye on the ones that are not brick paver truncated, but the ones that are the mats. We'll continue to look at those and make sure that they're secure as well. That's all I have.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Are there any additional public comments?

Mr. Radanovich: I do, yes. The signage in some areas, especially on the horseshoe or the parcel being built, some of them are street crossing signs, like pedestrian crossing signs. They all seem bent out of shape. They're turned in odd directions. They're bent over. They're not sure if trucks are hitting them or what's going on. Was that signage installed by Orlando or the CDD.

Mr. Scheerer: If it's within the community, it's the CDD's.

Mr. Radanovich: Okay.

Mr. Scheerer: If you can, get that information to me.

Mr. Radanovich: I'll email it to you.

Mr. Showe: Okay, perfect.

Mr. Scheerer: Just get it to me.

Mr. Scheerer: Well, we have some maintenance guys that can straighten them and I do use Fausnight Stripe and Line, the people that provided you the quote for the re-stripe. They are a good company, that will make sure you're in compliance and we're at the 7-foot minimum to the bottom of the sign and everything is right. So, we'll take a look at what you have and we'll be happy to address that.

Mr. Radanovich: There's also a sign on Dowden Road, right before the Introduction Way entrance. It's one of the median signs. It is laying down.

Mr. Scheerer: That's the City of Orlando. We don't own Dowden Road, Storey Time Drive or Storey Park Boulevard. So, you would probably have to do a request to the city. Maintenance can straighten the sign.

Mr. Radanovich: I think parts of it are out. A police officer caught some kids walking off with it.

Mr. Scheerer: Oh, nice.

Mr. Radanovich: After the fact. So, that was addressed.

Mr. Scheerer: Bedroom décor. Yep. Just anything you guys see like that, you can just give it to me or Becky can get it to me and we'll add it to the list of things that we need to look at for you folks. We'll be happy to take care of that.

Mr. Smith: Just a general question. After they're done, is there anything that they need to do to fix the roads?

Mr. Lazarovich: I believe we included that in the Easement Agreement. There's a temporary construction easement.

Mr. Smith: Okay.

Mr. Scheerer: Yeah. They will have to clean all of that up.

Mr. Showe: Repair anything that's damaged.

Mr. Scheerer: Depending on where these potholes are, it may not be from them, but you know, the construction trucks have been doing this for six, eight or ten months.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's Requests.

Mr. Antolovich: I should have brought this up during the Parking and Towing Rules. My apologies. The last time we were discussing that, there was the issue on one of the corners. The Engineer was going to go in and review it. What was the status of that?

Mr. Showe: We're still waiting for the Engineer review.

Mr. Antolovich: Oh, okay.

Mr. Showe: We wanted to see if the Board had any additional comments.

Mr. Antolovich: Got it.

Mr. Showe: The rulemaking process is cumbersome. So, we want to make sure we get everything rolled into one.

Mr. Antolovich: Yeah.

Mr. Showe: So, we're not doing it multiple times.

Mr. Antolovich: Okay. Then, also, there's a big boar issue that the Storey Park neighborhood is having. The HOA has worked with the USDA and a private trapper to capture the boars. But a lot of the bores are on CDD property.

Mr. Scheerer: Well, that's just where they're doing the damage. They're on my property, your property, Dowden Road property. Rebecca sent me a contact today.

Mr. Antolovich: Corey or Casey.

Mr. Scheerer: I don't know. She just texted me. I couldn't read it. She's going to resend it for me.

Mr. Antolovich: So, my question was, since the HOA is dealing with the residents a lot, I know that the tracker that the HOA had, needs to have permission to go on private CDD property, in order to do trapping. In addition to boars, we've also had issues with alligators that were on CDD property. Is there some sort of agreement that we can come to the HOA with, to provide the HOA with authorization for wildlife management?

Mr. Showe: So, the alligators are kind of a separate issue. For the alligators, our typical process is that there's a gator hotline that FWC manages. Anyone who has a concern, can call that hotline directly. They will give them a case number. They just need to call our office and anybody who answers the phone or you can email me with that case number, we immediately call in for permission.

Mr. Antolovich: Okay.

Mr. Showe: They'll track it. They will harvest it.

Mr. Antolovich: Yeah, I knew that.

Mr. Showe: They require the property owner to give them permission, so that's not something we can always delegate to the HOA. As far as the trappers that's probably something that's pretty easy, but we don't typically do trapping.

Mr. Scheerer: Yeah, we typically don't trap, but I don't know if Jay has any concerns with us allowing them to.

Mr. Lazarovich: I could take a look at it. I think we've done something in another CDD, but I would have to go back and look at what we did, as they had wild boars.

Mr. Antolovich: Yeah but is it CDD land or is it conservation area, which would be the private owner.

Mr. Scheerer: Well, most of the conservation areas are owned by the CDD, but you got to remember, all of the ongoing construction, probably down the road to the east of you from the Meridian park subdivision.

Mr. Antolovich: That's where a lot of them are.

Mr. Scheerer: They have nowhere to go. They're going to make their way through everything.

Mr. Antolovich: Yeah. The tracker needs permission from the CDD. I know that the HOA had that one trapper.

Mr. Scheerer: Yeah.

Mr. Antolovich: I didn't know if the HOA was going to need other trappers to come out.

Mr. Scheerer: We'll see what the attorney says. Jay's committed to look at that. So, whatever Jay recommends, I'm sure everybody will be in favor of it.

Mr. Showe: We always caution with the alligators, just so you know, if they do call them in, they will harvest the gators if they catch them. Typically, they do it right there on the shore. We've had people a little freaked out, but we just like to warn people that that's what's going to happen if you call them in.

Mr. Antolovich: As a CDD, how do you manage for other communities when you have kind of an invasive pest of this nature? Do you typically manage it or is it not ours? Do we have any liability?

Mr. Showe: Liability is probably more of a legal or insurance question. But typically, we're not liable for wildlife that moves through our properties. It's no different than a snake or anything else that might cause damage.

Mr. Scheerer: Raccoons.

Mr. Showe: If a claim comes into the CDD, we take it to our insurance company and let them run through the process.

Mr. Antolovich: Okay.

Mr. Showe: Whether they cover it or not, I don't know.

Mr. Scheerer: You bought a house on the woods.

Mr. Antolovich: Indeed.

Mr. Scheerer: I don't know what to tell you.

Mr. Boermans: Are you going to be there on Friday?

Mr. Scheerer: Not this Friday.

Mr. Boermans: Okay.

Mr. Scheerer: I think I'm meeting with Shane maybe tomorrow.

Mr. Boermans: Okay, perfect. You can see on Biography Way, the apartments are redoing some of the sidewalks and some of the crossings.

Mr. Scheerer: Good.

Mr. Boermans: Just so you're aware of it, so you can see what they're doing.

Mr. Scheerer: They weren't doing that last week, but we'll keep an eye on it as we're moving forward. We would expect them to make a lot of improvements, especially on their side.

Mr. Boermans: On our side, they're making a new crosswalk.

Mr. Scheerer: Good.

Mr. Antolovich: Last thing, giving permission to the trapper, is that something that would have to wait until the next CDD Board meeting or is that something that can be expedited? Because I know that they have been, especially the past week and a half, two weeks, they have been doing a lot of damage.

Mr. Showe: I'm comfortable giving permission as long as the attorney agrees.

Mr. Lazarovich: I'll research it.

Mr. Showe: It certainly seems like it's the Board's intent, if we're allowed to, to go ahead and give permission. So, as soon as Jay gives me the yay or nay, we'll make that happen.

Mr. Antolovich: Okay.

TENTH ORDER OF BUSINESS

Other Business

Mr. Showe: Any Other Business?

Mr. Antolovich: As follow up for the agreement that was voted on, how soon can we give Flock permission to start their installation?

Mr. Lazarovich: If there are no comments, we just need the exhibit attached and then that's wrapped up.

Mr. Showe: We need the HOA to sign off on it.

Mr. Scheerer: Yeah. The HOA just needs to sign it and give it back.

Mr. Lazarovich: So, if everyone is in agreement with the proposal, it will be sent over to the HOA, I'm assuming in the next couple days and once the signature is attached, then at that point, we're clear to give Flock their marching orders.

Mr. Boermans: Do we need the signature of the Board President?

Mr. Showe: Once we get it back from them, we'll route it to you for signature.

Mr. Scheerer: Yeah.

