

***Dowden Central
Community Development District***

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 10, 2026

Sent Via USPS

Orange County Administrator

Mr. Bryon Brooks
201 S. Rosalind Ave
Orlando, FL 32801

City of Orlando Manager

Mr. F.J. Flynn
P.O. Box 4990
Orlando, FL 32802

Re: Dowden Central Community Development District

To Whom it May Concern:

Pursuant to Chapter 190 F.S. enclosed is a map of the **Dowden Central Community Development District** (the “District”), the legal description as shown in the Ordinance and Chapter 190 of the Florida Statutes, which will serve as the charter for the District. The District has selected Mr. Jason Showe as the District’s Registered Agent and the District’s address, 219 E. Livingston St., Orlando, FL 32801, as the District’s Registered Office whose telephone number is 407-841-5524. A certified copy of this resolution has also been enclosed. During the next several months the District will undertake the preparation of a capital improvements program, which will serve as the basis for the District’s public facilities report, which will be submitted to each of you upon its completion.

Please be advised the District held its organizational meeting on **March 27, 2026** and at that time each Supervisor was informed with the necessary information to file their financial disclosure statement electronically once notified by the Commission on Ethics online system within 30 days, which will satisfy the requirements of Chapter 112 F.S. dealing with financial disclosure.

The Board of Supervisors of the Dowden Central Community Development District will hold their meetings for the remainder of Fiscal Year 2026 at the Offices of GMS-CF, LLC, 219

E. Livingston St., Orlando, FL 32801, on the 3rd Thursday of every month at 8:30 AM unless otherwise indicated as follows:

April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

Please contact me at 407-841-5524 if you should have any questions.

