

**IN RE: AN ORDINANCE PURSUANT TO)
SECTION 190.005(2), FLORIDA STATUTES,)
TO ESTABLISH THE DOWDEN WEST)
COMMUNITY DEVELOPMENT DISTRICT)**

	<u>Name</u>	<u>Address</u>
a)	Keith Trace	1900 Summit Tower Blvd., Suite 500 Orlando, Florida 32810
b)	Drew Abel	1900 Summit Tower Blvd., Suite 500 Orlando, Florida 32810
c)	Steven Kalberer	1900 Summit Tower Blvd., Suite 500 Orlando, Florida 32810
d)	Gregory U. Clark	189 S. Orange Ave, Suite 1110S Orlando, Florida 32801
e)	Thomas Franklin	1368 E. Vine Street Kissimmee, Florida 34744

5. Name. The name of the proposed District will be the "DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT."

6. Water and Sewer Interceptors. There are currently no major trunk water mains, sewer interceptors and/or outfalls within the boundaries of the proposed District and the nearest locations of such facilities with regard to the proposed District (but outside of the proposed District boundaries) are shown on Exhibit 4.

7. District Facilities and Services. Based upon currently available data, the proposed timetable for the construction of the District services and the estimated cost of constructing the proposed services, based on available data, is shown on Exhibit 5. This is a good faith estimate but is not binding on the Petitioner and the District and is subject to change.

8. Land Uses: All of the land within the proposed District is presently vacant. The proposed land uses within the District are residential, conservation and recreational. By virtue of that certain City of Orlando Ordinance No. 2016-81 adopted on October 10, 2016 (the "PD Ordinance"), the real property comprising the District is currently zoned for "Planned Development," and the proposed uses for the land included within the District are consistent with the City of Orlando's Comprehensive Land Use Plan (the "City Comprehensive Plan"). The City Comprehensive Plan and the PD Ordinance designate the land contained within the proposed District for (i) residential use; (ii) public and private recreational uses which may include, without limitation, a clubhouse, general amenity center(s), swimming pool(s) and appurtenant facilities, community centers and park spaces; and (iii) conservation areas. Although the PD Ordinance allows for a maximum total of 6,400 dwelling units, the PD Ordinance is also applicable to, in addition to the real property which will comprise the District, other real property that will not constitute a part of the District and, therefore, only a portion of the maximum allowed dwelling units have been allocated to the real property that will comprise the District. Petitioner is currently in the process of obtaining the required permitting for developing multiple phases of single-family and townhouse residential subdivision(s) within the boundaries of the

District, with an anticipated total of 2,000 single-family detached and single-family attached residential dwelling units. The current, proposed future general distribution, location and extent of public and private uses within the District, which are subject to change but shall at all times remain in compliance with all applicable statutes, ordinances, agreements, orders and regulations, are shown on Exhibit 6.

9. Statement of Estimated Regulatory Costs. A Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, *Florida Statutes*, is attached hereto as Exhibit 7 and incorporated herein.

10. Powers Requested. The District is seeking and hereby requests the right to exercise all powers provided for in Section 190.011, Section 190.012(1), and Sections 190.012(2)(a) and (d), *Florida Statutes*, as well as Section 190.012(2)(f), *Florida Statutes*, to the extent required by the City.

11. Address of the Petitioner and its Authorized Agent. The Petitioner is: Beachline South Residential, LLC, a Florida limited liability company, whose principal address is 1900 Summit Tower Boulevard, Suite 500, Orlando, Florida 32810 and registered agent address is 1900 Summit Tower Boulevard, Suite 500, Orlando, Florida 32810. Copies of all correspondence and official notices should be sent to: Jan Albanese Carpenter, Esq. and/or Andrew d'Adesky, Esq. at Latham, Shuker, Eden & Beaudine, LLP, 111 N. Magnolia Avenue, Suite 1400, Orlando, Florida 32801.

12. Justification Statement. The property within the District is amenable to operating as an independent special district for the following reasons:

- a. All statements contained in this Petition are true and correct.
- b. The establishment of the District is not inconsistent with any applicable element or portions of the effective City of Orlando Comprehensive Land Use Plan, as amended, or any applicable elements of the state comprehensive plan.
- c. The area of land within the District is part of a unified plan of development for which a development plan has been or will be, at the time of the City Council of Orlando consideration of this Petition, approved by the City Council of Orlando as part of the PD Ordinance. The land encompassing the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.
- d. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities, allows for a more efficient use of resources, provides the opportunity for new growth to pay for itself, and provides a perpetual entity capable of making provisions for the operation and maintenance of the District services and facilities.
- e. The proposed District is the best alternative available for delivering community development services to the area to be served because the District provides a

governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the District, and provides a responsible perpetual public entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future. The establishment of the District will prevent the general body of taxpayers in Orange County from bearing the burden for installation of the infrastructure within and without the lands of the proposed District.

f. For the foregoing reasons, the area to be served by the District is amenable to separate special district government.

WHEREFORE, Petitioner respectfully requests the City Council of Orlando of Orange County, Florida to:

1. Direct that a local public hearing be held, as required by Section 190.005(2)(b), *Florida Statutes*, to consider the establishment of the Dowden West Community Development District.
2. Adopt an ordinance pursuant to Chapter 190, *Florida Statutes*, granting this Petition and establishing the Dowden West Community Development District.
3. Consent to the District's exercise of the statutory powers requested herein, as those powers are set forth in Chapter 190, *Florida Statutes*.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
PETITION TO ESTABLISH THE
DOWDEN COMMUNITY DEVELOPMENT DISTRICT**

Respectfully submitted this 15th day of February, 2017.

**ATTORNEYS FOR
PETITIONER:**

LATHAM, SHUKER, EDEN & BEAUDINE, LLP

By: JAC

Jan Albanese Carpenter, Esquire
Florida Bar No. 767158
Andrew d'Adesky, Esquire
Florida Bar No. 0117586
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
407-581-5800 (telephone)

PETITIONER:

BEACHLINE SOUTH RESIDENTIAL, LLC,
a Florida limited liability company

By: Land Innovations, LLC,
a Florida limited liability company,
its Manager

By: Primo Land, LLC,
a Florida limited liability company,
its Manager

By: JAT
Jay A. Thompson, its Manager

EXHIBIT 1

**GENERAL LOCATION OF THE PROPOSED DOWDEN
COMMUNITY DEVELOPMENT DISTRICT**

[ATTACHED BELOW]