Mr. Showe: Or the Chair. Any other items for the Board? Hearing none,

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – June 3, 2025

Mr. Showe: Our next meeting is scheduled for June 3rd. Is there a motion to adjourn?

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Boermans seconded by Mr. Smith with all in favor the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

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

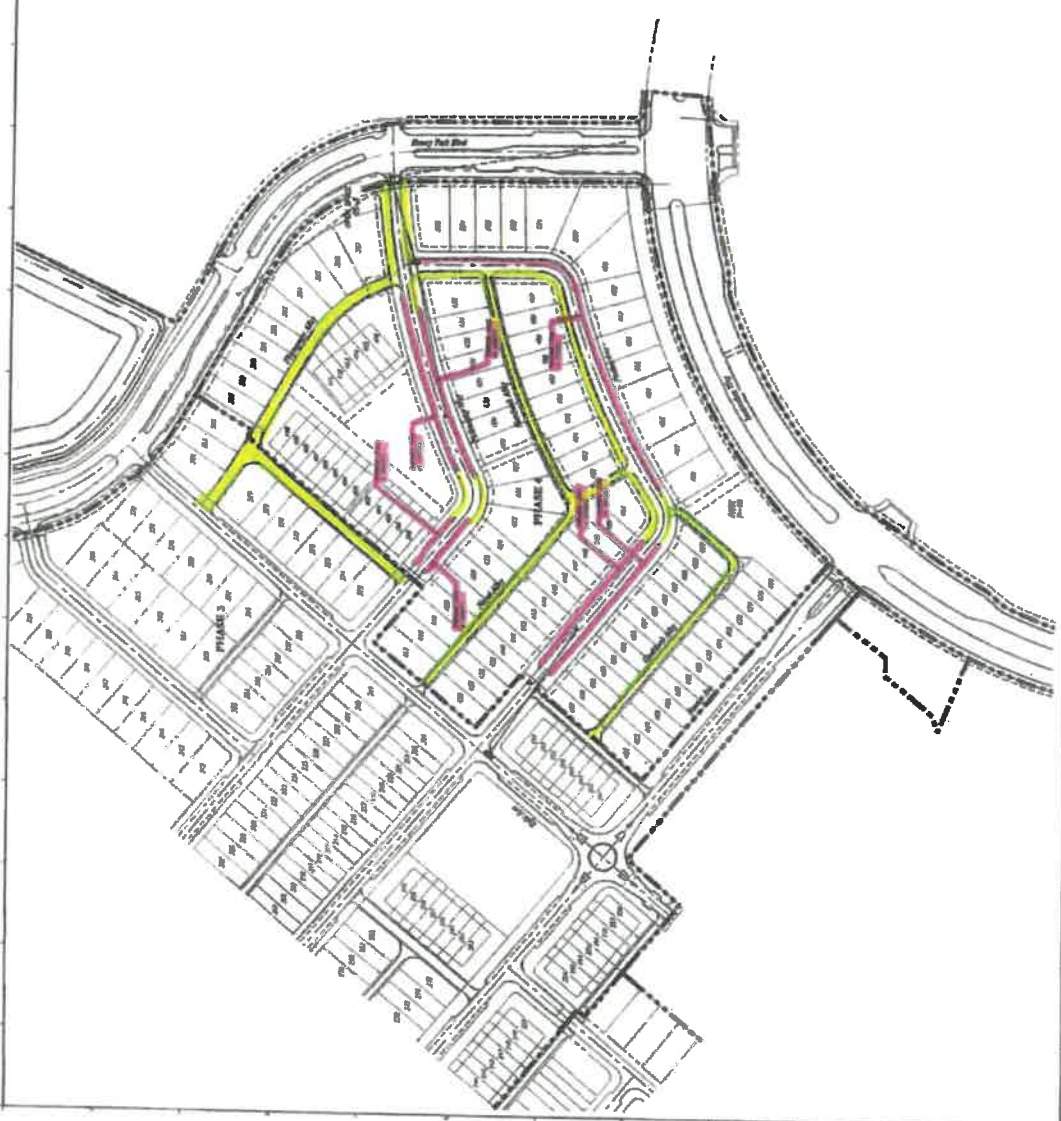
[ATTACHED BELOW]

Key Map



NO. OF LOTS	LOT AREA	PERCENTAGE OF TOTAL
100	100,000	100%
200	200,000	200%
300	300,000	300%

1. LOT AREA AND PERCENTAGE OF TOTAL LOT AREA ARE APPROXIMATE. LOT AREA IS BASED ON THE TOTAL LOT AREA OF THE SITE. LOT AREA IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES. LOT AREA IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES. LOT AREA IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES.



PROJECT NAME	STOREY PARK - PHASE 4
PROJECT LOCATION	STOREY PARK - PHASE 4
PROJECT OWNER	STOREY PARK - PHASE 4
PROJECT ARCHITECT	STOREY PARK - PHASE 4
PROJECT ENGINEER	STOREY PARK - PHASE 4
PROJECT LANDSCAPE ARCHITECT	STOREY PARK - PHASE 4
PROJECT CIVIL ENGINEER	STOREY PARK - PHASE 4
PROJECT ELECTRICAL ENGINEER	STOREY PARK - PHASE 4
PROJECT MECHANICAL ENGINEER	STOREY PARK - PHASE 4
PROJECT PLUMBING ENGINEER	STOREY PARK - PHASE 4
PROJECT STRUCTURAL ENGINEER	STOREY PARK - PHASE 4
PROJECT ENVIRONMENTAL ENGINEER	STOREY PARK - PHASE 4
PROJECT HISTORIC PRESERVATION	STOREY PARK - PHASE 4
PROJECT TRAFFIC ENGINEER	STOREY PARK - PHASE 4
PROJECT UTILITIES ENGINEER	STOREY PARK - PHASE 4
PROJECT SPECIALTIES	STOREY PARK - PHASE 4

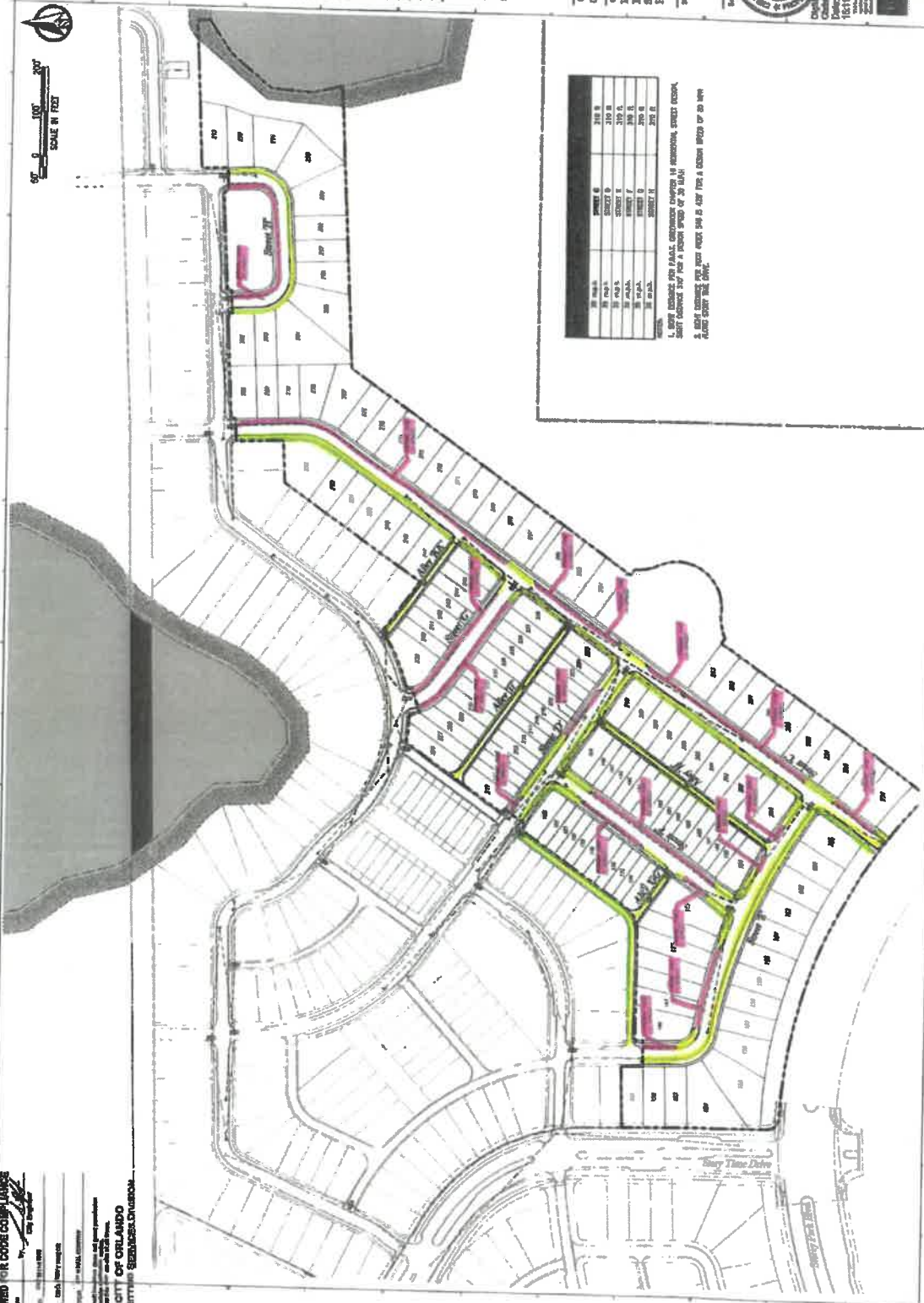
CITY OF ORLANDO, FL
PLANNING DEPARTMENT
PLANNING DIVISION
PLANNING STAFF
PLANNING MANAGER
PLANNING DIRECTOR

