

1 **AN ORDINANCE GRANTING PETITION OF BEACHLINE**
2 **SOUTH RESIDENTIAL, LLC, ESTABLISHING AND**
3 **NAMING THE DOWDEN CENTRAL COMMUNITY**
4 **DEVELOPMENT DISTRICT PURSUANT TO CHAPTER**
5 **190, FLORIDA STATUTES; PROVIDING FINDINGS;**
6 **DESCRIBING THE EXTERNAL BOUNDARIES, THE**
7 **FUNCTIONS AND THE POWERS OF THE DISTRICT;**
8 **DESIGNATING FIVE PERSONS TO SERVE AS THE**
9 **INITIAL MEMBERS OF THE DISTRICT'S BOARD OF**
10 **SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE**
11 **AND AN EFFECTIVE DATE.**

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13 **WHEREAS**, the Florida Legislature created and amended Chapter 190, Florida
14 Statutes, to provide an alternative method to finance and manage basic services for
15 community development; and

16
17 **WHEREAS**, Beachline South Residential, LLC (the "Petitioner") petitioned the
18 City Council of the City of Orlando, Florida (the "Orlando City Council"), to enact an
19 ordinance establishing the Dowden Central Community Development District (the
20 "District") pursuant to Chapter 190, Florida Statutes, over the real property described in
21 Exhibit 2 of the Petition to Establish the Dowden Central Community Development
22 District; and

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24 **WHEREAS**, Petitioner has provided written consent to the establishment of the
25 District from the owners of 100 percent of the real property to be included in the District;
26 and

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28 **WHEREAS**, Petitioner is a company authorized to conduct business in the State
29 of Florida, Petitioner's principal place of business is 4901 Vineland Road, Suite 450,
30 Orlando, Florida 32811; and

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32 **WHEREAS**, a public hearing has been conducted by the Orlando City Council on
33 _____, 2026, in accordance with the requirements and procedures
34 of section 190.005(2)(a)–(b), Florida Statutes, and the applicable requirements and
35 procedures of the City's Charter and Code of Ordinances; all interested persons and
36 affected units of general-purpose local government were afforded an opportunity to
37 present oral and written comments on the Petition at said duly noticed public hearing;
38 and

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40 **WHEREAS**, upon consideration of the record established at that hearing, in
41 accordance with the statutory factors set forth in section 190.005(2)(c), the Orlando City
42 Council determined that the statements within the Petition were true and correct, that the
43 Petition is complete in that it meets the requirements of section 190.005(2)(a), Florida
44 Statutes, that the establishment of the District is not inconsistent with any applicable
45 element or portion of the state comprehensive plan or the City's comprehensive plan,
46 that the land within the District is of sufficient size, is sufficiently compact, and sufficiently

47 contiguous to be developable as a functionally interrelated community, that the District is
48 the best alternative available for delivering community development services and
49 facilities to the area served by the District, that the community development services and
50 facilities of the District will not be incompatible with the capacity and uses of existing
51 local and regional community development services and facilities, and that the area to
52 be served by the District is amenable to separate special-district governance; and
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54 **WHEREAS**, establishment of the District will constitute a timely, efficient,
55 effective, responsive, and economic way to deliver community development services in
56 the area described, thereby providing a solution to the City’s planning, management and
57 financing needs for delivery of capital infrastructure therein without overburdening the
58 City and its taxpayers; and
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60 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
61 **OF ORLANDO, FLORIDA, AS FOLLOWS:**
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63 **SECTION 1. AUTHORITY.** This ordinance is enacted in compliance with and
64 pursuant to the Uniform Community Development District Act of 1980, Chapter 190,
65 Florida Statutes.
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67 **SECTION 2. FINDINGS.** The foregoing recitals and findings are true and correct
68 and are incorporated herein, adopted, and made a part hereof.
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70 **SECTION 3. GRANT OF PETITION.** The Petition, which was filed with the Office
71 of the City Clerk on December 5, 2025, and a copy of which is attached hereto as
72 **Exhibit “A”** and incorporated herein, is hereby granted.
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74 **SECTION 4. CREATION OF DISTRICT; DISTRICT NAME.** There is hereby
75 created a community development district situated entirely within the incorporated
76 boundaries of the City of Orlando, Florida, named the “Dowden Central Community
77 Development District.”
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79 **SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external
80 boundaries of the District are described in Exhibit 2 of the Petition. The District, overall,
81 contains 379.19 acres, more or less. There are no parcels within the external boundaries
82 of the District which are to be excluded from the District.
83

84 **SECTION 6. FUNCTIONS AND POWERS.** The general powers and functions
85 of the District are described in section 190.011 and subsection 190.012(1). The District
86 is also hereby authorized to exercise additional powers to finance, fund, plan, establish,
87 acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems
88 and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and
89 educational uses as authorized and described in Section 190.012(2)(a), Florida Statutes;
90 and security powers, including but not limited to walls, fences, and electronic intrusion

91 detection, as authorized and described in Section 190.012(2)(d), Florida Statutes. In the
92 exercise of its powers, the District shall comply with all applicable governmental laws,
93 rules, regulations and policies including, but not limited to, all City ordinances and
94 policies governing land planning and permitting of the development to be served by the
95 District. The District shall not have any zoning or permitting powers governing land
96 development or the use of land.

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98 **SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to
99 serve as initial members of the District's Board of Supervisors are as follows:

100	<u>Name</u>	<u>Address</u>
101		
102		
103	Ralph Bell	2450 Maitland Center Parkway, Suite 300
104		Maitland, FL 32751
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106		
107	Neil Weiderhaft	2450 Maitland Center Parkway, Suite 300
108		Maitland, FL 32751
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110	Amy Herskovitz	2450 Maitland Center Parkway, Suite 300,
111		Maitland, FL 32751
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113	Stephannie Coffin	2450 Maitland Center Parkway, Suite 300,
114		Maitland, FL 32751
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116	Thomas Franklin	1368 E. Vine Street, Kissimmee, FL 34744
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118 All of the above-listed persons are residents of the State of Florida and citizens of
119 the United States of America.

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121 **SECTION 8. OBLIGATIONS OF DISTRICT.** No bond, debt, or other obligation
122 of the District, nor any default thereon, shall constitute a debt or obligation or burden of
123 the City.

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125 **SECTION 9. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's
126 errors found in this ordinance by filing a corrected copy of this ordinance with the City
127 Clerk.

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129 **SECTION 10. SEVERABILITY.** If any provision of this ordinance or its
130 application to any person or circumstance is held invalid, the invalidity does not affect
131 other provisions or applications of this ordinance which can be given effect without the
132 invalid provision or application, and to this end the provisions of this ordinance are
133 severable.

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SECTION 11. EFFECTIVE DATE. This ordinance is effective upon adoption.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2026.

DONE, THE PUBLIC NOTICES, in a newspaper of general circulation in the City of Orlando, Florida, by the Petitioner, commencing the _____ day of _____, 2026, and running once each week for four consecutive weeks ending on the _____ day of _____, 2026.

DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this _____ day of _____, 2026.

BY THE MAYOR OF THE CITY OF ORLANDO, FLORIDA:

Mayor

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

City Clerk

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

Assistant City Attorney

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