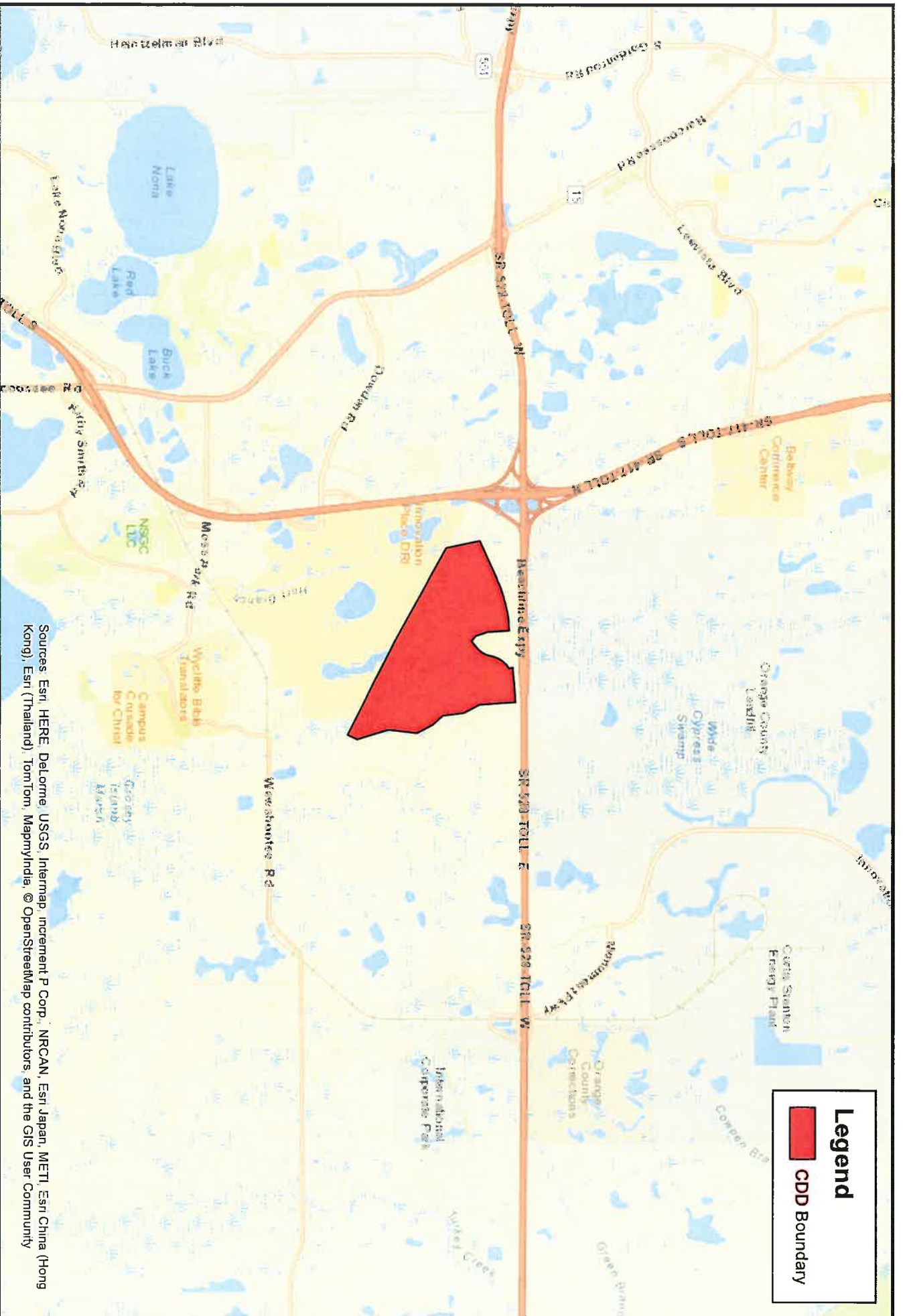


Dowden West CDD

City of Orlando, Florida

Exhibit 1A - Location Map

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox India, © OpenStreetMap contributors, and the GIS User Community



Data Source: Dewberry
Image Source: ESRI

Data Source: Dewberry
Image Source: ESRI

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Legend



CDD Boundary

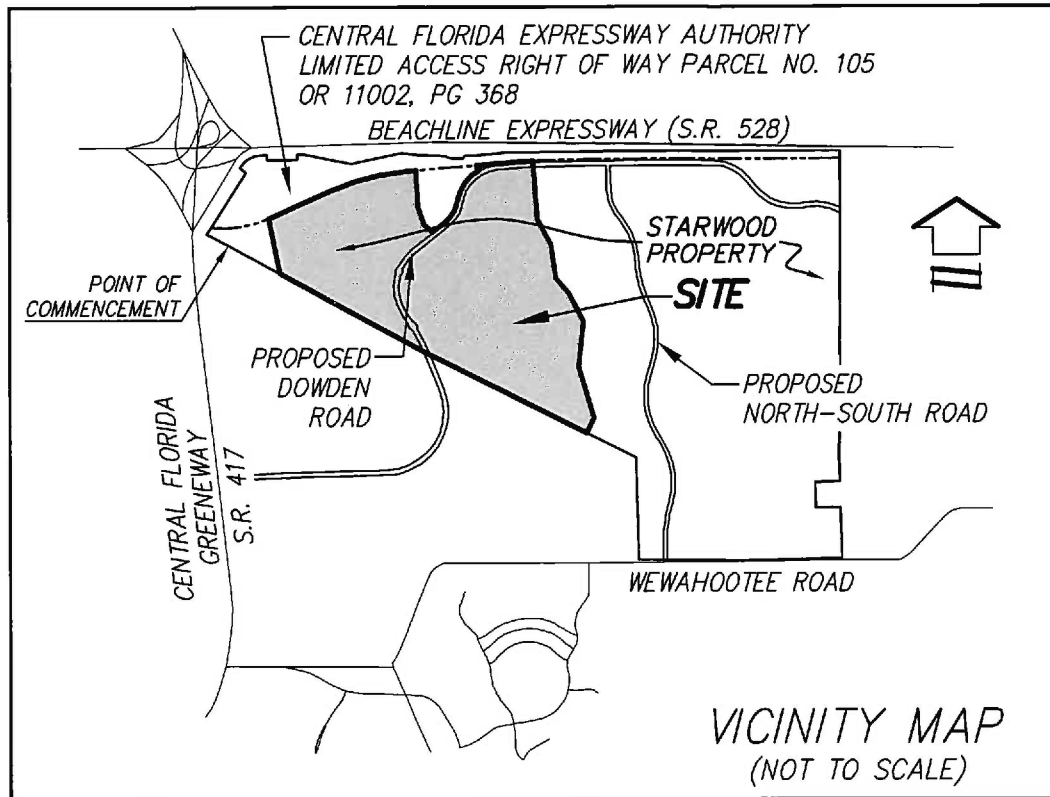
EXHIBIT 2

**METES AND BOUNDS LEGAL DESCRIPTION OF THE
DOWDEN COMMUNITY DEVELOPMENT DISTRICT,
TOGETHER WITH A SKETCH OF SAID DESCRIPTION**

[ATTACHED BELOW]

LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SEC	SECTION - TOWNSHIP S - RANGE E
O	CHANGE IN DIRECTION
PNT	POINT OF NON TANGENCY
S.R.	STATE ROAD
NO.	NUMBER
CDD	COMMUNITY DEVELOPMENT DISTRICT
LS	LICENSED SURVEYOR



SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AS BEING N61°17'20"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MCINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED MARCH 16, 2015, PROVIDED TO THIS FIRM BY THE CLIENT.