C3.10



W. J. BROWN, P.E.
W. J. BROWN & ASSOCIATES, LLC
12345 MAIN STREET, SUITE 100
ORLANDO, FL 32801
407.123.4567
www.wjbrown.com

REVIEWED FOR CODE COMPLIANCE
 DATE: 10/1/2017
 BY: [Signature]
 PROJECT: [Project Name]
 LOCATION: [Location]
 CITY OF ORLANDO
 PERMITTING SERVICES DIVISION



STORY PARK -
 PARCEL 1
 PHASE 2
 (VIEWHOUTER RD)

Sheet	Area	Area
Sheet 1	210.0	210.0
Sheet 2	210.0	210.0
Sheet 3	210.0	210.0
Sheet 4	210.0	210.0
Sheet 5	210.0	210.0
Sheet 6	210.0	210.0
Sheet 7	210.0	210.0
Sheet 8	210.0	210.0
Sheet 9	210.0	210.0
Sheet 10	210.0	210.0

CITY OF ORLANDO, FL
 PARKING
 DESIGNATION &
 SIGHT DISTANCE
 PLAN

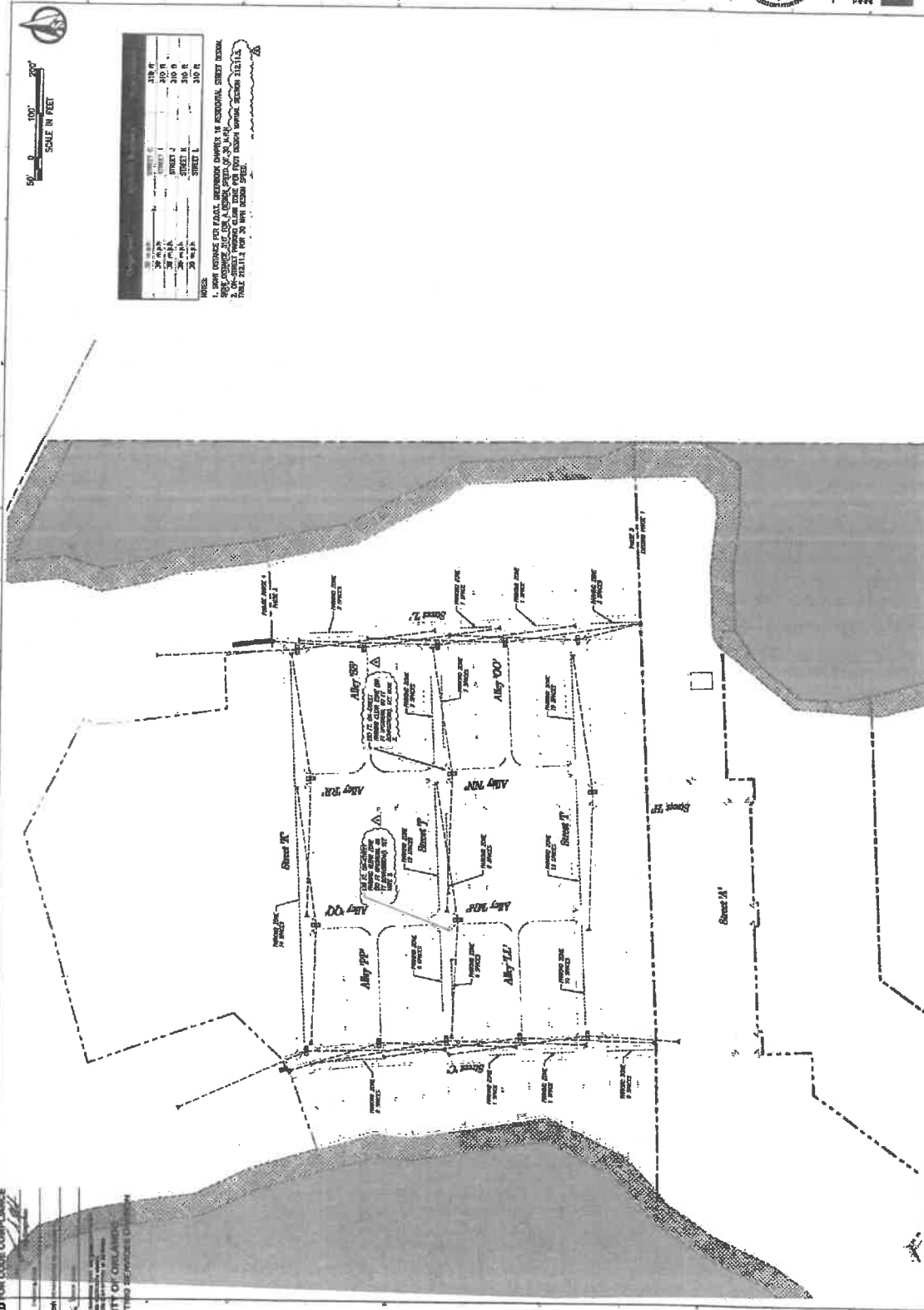
CS-10

Professional Engineer
 State of Florida
 License No. 12111
 Date: 10/1/2017

City of Orlando
 Department of Public Works
 Engineering Division







	STREET	PO BOX	CITY	STATE	ZIP
1	STREET				310 M
2	STREET				310 N
3	STREET				310 O
4	STREET				310 P
5	STREET				310 Q
6	STREET				310 R
7	STREET				310 S
8	STREET				310 T
9	STREET				310 U
10	STREET				310 V
11	STREET				310 W
12	STREET				310 X
13	STREET				310 Y
14	STREET				310 Z
15	STREET				310 A
16	STREET				310 B
17	STREET				310 C
18	STREET				310 D
19	STREET				310 E
20	STREET				310 F
21	STREET				310 G
22	STREET				310 H
23	STREET				310 I
24	STREET				310 J
25	STREET				310 K
26	STREET				310 L
27	STREET				310 M
28	STREET				310 N
29	STREET				310 O
30	STREET				310 P
31	STREET				310 Q
32	STREET				310 R
33	STREET				310 S
34	STREET				310 T
35	STREET				310 U
36	STREET				310 V
37	STREET				310 W
38	STREET				310 X
39	STREET				310 Y
40	STREET				310 Z
41	STREET				310 A
42	STREET				310 B
43	STREET				310 C
44	STREET				310 D
45	STREET				310 E
46	STREET				310 F
47	STREET				310 G
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61	STREET				310 U
62	STREET				310 V
63	STREET				310 W
64	STREET				310 X
65	STREET				310 Y
66	STREET				310 Z
67	STREET				310 A
68	STREET				310 B
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90	STREET				310 X
91	STREET				310 Y
92	STREET				310 Z
93	STREET				310 A
94	STREET				310 B
95	STREET				310 C
96	STREET				310 D
97	STREET				310 E
98	STREET				310 F
99	STREET				310 G

1. SIGHT DISTANCE FOR P.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN.
SIGHT DISTANCE NOT FOR A DESIGN SPEED OF 30 M.P.H.

