

Title: Ordinance No. 2026-2 Establishing the Dowden Central Community Development District (GMP2025-10020) (Economic Development)**Meeting Date:** February 9, 2026**Section:** Ordinances/1st Read**Contact:** Melissa Clarke, Yolanda Ortiz**District:** 1**Fiscal Impact:** No Fiscal Impact

Summary: Ordinance No. 2026-2 would create a new community development district, named the Dowden Central Community Development District (the District), comprised of approximately 379.19 acres, and it will also designate 5 people to serve as the initial board of supervisors. The District is generally located north of Wewahootee Road, south of Dowden Road, west of Innovation Way, and east of Launch Point Road, within the boundaries of the City of Orlando.

A Community Development District (CDD) is a local unit of special-purpose government that is created under Florida law, Chapter 190, *Florida Statutes*. CDDs are responsible for planning, financing, constructing, and maintaining public infrastructure such as roads, stormwater utilities, landscaping, and other common facilities. The establishment of the Dowden Central Community Development District is being requested by Beachline South Residential, LLC. The petitioner has secured written consent from the owners of 100% of the real property within the proposed District, in accordance with Section 190.005 of the Florida Statutes. The request was filed on December 5, 2025.

City staff has reviewed the Petition, in conformance with the Florida Statutes Section 190.005 and recommend that Council finds, based on the record evidence, that the Petition meets the statutory standards of review. The Petition provided by the Petitioner is attached to this Council Agenda Item as part of the record.

Recommended Action: Approve Ordinance 2026-2 on first reading and request that the Mayor and City Clerk present the draft ordinance for second reading and public hearing at a future City Council meeting.