THOMAS R. CAMDEN
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 7078
DATE
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 7

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE N/A

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

LEGAL DESCRIPTION

DOWDEN WEST CDD

A PORTION OF SECTIONS 33 AND 34 TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND A PORTION OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S61°17'20"E, A DISTANCE OF 1558.70 FEET TO THE POINT OF BEGINNING; THENCE N11°39'53"W, A DISTANCE OF 1468.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY LIMITED ACCESS RIGHT OF WAY PARCEL NUMBER 105 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11002, PAGE 368 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 01°32'43", A CHORD BEARING OF N66°49'30"E AND A CHORD DISTANCE OF 87.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 87.55 FEET TO THE END OF SAID CURVE; THENCE N65°56'36"E, A DISTANCE OF 1652.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6300.00 FEET, A CENTRAL ANGLE OF 19°15'31", A CHORD BEARING OF N75°34'21"E AND A CHORD DISTANCE OF 2107.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2117.61 FEET TO THE POINT OF TANGENCY; THENCE N85°12'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 194.70 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S02°40'45"E, A DISTANCE OF 900.92 FEET; THENCE S18°43'11"E, A DISTANCE OF 563.86 FEET; THENCE S51°16'52"E, A DISTANCE OF 222.49 FEET; THENCE S33°50'17"E, A DISTANCE OF 57.71 FEET; THENCE N51°17'04"E, A DISTANCE OF 392.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 918.95 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 591.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 602.06 FEET TO THE POINT OF TANGENCY; THENCE N13°44'46"E, A DISTANCE OF 147.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1168.85 FEET, A CENTRAL ANGLE OF 45°25'35", A CHORD BEARING OF N36°27'34"E AND A CHORD DISTANCE OF 902.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 926.71 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE N25°53'43"W, A DISTANCE OF 40.95 FEET; THENCE N21°30'01"W, A DISTANCE OF 110.00 FEET TO A POINT OF THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE N85°12'06"E, A DISTANCE OF 1217.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11200.00 FEET, A CENTRAL ANGLE OF 01°19'54", A CHORD BEARING OF N85°52'03"E AND A CHORD DISTANCE OF 260.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.31 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S03°53'30"E, A DISTANCE OF 1530.02 FEET; THENCE S28°26'51"E, A DISTANCE OF 736.04 FEET; THENCE S08°28'31"E, A DISTANCE OF 918.02 FEET; THENCE S42°16'04"E, A DISTANCE OF 536.04 FEET; THENCE S27°30'58"E, A DISTANCE OF 799.90 FEET; THENCE S06°27'17"W, A DISTANCE OF 1193.90 FEET; THENCE S16°53'30"E, A DISTANCE OF 1403.95 FEET; THENCE S26°38'41"W, A DISTANCE OF 449.68 FEET; THENCE N63°21'19"W, A DISTANCE OF 4505.39 FEET TO NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE S89°13'33"E, ALONG SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 9.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH LINE OF SECTION 33, RUN N61°17'20"W, A DISTANCE OF 4494.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 736.279 ACRES, MORE OR LESS.

SHEET 2 OF 7

(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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CERTIFICATE OF AUTHORIZATION No. LB 8011

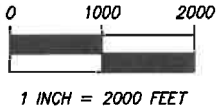
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE N/A

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

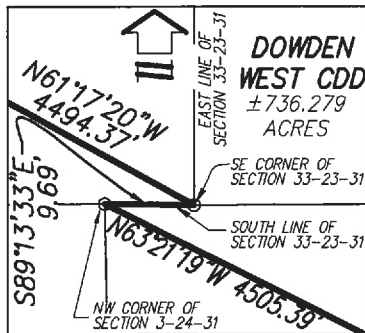
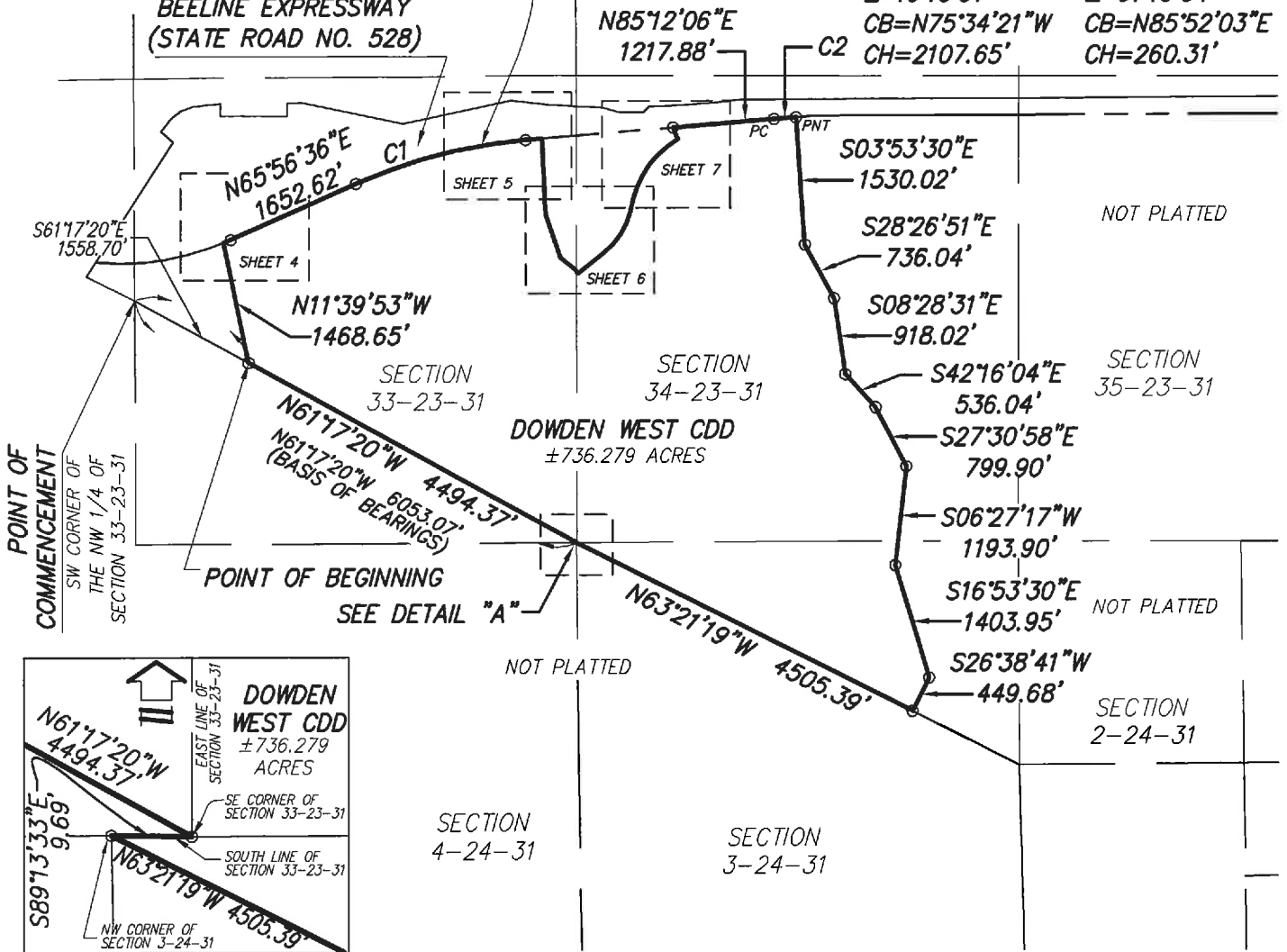
*SEE SHEET 1 FOR LEGEND



SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

**BEELINE EXPRESSWAY
(STATE ROAD NO. 528)**

C1	C2
L=2117.61'	L=260.31'
R=6300.00'	R=11200.00'
Δ=19°15'31"	Δ=01°19'54"
CB=N75°34'21"W	CB=N85°52'03"E
CH=2107.65'	CH=260.31'



DETAIL "A": 1" = 20'

SHEET 3 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
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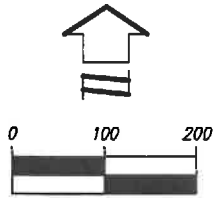
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 2000'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC



1 INCH = 200 FEET

*SEE SHEET 1 FOR LEGEND

MATCHLINE - SEE SHEET 3

$L=87.55'$
 $R=3246.20'$
 $\Delta=01^{\circ}32'43''$
 $CB=N66^{\circ}49'30''E$
 $CH=87.55'$

$N65^{\circ}56'36''E$ 1652.62'

SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

PNT

PNT

$N11^{\circ}39'53''W$ 1468.65'

DOWDEN WEST CDD
 ± 736.292 ACRES

SECTION
33-23-31

MATCHLINE - SEE SHEET 3

SHEET 4 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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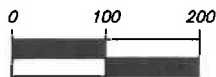
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC



*SEE SHEET 1 FOR LEGEND



1 INCH = 200 FEET

MATCHLINE - SEE SHEET 3

$L=2117.61'$
 $R=6300.00'$
 $\Delta=19'15'31''$
 $CB=N75'34'21''E$
 $CH=2107.65'$

$N85'12'06''E$
 $194.70'$

PT

SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

DOWDEN WEST CDD
 ± 736.292 ACRES

NOT PLATTED

SECTION
33-23-31

NOT PLATTED

$S02'40'45''E$ 900.92'

EAST LINE OF THE NE 1/4 OF
SECTION 33-23-31
WEST LINE OF THE NW 1/4 OF
SECTION 34-23-31

SECTION
34-23-31

$S18'43'11''E$
 $563.86'$

MATCHLINE - SEE SHEET 6

SHEET 5 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

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SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

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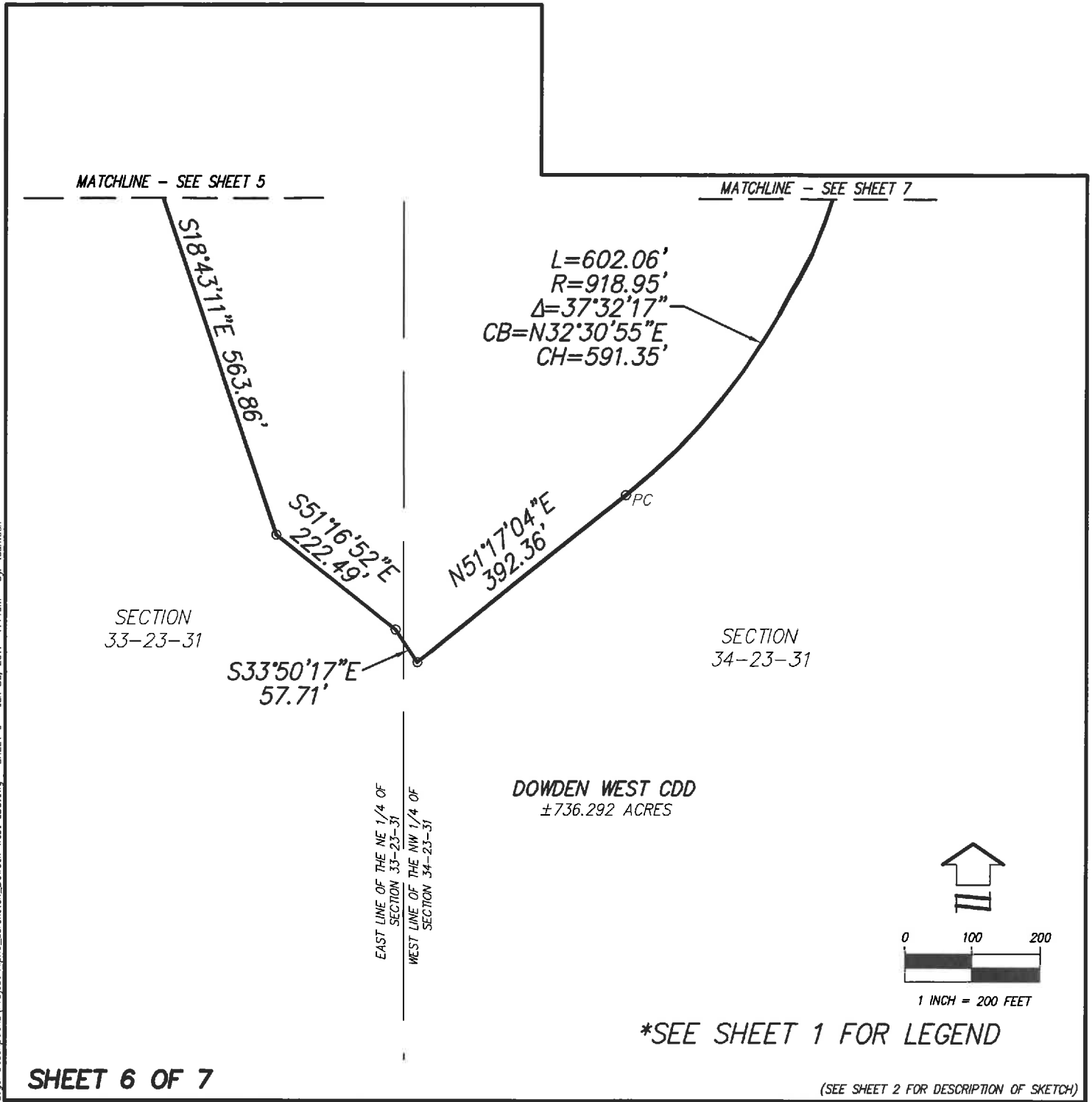
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

Drawing name: S:\Alpha_Brunetti\DMC-Civ\3D\Sketch and Legal Descriptions\Project Alpha_sursketch_Dowden West CDD.dwg SHEET 6 Jan 30, 2017 7:14am by: lcarnden



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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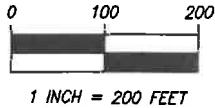
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

*SEE SHEET 1 FOR LEGEND



SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

$L=926.71'$
 $R=1168.85'$
 $\Delta=45^{\circ}25'35''$
 $CB=N36^{\circ}27'34''E$
 $CH=902.63'$

DOWDEN WEST CDD
 ± 758.643 ACRES

SECTION
34-23-31

$N13^{\circ}44'46''E$
 $147.55'$
PC
PT

C3

MATCHLINE - SEE SHEET 6

SHEET 7 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

C3
 $L=602.06'$
 $R=918.95'$
 $\Delta=37^{\circ}32'17''$
 $CB=N32^{\circ}30'55''E$
 $CH=591.35'$

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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DATE: 01/27/17
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SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

COMPOSITE EXHIBIT 3

**WRITTEN CONSENT OF ENTITIES OWNING OR CONTROLLING 100%
OF THE REAL PROPERTY WITHIN THE
DOWDEN COMMUNITY DEVELOPMENT DISTRICT.**

[ATTACHED BELOW]

**CONSENT AND JOINDER
TO
PETITION TO ESTABLISH THE
DOWDEN COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, BEACHLINE SOUTH RESIDENTIAL, LLC, is the owner of certain lands located in Orange County, Florida, and more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The above-described land is hereinafter referred to as the "Property".