Sincerely,

Syanne Hall

Syanne Hall
Recording Secretary

Enclosures

Legend

 Dowden Central CDD

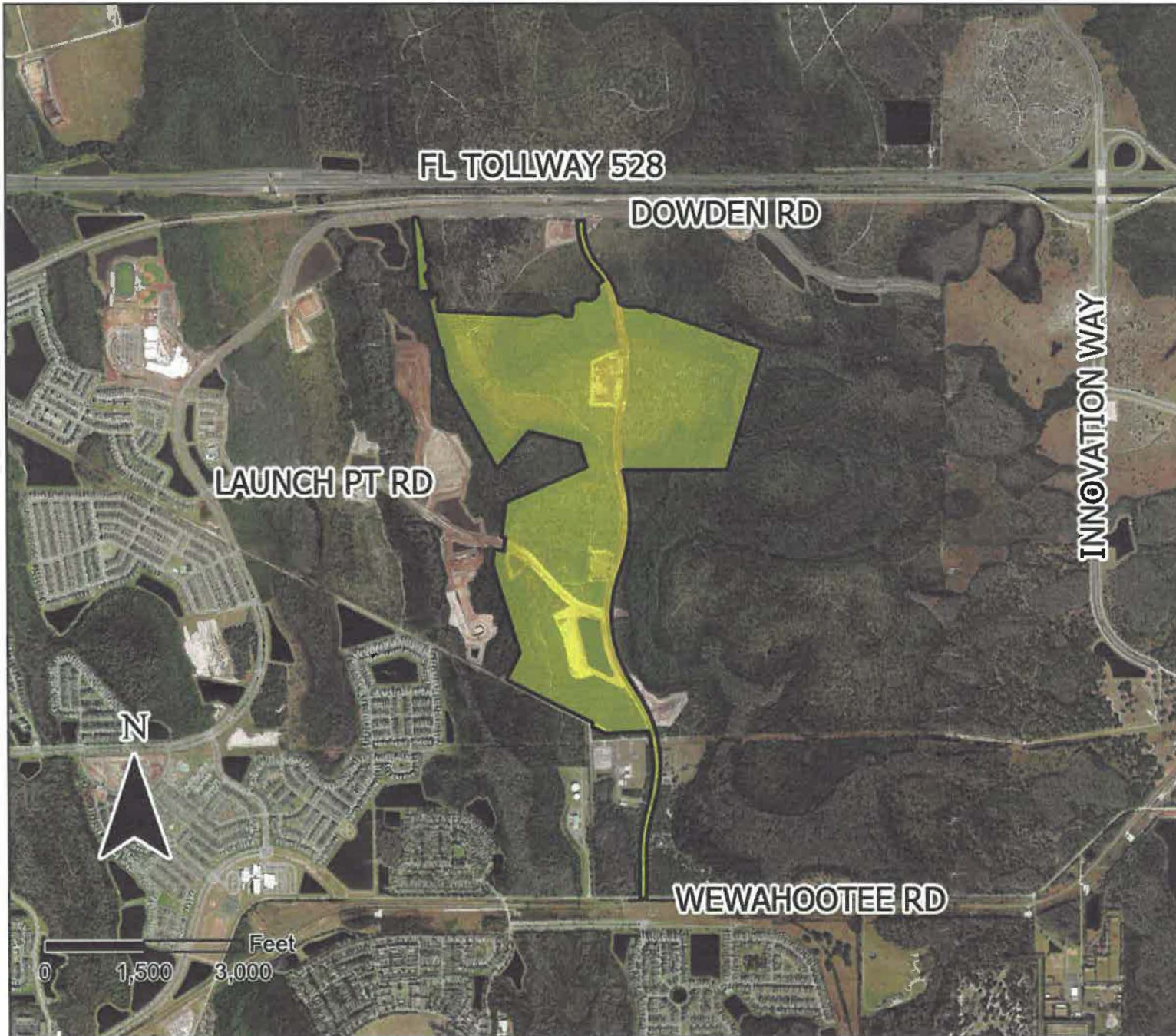


Exhibit 1
General Location Map
Dowden Central CDD

Author: CA
Date Saved: 11/29/2025

CERTIFICATION

STATE OF FLORIDA

COUNTY OF ORANGE

I, Stephanie Herdocia, Orlando City Clerk, hereby certify that the attached is a true and correct copy of Ordinance No. 2026-2 adopted by the City Council of the City of Orlando, Florida at the March 16, 2026 City Council Meeting.

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

Given under my hand and the corporate seal of the City of Orlando, Florida, affixed this 23rd day of March 2026.



Stephanie Herdocia
City Clerk

OFFICE OF CITY CLERK

ORDINANCE NO. 2026-2

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

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

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

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

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

WHEREAS, a public hearing has been conducted by the Orlando City Council on March 10, 2026, in accordance with the requirements and procedures of section 190.005(2)(a)-(b), Florida Statutes, and the applicable requirements and procedures of the City's Charter and Code of Ordinances; all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at said duly noticed public hearing; and

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

ORDINANCE NO. 2026-2

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
53

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
59

60 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
61 **OF ORLANDO, FLORIDA, AS FOLLOWS:**
62

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.
66

67 **SECTION 2. FINDINGS.** The foregoing recitals and findings are true and correct
68 and are incorporated herein, adopted, and made a part hereof.
69

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.
73

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."
78

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 of
85 the District are described in section 190.011 and subsection 190.012(1). The District is
86 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

ORDINANCE NO. 2026-2

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

<u>Name</u>	<u>Address</u>
Ralph Bell	2450 Maitland Center Parkway, Suite 300 Maitland, FL 32751
Neil Weiderhaft	2450 Maitland Center Parkway, Suite 300 Maitland, FL 32751
Amy Herskovitz	2450 Maitland Center Parkway, Suite 300, Maitland, FL 32751
Stephannie Coffin	2450 Maitland Center Parkway, Suite 300, Maitland, FL 32751
Thomas Franklin	1368 E. Vine Street, Kissimmee, FL 34744

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

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

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

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

ORDINANCE NO. 2026-2

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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 9th day of February, 2026.

DONE, THE PUBLIC NOTICES, in a newspaper of general circulation in the City of Orlando, Florida, by the Petitioner, commencing the 19th day of February, 2026, and running once each week for four consecutive weeks ending on the 12th day of March, 2026.

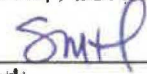
DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 11th day of March, 2026.

BY THE MAYOR OF THE CITY OF ORLANDO, FLORIDA:



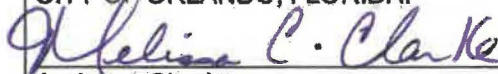
Mayor

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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City Council Meeting: 3/16/2026
Item: 12.a Documentary: 24031612.a

Legend

 Dowden Central CDD



Exhibit 1
General Location Map
Dowden Central CDD

Author CA
Date Saved 11/29/2025



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: Ordinance 2026-2
AN ORDINANCE GRANTING PETITION OF BEACHLINE SOUTH RESIDENTIAL, LLC, ESTABLISHING AND NAMING THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FINDINGS; DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND THE POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;

¹ See Section 166.041(4)(c), Florida Statutes.



- c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, the City of Orlando hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Orlando, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City of Orlando's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information the governing body deems useful (if any):
[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: City of Orlando staff solicited comments from businesses in the city as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on city website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses].

Dowden Central
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

CERTIFICATE

I, George S. Flint, Secretary of the **Dowden Central Community Development District** do hereby certify that the attached copy of **Resolution 2026-05** was adopted at a meeting of the Board of Supervisors duly called and held on March 27, 2026 at which a quorum was present and acting throughout, and which Resolution has been compared by me with the original thereof and that said resolution is a true, complete and correct copy thereof, and said Resolution had been duly adopted and has not been modified, amended or supplemented and is in full force and effect on and as of the date hereof in the form attached hereto.

IN WITNESS WHEREOF, I have set my hand this 10th day of April, 2026.

**DOWDEN CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**



BY: George S. Flint
ITS: Secretary

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dowden Central Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando, Orange County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Governmental Management Services- Central Florida, LLC, is hereby designated as the Registered Agent for Dowden Central Community Development District.

SECTION 2. The District's Registered Office shall be located at 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with Orange County and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 27th day of March 2026.

ATTEST:

**DOWDEN CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**


Secretary / Assistant Secretary
Board of Supervisors


Chairperson / Vice Chairperson,