2. ON-STREET PARKING CLASH ZONE FOR FOOT DESIGN MANUAL SECTION 212.11.5.
TABLE 212.11.2 FOR 30 MPH DESIGN SPEED

Key Message



0 100' 200'

SCALE IN FEET

Summary

[illegible]

**STORY PARK -
PARCEL L
PHASE 3
(WEWAHOOTEE PD)**

Subcontractor
CITY OF ORLANDO, FL

Base Title
PARKING
DESIGNATION &
NIGHT DISTANCE
PLAN

—

0150



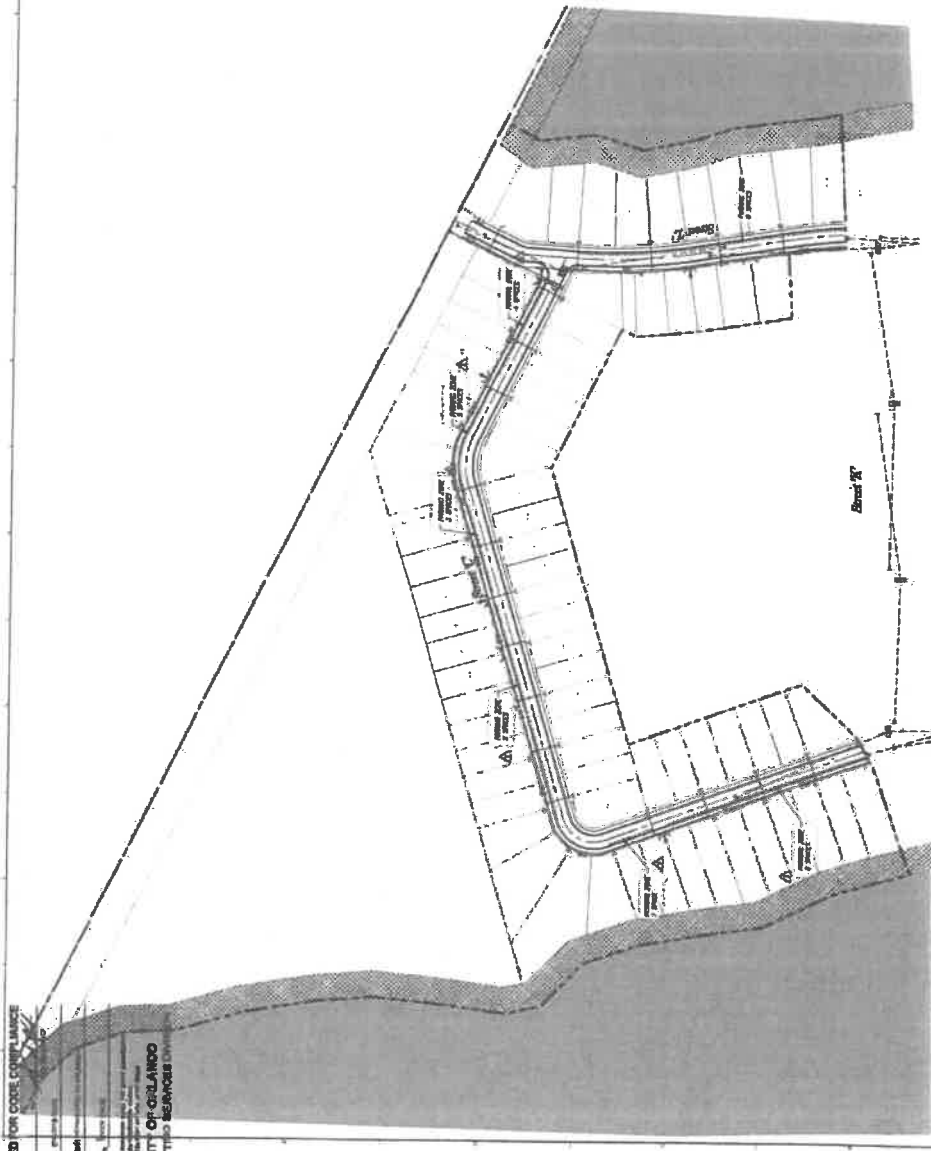
- *Free-Information* - Date: 04/08/2014
 18:20:00-04:00

Foote & Barner, LLC
20211131-1095-5, Oakland, TN 37135
Tel: 474-472-2941 www.footeandbarner.com
E-Mail: info@footeandbarner.com

REVIEWED FOR CODE COMPLIANCE
 DATE: 01/11/2017
 BY: [Signature]
 PROJECT NO.: 17-0000000000
 CITY OF ORLANDO
 PERMITTING SERVICES DIV.

90° 0' 100' 200'
 SCALE IN FEET

NOTES:
 1. SEE NOTES FOR EACH ORDINANCE CHAPTER 14 RESOLUTION, STREET DESIGN.
 2. SEE NOTES FOR A CORNER WIDTH OF 30 FEET.