The undersigned understands and acknowledges that it, as Petitioner under that certain Petition to Establish the Dowden Community Development District, intends to submit an application to establish the **DOWDEN COMMUNITY DEVELOPMENT DISTRICT** (the "District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned owns or controls, through deed, trust agreement, contract or option, all of the lands which are intended to constitute the District, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.005(2), *Florida Statutes*, the undersigned, as Petitioner, is required to demonstrate that undersigned has control by deed, trust agreement, contract or option of one hundred percent (100%) of the real property to be included in the District.

The undersigned hereby consents to the inclusion of its Property into the District, which will include the Property within the lands to be a part of the District, and agrees to further execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned's heirs, personal representatives, administrators, successors-in-title and assigns and shall remain in full force and effect three (3) years from the date hereof.

[SIGNATURE ON FOLLOWING PAGE]

**SIGNATURE PAGE FOR CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE
DOWDEN COMMUNITY DEVELOPMENT DISTRICT**

Executed this 20 day of January, 2017.

BEACHLINE SOUTH RESIDENTIAL, LLC,
a Florida limited liability company

By: Land Innovations, LLC,
a Florida limited liability company,
Manager

By: ~~Primo Land~~, LLC, a Florida limited liability
company, Manager

By: [Signature]
Jay A. Thompson, Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

Just
7 The foregoing instrument was acknowledged before me this 20 day of January, 2016 by Jay A. Thompson, as Manager of Primo Land, LLC, a Florida limited liability company, Manager of Land Innovations, LLC, a Florida limited liability company, Manager of BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company, on behalf of said limited liability companies. Said person is _____ personally known to me or ✓ has produced a valid driver's license as identification.



Tina R. Anderson
Notary Public
State of Florida
My Commission Expires 4/9/19
Commission No. FF 218804

[Signature]
Notary Public; State of Florida
Print Name: Tina R. Anderson
My Commission Expires: 4/9/19
My Commission No.: 218804

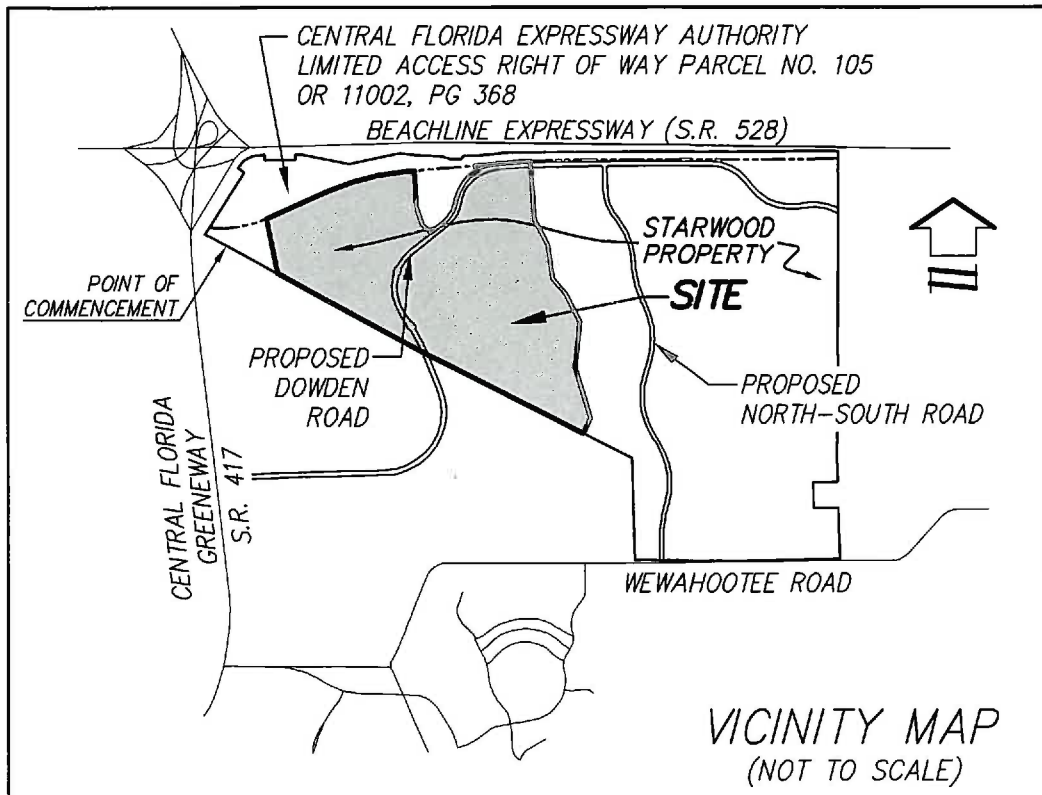
EXHIBIT "A"

LEGAL DESCRIPTION

[METES AND BOUNDS DESCRIPTION TO BE ATTACHED BELOW]

LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SEC	SECTION - TOWNSHIP S - RANGE E
O	CHANGE IN DIRECTION
PNT	POINT OF NON TANGENCY
S.R.	STATE ROAD
NO.	NUMBER
CDD	COMMUNITY DEVELOPMENT DISTRICT
LS	LICENSED SURVEYOR



SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AS BEING N61°17'20"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MCINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED MARCH 16, 2015, PROVIDED TO THIS FIRM BY THE CLIENT.

THOMAS R. CAMDEN
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 7078
DATE
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 7

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE N/A

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

LEGAL DESCRIPTION

DOWDEN WEST CDD

A PORTION OF SECTIONS 33 AND 34 TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND A PORTION OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S61°17'20"E, A DISTANCE OF 1558.70 FEET TO THE POINT OF BEGINNING; THENCE N11°39'53"W, A DISTANCE OF 1468.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY LIMITED ACCESS RIGHT OF WAY PARCEL NUMBER 105 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11002, PAGE 368 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 01°32'43", A CHORD BEARING OF N66°49'30"E AND A CHORD DISTANCE OF 87.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 87.55 FEET TO THE END OF SAID CURVE; THENCE N65°56'36"E, A DISTANCE OF 1652.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6300.00 FEET, A CENTRAL ANGLE OF 19°15'31", A CHORD BEARING OF N75°34'21"E AND A CHORD DISTANCE OF 2107.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2117.61 FEET TO THE POINT OF TANGENCY; THENCE N85°12'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 194.70 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S02°40'45"E, A DISTANCE OF 900.92 FEET; THENCE S18°43'11"E, A DISTANCE OF 563.86 FEET; THENCE S51°16'52"E, A DISTANCE OF 222.49 FEET; THENCE S33°50'17"E, A DISTANCE OF 57.71 FEET; THENCE N51°17'04"E, A DISTANCE OF 392.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 918.95 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 591.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 602.06 FEET TO THE POINT OF TANGENCY; THENCE N13°44'46"E, A DISTANCE OF 147.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1168.85 FEET, A CENTRAL ANGLE OF 45°25'35", A CHORD BEARING OF N36°27'34"E AND A CHORD DISTANCE OF 902.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 926.71 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE N25°53'43"W, A DISTANCE OF 40.95 FEET; THENCE N21°30'01"W, A DISTANCE OF 110.00 FEET TO A POINT OF THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE N85°12'06"E, A DISTANCE OF 1217.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11200.00 FEET, A CENTRAL ANGLE OF 01°19'54", A CHORD BEARING OF N85°52'03"E AND A CHORD DISTANCE OF 260.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.31 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S03°53'30"E, A DISTANCE OF 1530.02 FEET; THENCE S28°26'51"E, A DISTANCE OF 736.04 FEET; THENCE S08°28'31"E, A DISTANCE OF 918.02 FEET; THENCE S42°16'04"E, A DISTANCE OF 536.04 FEET; THENCE S27°30'58"E, A DISTANCE OF 799.90 FEET; THENCE S06°27'17"W, A DISTANCE OF 1193.90 FEET; THENCE S16°53'30"E, A DISTANCE OF 1403.95 FEET; THENCE S26°38'41"W, A DISTANCE OF 449.68 FEET; THENCE N63°21'19"W, A DISTANCE OF 4505.39 FEET TO NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE S89°13'33"E, ALONG SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 9.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH LINE OF SECTION 33, RUN N61°17'20"W, A DISTANCE OF 4494.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 736.279 ACRES, MORE OR LESS.

SHEET 2 OF 7

(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

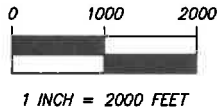
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE N/A

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

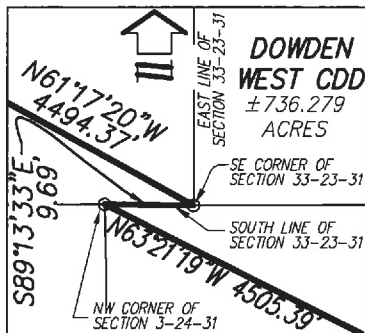
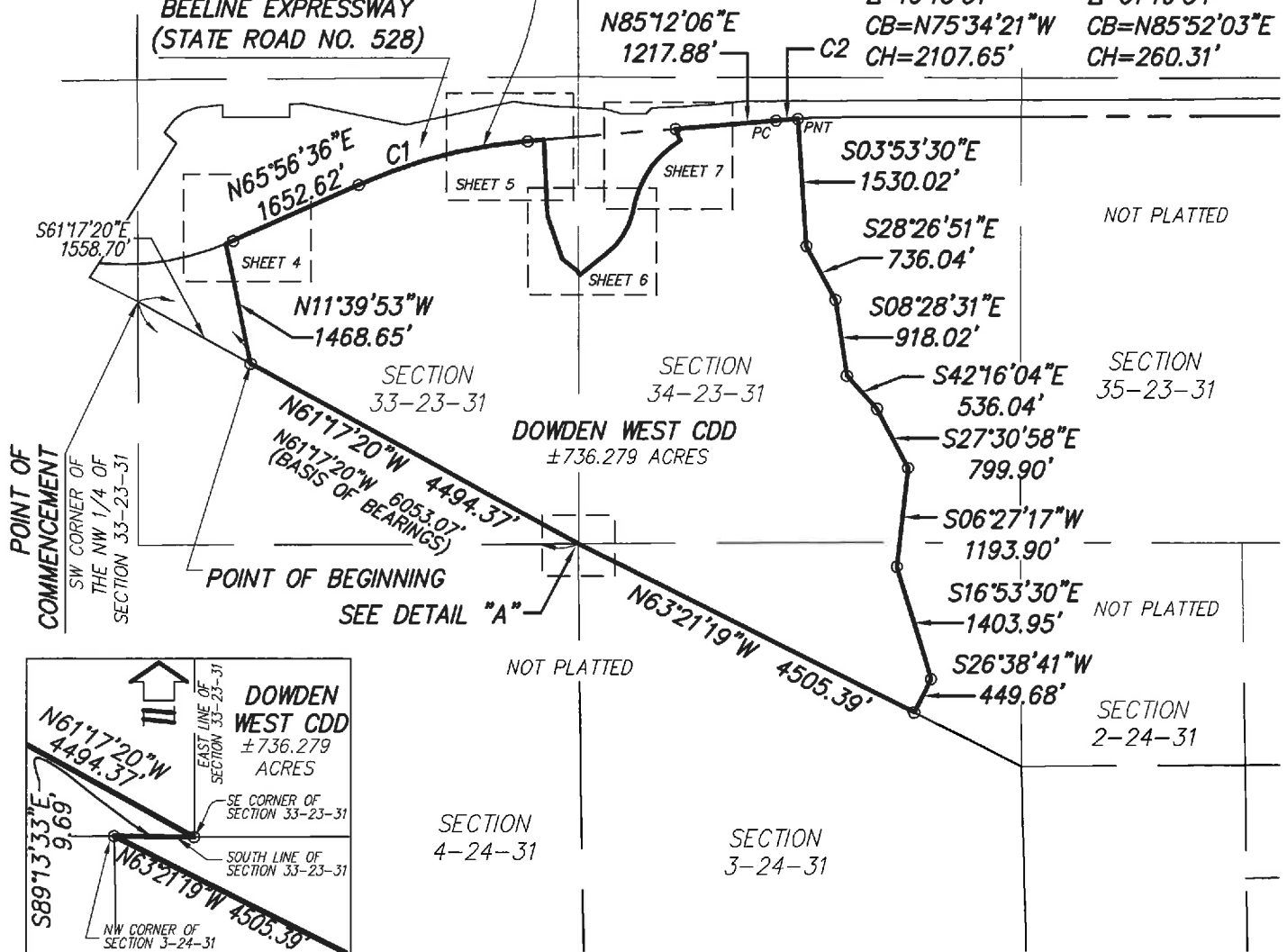
*SEE SHEET 1 FOR LEGEND



SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

**BEELINE EXPRESSWAY
(STATE ROAD NO. 528)**

C1	C2
L=2117.61'	L=260.31'
R=6300.00'	R=11200.00'
Δ=19°15'31"	Δ=01°19'54"
CB=N75°34'21"W	CB=N85°52'03"E
CH=2107.65'	CH=260.31'



DETAIL "A": 1" = 20'

SHEET 3 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

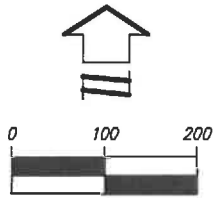
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 2000'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC



1 INCH = 200 FEET

*SEE SHEET 1 FOR LEGEND

MATCHLINE - SEE SHEET 3

$L=87.55'$
 $R=3246.20'$
 $\Delta=01^{\circ}32'43''$
 $CB=N66^{\circ}49'30''E$
 $CH=87.55'$

$N65^{\circ}56'36''E$ 1652.62'

SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

PNT

$N11^{\circ}39'53''W$ 1468.65'

DOWDEN WEST CDD
 ± 736.292 ACRES

SECTION
33-23-31

MATCHLINE - SEE SHEET 3

SHEET 4 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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PREPARED FOR:

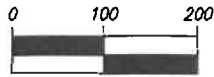
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC



*SEE SHEET 1 FOR LEGEND



1 INCH = 200 FEET

MATCHLINE - SEE SHEET 3

$L=2117.61'$
 $R=6300.00'$
 $\Delta=19'15''31''$
 $CB=N75'34'21''E$
 $CH=2107.65'$

$N85'12'06''E$
 $194.70'$

PT

SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

DOWDEN WEST CDD
 ± 736.292 ACRES

$S02'40'45''E$ 900.92'

NOT PLATTED

SECTION
33-23-31

NOT PLATTED

EAST LINE OF THE NE 1/4 OF
SECTION 33-23-31
WEST LINE OF THE NW 1/4 OF
SECTION 34-23-31

SECTION
34-23-31

$S18'43'11''E$
 $563.86'$

MATCHLINE - SEE SHEET 6

SHEET 5 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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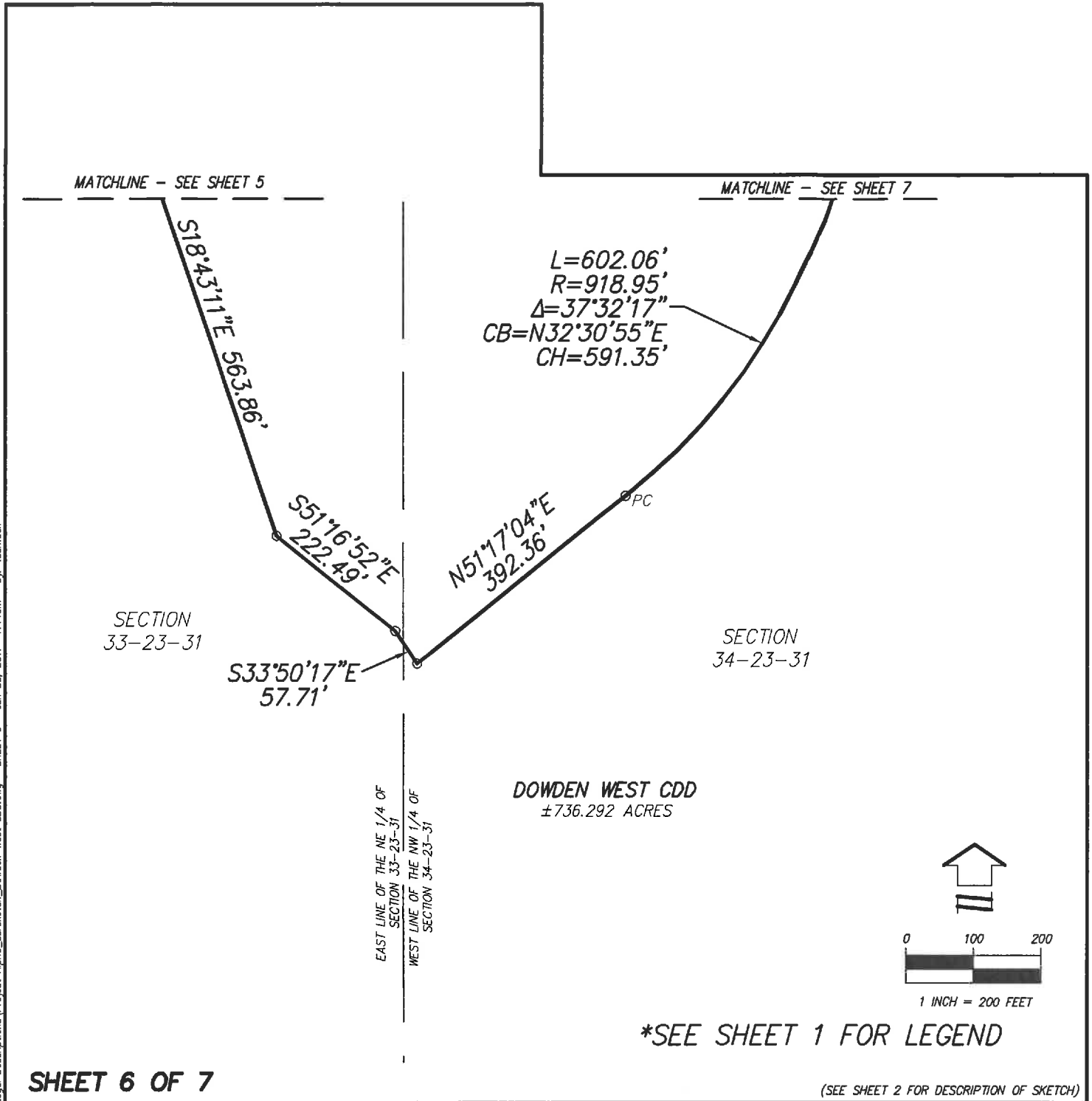
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

Drawing name: S:\Alpha_Brunett\DWG-Civil 3D\Sketch and Legal Descriptions\Project Alpha_sursketch_Dowden West CDD.dwg SHEET 6 Jan 30, 2017 7:14am by: lcomden



SHEET 6 OF 7

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

*SEE SHEET 1 FOR LEGEND



0 100 200
1 INCH = 200 FEET

SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

N21°30'01"W
110.00'

N25°53'43"W
40.95'

N85°12'06"E 1217.88'

DOWDEN WEST CDD
±758.643 ACRES

SECTION
34-23-31

L=926.71'
R=1168.85'
Δ=45°25'35"
CB=N36°27'34"E
CH=902.63'

N13°44'46"E
147.55'

C3

MATCHLINE - SEE SHEET 6

C3
L=602.06'
R=918.95'
Δ=37°32'17"
CB=N32°30'55"E
CH=591.35'

SHEET 7 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

EXHIBIT "A"

**CONSENT AND JOINDER TO PETITION TO ESTABLISH THE DOWDEN
COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, **Carlsbad Orlando, LLC**, a Florida limited liability company is the owner of certain lands located in Orange County, Florida, and more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

The above-described land is hereinafter referred to as the "Property".

The undersigned understands and acknowledges that **Beachline South Residential, LLC**, a Florida limited liability company, as Petitioner under that certain Petition to Establish the Dowden Community Development District, intends to submit an application to establish the Dowden Community Development District (the "District") in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned currently owns the Property which is under contract for sale to Petitioner, which is intended to be included within the lands that constitute the District, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.005(2), *Florida Statutes*, the Petitioner forming the District must demonstrate control by deed, trust agreement, contract or option of one hundred percent (100%) of the real property to be included in the District.