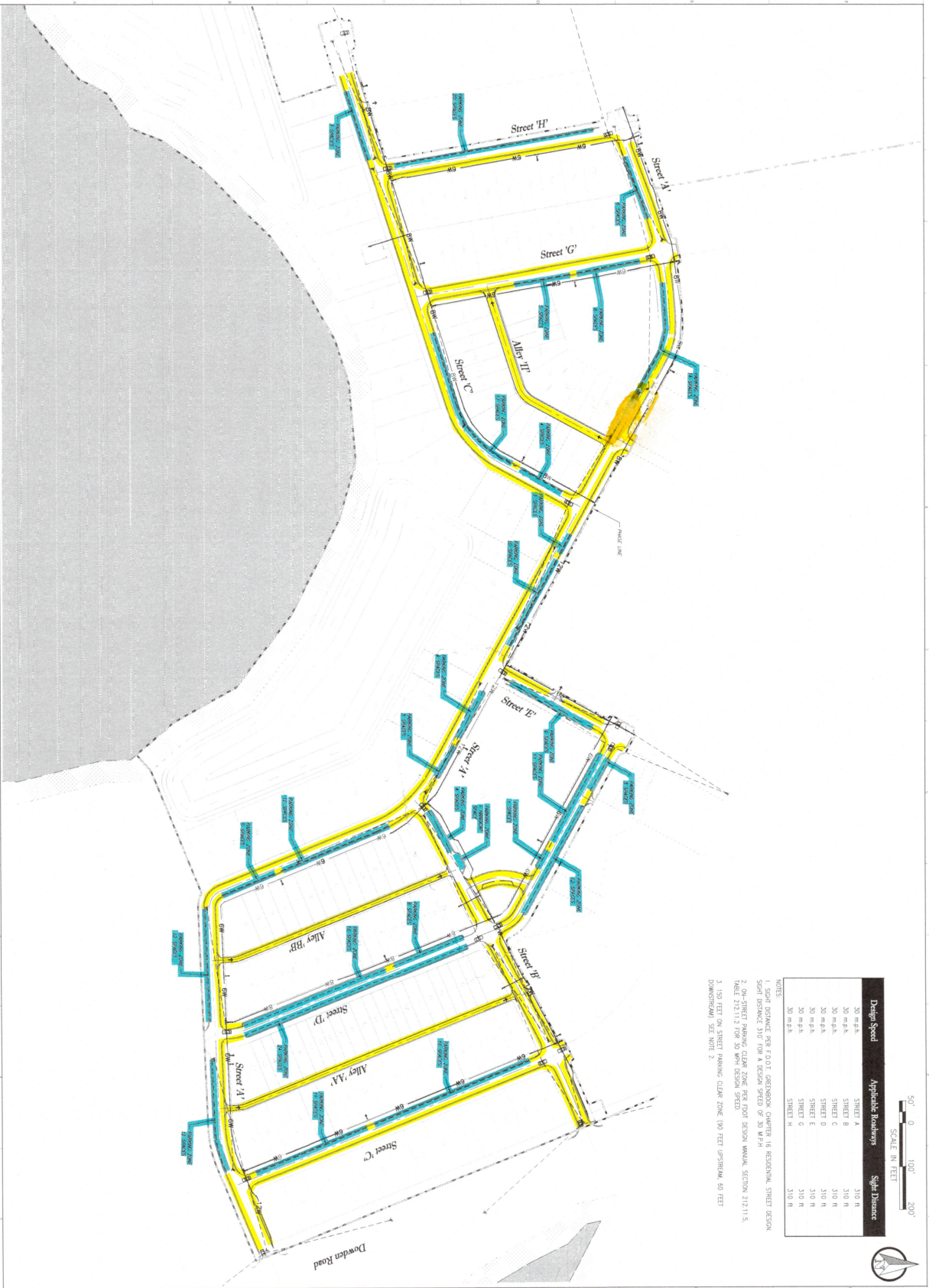


PROJECT NAME	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT LOCATION	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT OWNER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT ARCHITECT	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT LANDSCAPE ARCHITECT	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT CIVIL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT ELECTRICAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT MECHANICAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT PLUMBING ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT STRUCTURAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT ENVIRONMENTAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT GEOLOGICAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT HISTORIC PRESERVATION	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT TRAFFIC ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT UTILITIES ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT WATER ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT WASTE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT AIR ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT SOIL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT SEISMOLOGICAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT SOUND ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VIBRATION ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT RADIATION ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT ELECTROMAGNETIC INTERFERENCE	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT THERMAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT OPTICAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT ACOUSTIC ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT POLYMER ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT METALLURGICAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT CERAMIC ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT TEXTILE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT LEATHER ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT JEWELRY ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT FASHION ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT HAIR ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT NAIL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT SKIN ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT EYE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT EAR ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT NOSE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT MOUTH ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT THROAT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT LUNGS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT STOMACH ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT LIVER ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT PANCREAS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT SPLEEN ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT GALLBLADDER ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT SMALL INTESTINE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT LARGE INTESTINE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT RECTUM ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT ANUS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT URETHRA ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINA ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT PENIS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT TESTIS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT OVARY ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT UTERUS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT CERVIX ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL CANNAL ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL OPENING ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL CLOSURE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL SUPPORT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL TISSUE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL BLOOD ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL SECRET ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL SWEAT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL TEARS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL URINE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL FECES ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL SPERM ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL EGG ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL ZYGOTE ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL EMBRYO ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL FETUS ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL INFANT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL CHILD ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL ADULT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL SENIOR ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL ELDERLY ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL VERY OLD ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL OLD ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL MIDDLE AGED ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL YOUNG ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL VERY YOUNG ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL INFANT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL CHILD ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL ADULT ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL SENIOR ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL ELDERLY ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL VERY OLD ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL OLD ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL MIDDLE AGED ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL YOUNG ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
PROJECT VAGINAL VERY YOUNG ENGINEER	STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)

Submitted To
 CITY OF ORLANDO, FL
 Street Use
 PARKING
 DESIGNATION &
 SIGHT DISTANCE
 PLAN



Project Name
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Location
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Owner
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Architect
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Landscape Architect
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Civil Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Electrical Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Mechanical Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Plumbing Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Structural Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Environmental Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Geological Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Historic Preservation
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Traffic Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Utilities Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Water Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Waste Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Air Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Soil Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Seismological Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Sound Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vibration Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Radiation Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Electromagnetic Interference
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Thermal Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Optical Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Acoustic Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Polymer Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Metallurgical Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Ceramic Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Textile Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Leather Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Jewelry Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Fashion Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Hair Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Nail Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Skin Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Eye Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Ear Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Nose Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Mouth Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Throat Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Lungs Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Stomach Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Liver Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Pancreas Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Spleen Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Gallbladder Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Small Intestine Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Large Intestine Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Rectum Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Anus Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Urethra Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vagina Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Penis Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Testis Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Ovary Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Uterus Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Cervix Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Canal Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Opening Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Closure Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Support Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Tissue Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Blood Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Secret Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Sweat Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Tears Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Urine Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Feces Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Sperm Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Egg Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Zygote Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Embryo Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Fetus Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Infant Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Child Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Adult Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Senior Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Elderly Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Very Old Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Old Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Middle Aged Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Young Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)
 Project Vaginal Very Young Engineer
 STORY PARK - PARCEL L PHASE 4 (WEWAHOOTEE RD)



Design Speed	Applicable Roadways	Sight Distance
30 m.p.h.	Street A	310 ft
30 m.p.h.	Street B	310 ft
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
30 m.p.h.	Street H	310 ft

- NOTES:
1. SIGHT DISTANCE PER FDOT DESIGN, CHAPTER 16 REGIONAL STREET DESIGN.
 2. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 3. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 4. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 5. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 6. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 7. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 8. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 9. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.
 10. SIGHT DISTANCE 210 FEET A DESIGN SPEED OF 30 MPH.



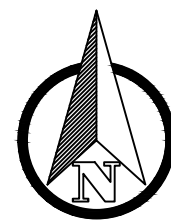
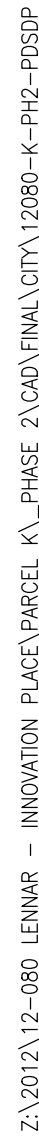
Key Map

PROJECT INFORMATION
PROJECT NO. 12-000
PROJECT NAME: STOREY PARK - PARCEL K PHASE 1 (WEWAHOOTEE PD)
DESIGNED BY: CS/NE
CHECKED BY: CS/NE
APPROVED BY: CS/NE
SCALE: 1" = 100'

Submitted to:
CITY OF ORLANDO, FL
Project Title:
PARKING DESIGNATION & SIGHT DISTANCE PLAN
Sheet No.: C3.10

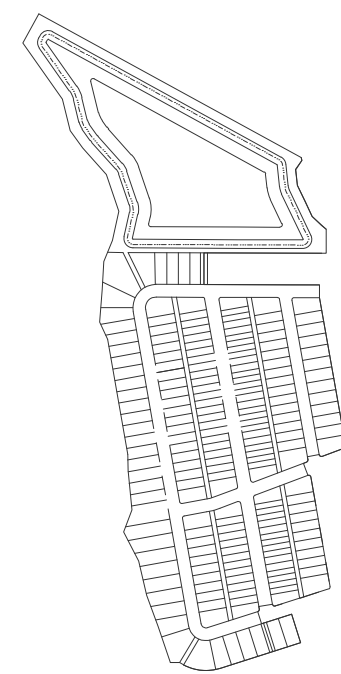
DATE: February 12, 2021
DESIGNED BY: CS/NE
CHECKED BY: CS/NE
APPROVED BY: CS/NE

FOULKE & KENNEDY, LLC
1410 E. 17th Ave., Suite 200
Orlando, FL 32806
Tel: 407-417-5241
Fax: 407-417-5242
www.fooulke.com



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.



Consultant:

03	03/12/2021	RESUBMIT TO DUKE ENERGY
02	02/03/2021	RESUBMIT TO DUKE ENERGY
01	01/08/2021	RESUBMIT TO CITY/OCU/SFWMD
	10/25/2020	SUBMIT TO CITY/OCU
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		12-080
DESIGNED BY:		NAVY/ME
DRAWN BY:		CSL/ME
CHECKED BY:		CMB/NVB
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:

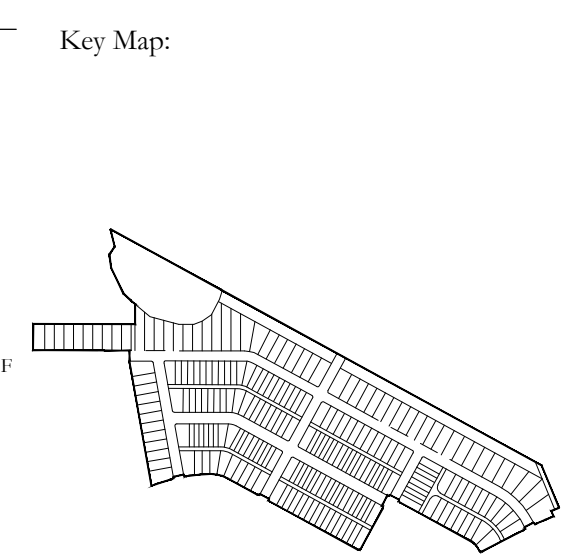


NICOLLE VAN VALKENBURG
P.E. NO. 0066616

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, LLC
2602 E Livingston St, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



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
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3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Consultant:

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


Submittal To:
CITY OF ORLANDO, FL

Sheet Title:

**PARKING
DESIGNATION &
SIGHT DISTANCE
PLAN**

Sheet No.: **C3.10**

Seal:



The seal is circular with a double-lined border. The outer ring contains the text "NICOLE VAN VALKENBURG" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 66616" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

NICOLE VAN VALKENBURG
PE-NO. 0066616

DATE: June 30, 2021

A 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

SECTION VII

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

April 30,2025 - May 28, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	5/1/25	1467	\$ 1,240.00
	5/16/25	1468-1472	64,386.82
	5/22/25	1473-1480	39,301.95
			<hr/>
			\$ 104,928.77
Payroll			
	<u>May 2025</u>		
	Matthew Antolovich	50089	\$ 184.70
	Travis Smith	50090	80.08
	Willem Boermans	50091	184.70
			<hr/>
			\$ 449.48
TOTAL			\$ 105,378.25

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/01/25	00043	4/24/25 INV20706	202504 320-53800-48100		*	1,240.00	
		SCRTY 04/13/25 - 04/19/25		OFF DUTY MANAGEMENT INC			1,240.00 001467
5/16/25	00012	4/30/25 227813	202504 320-53800-47000		*	3,775.00	
		AQUATIC PLANT MGMT APR25		APPLIED AQUATIC MANAGEMENT, INC.			3,775.00 001468
5/16/25	00002	5/01/25 268	202505 310-51300-34000		*	3,937.50	
		MANAGEMENT FEES MAY25			*	105.00	
		5/01/25 268	202505 310-51300-35200		*	157.50	
		WEBSITE ADMIN MAY25			*	1,531.25	
		5/01/25 268	202505 310-51300-35100		*	.21	
		INFORMATION TECH MAY25			*	34.80	
		5/01/25 268	202505 310-51300-31300		*	1,575.00	
		DISSEMINATION SVCS MAY25			*		
		5/01/25 268	202505 310-51300-51000		*		
		OFFICE SUPPLIES MAY25			*		
		5/01/25 268	202505 310-51300-42000		*		
		POSTAGE MAY25			*		
		5/01/25 269	202505 320-53800-12000		*		
		FIELD MANAGEMENT MAY25		GOVERNMENTAL MANAGEMENT SERVICES			7,341.26 001469
5/16/25	00005	5/08/25 140204	202504 310-51300-31500		*	530.00	
		PREP/ATTEND BOS MTG/EMAIL		LATHAM, LUNA, EDEN & BEAUDINE, LLP			530.00 001470
5/16/25	00028	5/01/25 8344	202505 320-53800-46200		*	42,240.56	
		LANDSCAPE MAINT MAY25		OMEGASCAPES INC			42,240.56 001471
5/16/25	00013	4/18/25 123678	202504 310-51300-32300		*	3,500.00	
		FY25 SER.2019 BOND FEES			*	3,500.00	
		4/18/25 123679	202504 310-51300-32300		*	3,500.00	
		FY25 SER.2021 BOND FEES			*		
		4/18/25 123680	202504 310-51300-32300		*		
		FY25 SER.2018 BOND FEES		REGIONS BANK			10,500.00 001472
5/22/25	00012	5/15/25 228177	202505 320-53800-47000		*	3,775.00	
		AQUATIC PLANT MGMT MAY25		APPLIED AQUATIC MANAGEMENT, INC.			3,775.00 001473
5/22/25	00043	5/01/25 INV20938	202504 320-53800-48100		*	930.00	
		SCRTY 4/21/25-4/26/25					

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/08/25 INV21129	202505 320-53800-48100		*	1,007.51	
		SCRTY 4/27/25-5/3/25		OFF DUTY MANAGEMENT INC			1,937.51 001474
5/22/25 00006		5/09/25 15-060(1	202504 310-51300-31100		*	100.00	
		ENG ANNUAL INSPECT REPORT		POULOS & BENNETT LLC			100.00 001475
5/22/25 00015		5/17/25 05172025	202505 300-20700-10000		*	12,575.81	
		FY25 DEBT SVC SER2015		STOREY PARK CDD C/O REGIONS BANK			12,575.81 001476
5/22/25 00015		5/17/25 05172025	202505 300-20700-10100		*	5,063.92	
		FY25 DEBT SVC SER2018		STOREY PARK CDD C/O REGIONS BANK			5,063.92 001477
5/22/25 00015		5/17/25 05172025	202505 300-20700-10200		*	4,874.84	
		FY25 DEBT SVC SER2019		STOREY PARK CDD C/O REGIONS BANK			4,874.84 001478
5/22/25 00015		5/17/25 05172025	202505 300-20700-10500		*	6,822.48	
		FY25 DEBT SVC SER2021		STOREY PARK CDD C/O REGIONS BANK			6,822.48 001479
5/22/25 00015		5/17/25 05172025	202505 300-20700-10600		*	4,152.39	
		FY25 SPEC ASSES SER2022		STOREY PARK CDD C/O REGIONS BANK			4,152.39 001480
TOTAL FOR BANK A						104,928.77	
TOTAL FOR REGISTER						104,928.77	

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park
Community Development District

Unaudited Financial Reporting
April 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
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6	<u>Capital Reserve Income Statement</u>
7	<u>Debt Service Series 2015 Income Statement</u>
8	<u>Debt Service Series 2018 Income Statement</u>
9	<u>Debt Service Series 2019 Income Statement</u>
10	<u>Debt Service Series 2021 Income Statement</u>
11	<u>Debt Service Series 2022 Income Statement</u>
12	<u>Capital Projects Series 2021 Income Statement</u>
13	<u>Capital Projects Series 2022 Income Statement</u>
14	<u>Long Term Debt</u>
15	<u>FY25 Assessment Receipt Schedule</u>

Storey Park
Community Development District
Balance Sheet
April 30, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 166,677	\$ 39,604	\$ -	\$ -	\$ 206,281
Investments:					
Series 2015					
Reserve	-	-	349,564	-	349,564
Revenue	-	-	591,026	-	591,026
Interest	-	-	193,666	-	193,666
Sinking Fund	-	-	282	-	282
General Redemption	-	-	1,542	-	1,542
Prepayment	-	-	0	-	0
Series 2018					
Reserve	-	-	73,030	-	73,030
Revenue	-	-	308,030	-	308,030
Interest	-	-	201	-	201
Sinking Fund	-	-	67	-	67
General Redemption	-	-	71	-	71
Series 2019					
Reserve	-	-	44,049	-	44,049
Revenue	-	-	313,997	-	313,997
Interest	-	-	78,008	-	78,008
Sinking Fund	-	-	71	-	71
Prepayment	-	-	1	-	1
Principal	-	-	82	-	82
Series 2021					
Reserve	-	-	170,184	-	170,184
Revenue	-	-	376,798	-	376,798
Interest	-	-	237	-	237
Sinking Fund	-	-	135	-	135
Construction	-	-	-	20,382	20,382
Series 2022					
Reserve	-	-	103,627	-	103,627
Revenue	-	-	218,923	-	218,923
Interest	-	-	177	-	177
Sinking Fund	-	-	52	-	52
Construction	-	-	-	10,484	10,484
SBA - Operating	756,577	-	-	-	756,577
SBA - Capital Reserve	-	469,487	-	-	469,487
SBA - OCPS	-	30,566	-	-	30,566
Total Assets	\$ 923,254	\$ 539,657	\$ 2,823,818	\$ 30,867	\$ 4,317,596
Liabilities:					
Accounts Payable	\$ 17,044	\$ -	\$ -	\$ -	\$ 17,044
Total Liabilities	\$ 17,044	\$ -	\$ -	\$ -	\$ 17,044
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,136,081	\$ -	\$ 1,136,081
Assigned For Debt Service 2018	-	-	381,397	-	381,397
Assigned For Debt Service 2019	-	-	436,208	-	436,208
Assigned For Debt Service 2021	-	-	547,354	-	547,354
Assigned For Debt Service 2022	-	-	322,779	-	322,779
Assigned For Capital Projects 2021	-	-	-	20,382	20,382
Assigned For Capital Projects 2022	-	-	-	10,484	10,484
Unassigned	906,210	539,657	-	-	1,445,867
Total Fund Balances	\$ 906,210	\$ 539,657	\$ 2,823,818	\$ 30,867	\$ 4,300,552
Total Liabilities & Fund Equity	\$ 923,254	\$ 539,657	\$ 2,823,818	\$ 30,867	\$ 4,317,596

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 1,191,240	\$ 1,133,003	\$ 1,133,003	\$ -
Interest	24,000	14,000	11,564	(2,436)
Miscellaneous Revenues	-	-	35	35
Total Revenues	\$ 1,215,240	\$ 1,147,003	\$ 1,144,602	\$ (2,401)
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 4,000
FICA Expense	918	536	230	306
Engineering Fees	12,000	7,000	1,388	5,613
Attorney	25,000	14,583	6,688	7,896
Arbitrage	1,800	600	600	-
Dissemination Agent	18,375	10,719	10,719	-
Annual Audit	10,400	-	-	-
Trustee Fees	17,500	10,500	10,500	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	47,250	27,563	27,563	-
Information Technology	1,890	1,103	1,103	-
Website Maintenance	1,260	735	735	-
Telephone	150	88	-	88
Postage	750	438	366	71
Printing & Binding	750	438	112	326
Insurance	7,359	7,359	7,158	201
Legal Advertising	2,500	1,458	394	1,064
Other Current Charges	600	350	368	(18)
Office Supplies	100	58	10	48
Property Appraiser Fee	1,500	-	-	-
Property Taxes	-	-	3,778	(3,778)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 170,152	\$ 98,576	\$ 82,759	\$ 15,816

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Operation & Maintenance</u>				
Field Management	\$ 18,900	\$ 11,025	\$ 11,025	\$ -
Property Insurance	28,355	28,355	27,018	1,337
Electric	3,000	1,750	831	919
Streetlights	263,140	153,498	136,892	16,607
Water & Sewer	56,400	32,900	13,641	19,259
Landscape Maintenance - Contract	504,968	294,565	295,684	(1,119)
Landscape - Contingency	20,000	11,667	5,726	5,941
Lake Maintenance	45,300	26,425	26,425	-
Mitigation Monitoring & Maintenance	13,750	8,021	-	8,021
Irrigation Repairs	20,000	11,667	10,998	669
Repairs & Maintenance	25,000	14,583	4,235	10,348
Roadways & Sidewalks	15,000	8,750	3,065	5,685
Trail & Boardwalk Maintenance	5,000	2,917	5,860	(2,943)
Dog Park Maintenance	3,500	2,042	4,095	(2,053)
Operating Supplies	1,500	875	-	875
Pressure Washing	7,500	4,375	7,500	(3,125)
Signage	8,619	5,028	1,555	3,473
Enhanced Traffic Enforcement	39,500	23,042	16,596	6,446
Contingency	1,977	1,153	-	1,153
Total Maintenance - Shared Expenses	\$ 1,081,409	\$ 642,637	\$ 571,145	\$ 71,491
<u>Reserves</u>				
Capital Reserve Transfer	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
Total Reserves	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
Total Expenditures	\$ 1,401,287	\$ 890,938	\$ 803,631	\$ 87,308
Excess Revenues (Expenditures)	\$ (186,047)		\$ 340,972	
Fund Balance - Beginning	\$ 186,047		\$ 565,238	
Fund Balance - Ending	\$ -		\$ 906,210	

Storey Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 44,903	\$ 121,817	\$ 37,899	\$ 835,438	\$ 81,374	\$ 11,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,133,003
Interest	1,264	1,187	1,190	1,161	1,106	2,877	2,780	-	-	-	-	-	11,564
Miscellaneous Revenues	-	-	-	-	-	35	-	-	-	-	-	-	35
Total Revenues	\$ 1,264	\$ 46,090	\$ 123,007	\$ 39,060	\$ 836,543	\$ 84,285	\$ 14,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,144,602
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	77	61	46	-	-	-	46	-	-	-	-	-	230
Engineering Fees	88	188	88	250	-	675	100	-	-	-	-	-	1,388
Attorney	3,599	2,108	212	-	80	159	530	-	-	-	-	-	6,688
Arbitrage	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	1,531	1,531	1,531	1,531	1,531	1,531	1,531	-	-	-	-	-	10,719
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	10,500	-	-	-	-	-	10,500
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,938	3,938	3,938	3,938	3,938	3,938	3,938	-	-	-	-	-	27,563
Information Technology	158	158	158	158	158	158	158	-	-	-	-	-	1,103
Website Maintenance	105	105	105	105	105	105	105	-	-	-	-	-	735
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	28	5	15	58	62	192	5	-	-	-	-	-	366
Printing & Binding	5	26	7	-	-	-	75	-	-	-	-	-	112
Insurance	7,158	-	-	-	-	-	-	-	-	-	-	-	7,158
Legal Advertising	394	-	-	-	-	-	-	-	-	-	-	-	394
Other Current Charges	57	41	60	77	45	44	45	-	-	-	-	-	368
Office Supplies	0	0	0	9	0	0	0	-	-	-	-	-	10
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	3,778	-	-	-	-	-	-	-	-	-	-	3,778
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 26,786	\$ 12,737	\$ 6,758	\$ 6,125	\$ 5,918	\$ 6,802	\$ 17,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,759

Storey Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Operation & Maintenance</u>													
Field Management	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	11,025
Property Insurance	27,018	-	-	-	-	-	-	-	-	-	-	-	27,018
Electric	113	115	112	136	121	116	118	-	-	-	-	-	831
Streetlights	23,804	16,055	22,025	14,750	21,263	20,348	18,647	-	-	-	-	-	136,892
Water & Sewer	901	1,330	1,324	2,978	2,255	2,308	2,545	-	-	-	-	-	13,641
Landscape Maintenance - Contract	42,241	42,241	42,241	42,241	42,241	42,241	42,241	-	-	-	-	-	295,684
Landscape - Contingency	-	-	-	-	2,426	2,100	1,200	-	-	-	-	-	5,726
Lake Maintenance	3,775	3,775	3,775	3,775	3,775	3,775	3,775	-	-	-	-	-	26,425
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,724	1,599	2,578	1,541	2,556	-	-	-	-	-	-	10,998
Repairs & Maintenance	1,630	1,935	-	285	-	385	-	-	-	-	-	-	4,235
Roadways & Sidewalks	-	-	-	1,165	-	1,900	-	-	-	-	-	-	3,065
Trail & Boardwalk Maintenance	-	5,860	-	-	-	-	-	-	-	-	-	-	5,860
Dog Park Maintenance	470	-	-	970	545	1,345	765	-	-	-	-	-	4,095
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Signage	-	375	285	660	-	235	-	-	-	-	-	-	1,555
Enhanced Traffic Enforcement	344	275	666	4,615	3,878	3,100	3,720	-	-	-	-	-	16,596
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 101,870	\$ 76,260	\$ 81,102	\$ 75,726	\$ 79,619	\$ 81,983	\$ 74,585	\$ -	\$ -	\$ -	\$ -	\$ -	571,145
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 149,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149,726
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 149,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149,726
Total Expenditures	\$ 128,656	\$ 88,997	\$ 87,859	\$ 81,851	\$ 235,263	\$ 88,786	\$ 92,217	\$ -	\$ -	\$ -	\$ -	\$ -	803,631
Excess Revenues (Expenditures)	\$ (127,392)	\$ (42,906)	\$ 35,147	\$ (42,791)	\$ 601,280	\$ (4,501)	\$ (77,865)	\$ -	\$ -	\$ -	\$ -	\$ -	340,972

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Transfer In	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
Interest	12,000	7,000	10,231	3,231
Misc. Income - OCPS	-	-	30,000	30,000
Total Revenues	\$ 161,726	\$ 156,726	\$ 189,957	\$ 33,231
Expenditures:				
Contingency	\$ 600	\$ 350	\$ 275	\$ 75
Capital Outlay	-	-	12,900	(12,900)
Total Expenditures	\$ 600	\$ 350	\$ 13,175	\$ (12,825)
Excess Revenues (Expenditures)	\$ 161,126		\$ 176,782	
Fund Balance - Beginning	\$ 362,713		\$ 362,875	
Fund Balance - Ending	\$ 523,839		\$ 539,657	

Storey Park

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 586,226	\$ 586,226	\$ -
Interest	30,000	17,500	20,220	2,720
Total Revenues	\$ 646,298	\$ 603,726	\$ 606,446	\$ 2,720
Expenditures:				
Series 2015				
Interest - 11/01	\$ 198,281	\$ 198,281	\$ 198,278	\$ 3
Principal - 11/01	205,000	205,000	205,000	-
Interest - 05/01	193,669	-	-	-
Total Expenditures	\$ 596,950	\$ 403,281	\$ 403,278	\$ 3
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 49,348		\$ 203,168	
Fund Balance - Beginning	\$ 593,045		\$ 932,913	
Fund Balance - Ending	\$ 642,393		\$ 1,136,081	

Storey Park

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 236,056	\$ 236,056	\$ -
Interest	8,000	4,667	6,013	1,346
Total Revenues	\$ 256,827	\$ 240,723	\$ 242,069	\$ 1,346
Expenditures:				
Series 2018				
Interest - 12/15	\$ 84,588	\$ 84,588	\$ 84,588	\$ -
Principal - 06/15	80,000	-	-	-
Interest - 06/15	84,588	-	-	-
Total Expenditures	\$ 249,175	\$ 84,588	\$ 84,588	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 7,652		\$ 157,481	
Fund Balance - Beginning	\$ 150,406		\$ 223,916	
Fund Balance - Ending	\$ 158,058		\$ 381,397	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 227,242	\$ 227,242	\$ -
Interest	10,000	5,833	7,506	1,673
Total Revenues	\$ 248,964	\$ 233,076	\$ 234,749	\$ 1,673
Expenditures:				
Series 2019				
Interest - 12/15	\$ 76,869	\$ 76,869	\$ 76,869	\$ -
Principal - 06/15	85,000	-	-	-
Interest - 06/15	76,869	-	-	-
Total Expenditures	\$ 238,738	\$ 76,869	\$ 76,869	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 10,227		\$ 157,880	
Fund Balance - Beginning	\$ 150,073		\$ 278,328	
Fund Balance - Ending	\$ 160,300		\$ 436,208	

Storey Park

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 318,032	\$ 318,032	\$ -
Interest	12,500	7,292	8,823	1,531
Total Revenues	\$ 346,800	\$ 325,324	\$ 326,855	\$ 1,531
Expenditures:				
Series 2021				
Interest - 12/15	\$ 99,938	\$ 99,938	\$ 99,938	\$ -
Principal - 06/15	135,000	-	-	-
Interest - 06/15	99,938	-	-	-
Total Expenditures	\$ 334,875	\$ 99,938	\$ 99,938	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (8,400)	\$ (4,900)	\$ (4,379)	\$ (521)
Total Other Financing Sources (Uses)	\$ (8,400)	\$ (4,900)	\$ (4,379)	\$ (521)
Excess Revenues (Expenditures)	\$ 3,525		\$ 222,538	
Fund Balance - Beginning	\$ 144,638		\$ 324,816	
Fund Balance - Ending	\$ 148,163		\$ 547,354	

Storey Park

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 193,565	\$ 193,565	\$ -
Interest	8,000	4,667	5,294	628
Total Revenues	\$ 211,549	\$ 198,232	\$ 198,859	\$ 628
Expenditures:				
Series 2022				
Interest - 12/15	\$ 74,859	\$ 74,859	\$ 74,859	\$ -
Principal - 06/15	55,000	-	-	-
Interest - 06/15	74,859	-	-	-
Total Expenditures	\$ 204,718	\$ 74,859	\$ 74,859	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (5,400)	\$ (3,150)	\$ (2,661)	\$ (489)
Total Other Financing Sources (Uses)	\$ (5,400)	\$ (3,150)	\$ (2,661)	\$ (489)
Excess Revenues (Expenditures)	\$ 1,432		\$ 121,340	

Storey Park
Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 476	\$ 476
Total Revenues	\$ -	\$ -	\$ 476	\$ 476
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,379	\$ (4,379)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,379	\$ (4,379)
Excess Revenues (Expenditures)	\$ -		\$ 4,855	
Fund Balance - Beginning	\$ -		\$ 15,527	
Fund Balance - Ending	\$ -		\$ 20,382	

Storey Park

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 240	\$ 240
Total Revenues	\$ -	\$ -	\$ 240	\$ 240
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,661	\$ (2,661)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,661	\$ (2,661)
Excess Revenues (Expenditures)	\$ -		\$ 2,901	
Fund Balance - Beginning	\$ -		\$ 7,583	
Fund Balance - Ending	\$ -		\$ 10,484	

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	\$349,564	
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)
LESS: PRINCIPAL PAYMENT 11/1/22		(\$190,000)
LESS: PRINCIPAL PAYMENT 11/1/23		(\$200,000)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$205,000)
CURRENT BONDS OUTSTANDING		\$7,675,000

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	\$73,030	
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)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$75,000)
CURRENT BONDS OUTSTANDING		\$3,455,000

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	\$44,049	
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)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$80,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,615,000

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	\$170,184	
BONDS OUTSTANDING - 6/15/21		\$6,030,000
LESS: PRINCIPAL PAYMENT 6/15/22		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$130,000)
CURRENT BONDS OUTSTANDING		\$5,650,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FIVE PROJECT)		
INTEREST RATES:	4.250%, 4.500%, 5.000%, 5.150%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$101,774	
RESERVE FUND BALANCE	\$103,627	
BONDS OUTSTANDING - 9/15/22		\$3,105,000
LESS: PRINCIPAL PAYMENT 6/15/23		(\$50,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$50,000)
CURRENT BONDS OUTSTANDING		\$3,005,000

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$ 1,267,495.00	\$ 655,813.00	\$ 264,077.00	\$ 254,217.00	\$ 355,784.00	\$ 216,542.05	\$ 3,013,928.05
Net Assessments	\$ 1,191,445.30	\$ 616,464.22	\$ 248,232.38	\$ 238,963.98	\$ 334,436.96	\$ 203,549.53	\$ 2,833,092.37

ON ROLL ASSESSMENTS

42.05%	21.76%	8.76%	8.43%	11.80%	7.18%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2018 Debt Service Asmt	2019 Debt Service Asmt	2021 Debt Service Asmt	2022 Debt Service Asmt	Total
11/6/24	1	\$6,633.27	\$0.00	\$320.42	\$0.00	\$6,312.85	\$2,654.84	\$1,373.64	\$553.12	\$532.47	\$745.21	\$453.56	\$6,312.84
11/13/24	2	\$27,738.17	\$0.00	\$1,109.53	\$0.00	\$26,628.64	\$11,198.56	\$5,794.24	\$2,333.17	\$2,246.06	\$3,143.42	\$1,913.19	\$26,628.64
11/22/24	3	\$78,319.45	\$1,353.89	\$3,132.78	\$0.00	\$73,832.78	\$31,050.07	\$16,065.58	\$6,469.15	\$6,227.60	\$8,715.71	\$5,304.67	\$73,832.78
12/04/24	4	\$115,850.98	\$0.00	\$4,634.05	\$0.00	\$111,216.93	\$46,771.82	\$24,200.15	\$9,744.70	\$9,380.86	\$13,128.78	\$7,990.62	\$111,216.93
12/11/24	5	\$44,166.34	\$0.00	\$1,766.66	\$1,589.63	\$43,989.31	\$18,499.52	\$9,571.81	\$3,854.29	\$3,710.38	\$5,192.79	\$3,160.51	\$43,989.30
12/18/24	6	\$140,060.46	\$0.00	\$5,602.40	\$0.00	\$134,458.06	\$56,545.78	\$29,257.28	\$11,781.06	\$11,341.19	\$15,872.32	\$9,660.42	\$134,458.05
01/13/25	7	\$93,874.26	\$0.00	\$3,754.96	\$0.00	\$90,119.30	\$37,899.30	\$19,609.43	\$7,896.15	\$7,601.33	\$10,638.28	\$6,474.81	\$90,119.30
02/12/25	8	\$2,069,316.85	\$0.00	\$82,761.85	\$0.00	\$1,986,555.00	\$835,437.50	\$432,262.67	\$174,059.72	\$167,560.75	\$234,506.09	\$142,728.26	\$1,986,554.99
03/12/25	9	\$201,415.55	\$0.00	\$7,919.97	\$0.00	\$193,495.58	\$81,373.77	\$42,103.50	\$16,953.87	\$16,320.85	\$22,841.50	\$13,902.10	\$193,495.59
04/11/25	10	\$28,612.70	\$0.00	\$1,095.57	\$0.00	\$27,517.13	\$11,572.22	\$5,987.57	\$2,411.02	\$2,321.00	\$3,248.30	\$1,977.03	\$27,517.14
05/13/25	11	\$59,650.00	\$0.00	\$1,855.18	\$0.00	\$57,794.82	\$24,305.37	\$12,575.81	\$5,063.92	\$4,874.84	\$6,822.48	\$4,152.39	\$57,794.81
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 2,865,638.03	\$ 1,353.89	\$ 113,953.37	\$ 1,589.63	\$ 2,751,920.40	\$ 1,157,308.75	\$ 598,801.68	\$ 241,120.17	\$ 232,117.33	\$ 324,854.88	\$ 197,717.56	\$ 2,751,920.37

97.13%	Net Percent Collected
\$ 81,171.97	Balance Remaining to Collect