The undersigned hereby consents to the inclusion of its Property into the District, which will include the Property within the lands to be a part of the District, and agrees to further execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned acknowledges that the consent will remain in full force and effect until three (3) years after all of the Property has been conveyed to Petitioner.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 5th day of January, 2017.

[Signature on following page]

SIGNATURE PAGE FOR CONSENT AND JOINDER TO PETITION TO ESTABLISH THE
DOWDEN COMMUNITY DEVELOPMENT DISTRICT

CARLSBAD ORLANDO, LLC, a
Florida limited liability company

By: [Signature]
Name: STEVEN H. GRAY
Title: MANAGER

STATE OF FLORIDA

COUNTY OF Marion

The foregoing instrument was acknowledged before me this 5th day of January,
20 17, by Steven H. Gray, as Manager of Carlsbad Orlando, LLC,
a Florida limited liability company, on behalf of the company. He is personally known to me or
has produced _____, as identification.

[Signature]
Signature of Notary Public
Print Name: _____
Notary Public – State of _____
My Commission Expires: _____
Commission No.: _____

JOANNE M. DeGRAFF
Notary Public, State of Florida
My comm. expires June 28, 2018
Comm. No. FF 116850

EXHIBIT "A"
Legal Description

[Metes and bounds description to be attached below]

The Property is the land described below less that portion which is depicted as cross-hatched on Schedule A attached to this Exhibit "A"

THAT PORTION OF SECTION 32, LYING NORTH OF A LINE EXTENDED BETWEEN THE EASTERLY ¼ CORNER AND THE NORTHWEST CORNER; THAT PORTION OF SECTION 33, LYING NORTH OF A LINE EXTENDED BETWEEN THE SOUTHEAST CORNER AND THE WEST ¼ CORNER AND LYING SOUTH OF STATE ROAD 528 (BEELINE EXPRESSWAY); AND ALL OF SECTIONS 34 AND 35, ALL LYING IN TOWNSHIP 23 SOUTH, RANGE 31 EAST.

LESS AND EXCEPT: THAT PORTION SET FORTH AND DESCRIBED IN THAT STIPULATED ORDER OF TAKING RECORDED APRIL 3, 1989 IN OFFICIAL RECORDS BOOK 4068, PAGE 3668 AND THAT FINAL JUDGMENT OF COMPENSATION AND TITLE RECORDED JULY 18, 1991 IN OFFICIAL RECORDS BOOK 4307, PAGE 2300, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT: THAT PORTION CONVEYED CONVEY TO ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY PURSUANT TO THAT WARRANTY DEED RECORDED MAY 30, 1966 IN OFFICIAL RECORDS BOOK 1544, PAGE 611, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT: THAT PORTION CONVEYED TO CENTRAL FLORIDA EXPRESSWAY AUTHORITY PURSUANT TO THAT SPECIAL WARRANTY DEED RECORDED OCTOBER 22, 2015 IN OFFICIAL RECORDS BOOK 11002, PAGE 368, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND:

ALL OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST:

LESS AND EXCEPT: THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼;

ALSO LESS AND EXCEPT: THAT PART OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, AND RUN S01°30'57"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 68.04 FEET TO THE POINT OF BEGINNING; THENCE S63°21'50"E, 217.15 FEET; THENCE N87°12'24"E, 651.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING OF S00°23'08"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°32'14" FOR A DISTANCE OF 1039.30 FEET TO THE POINT OF TANGENCY; THENCE S 14°52'59"W, 280.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET AND A CHORD BEARING OF S11°26'09"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'39" FOR A DISTANCE OF 260.62 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N90°00'00"W, 107.88 FEET; THENCE N06°40'24"W, 43.69 FEET; THENCE N35°22'58"W, 42.90 FEET; THENCE N20°31'52"W, 25.51 FEET; THENCE N38°13'26"W, 40.92 FEET; THENCE N11°52'28"W, 34.62 FEET; THENCE N22°55'17"W, 78.38 FEET; THENCE N44°25'17"W, 30.80 FEET; THENCE N27°18'52"W, 37.86 FEET; THENCE N90°00'00"W, 444.50 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 2; THENCE N01°30'57"W ALONG SAID WEST LINE A DISTANCE OF 1323.40 FEET TO THE POINT OF BEGINNING.

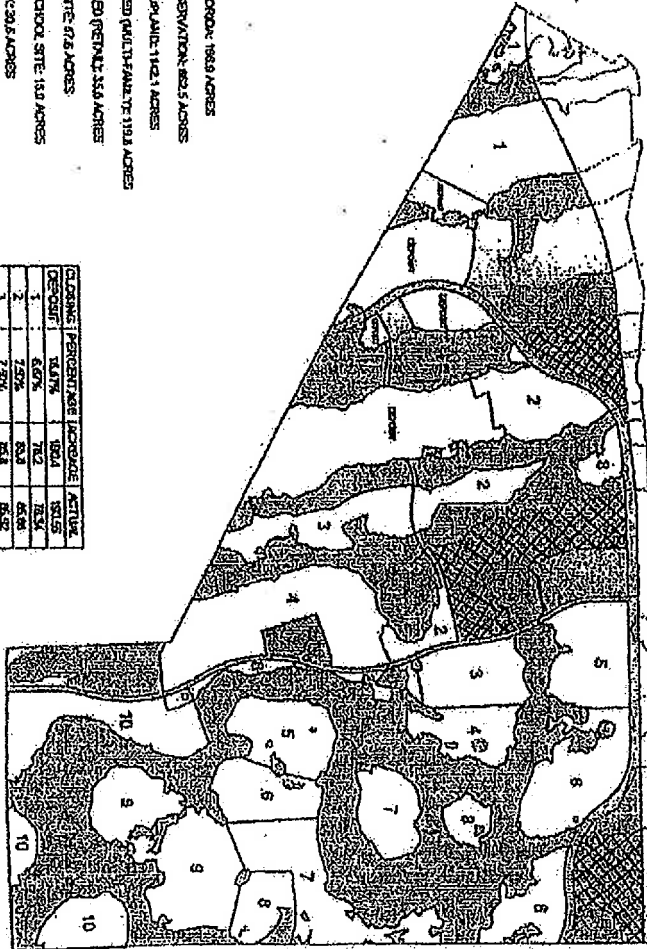
AND:

THAT PORTION OF SECTION 3, LYING NORTH OF A LINE EXTENDED BETWEEN THE EASTERLY ¼ CORNER AND THE NORTHWEST CORNER, ALL BEING IN TOWNSHIP 24 SOUTH, RANGE 31 EAST.

Schedule A to Exhibit "A"

- ☐ ALABAMA FLOOD: 186.9 ACRES
- ☐ WETLAND CONSERVATION: 602.5 ACRES
- ☐ DEVELOPABLE (BAYLAND): 1142.1 ACRES
- ☐ SELLER-RETAINED (MULTIFAMILY): 119.8 ACRES
- ☐ SELLER-RETAINED (RETAIL): 55.4 ACRES
- ☐ HIGH SCHOOL SITE: 7.2 ACRES
- ☐ ELEMENTARY SCHOOL SITE: 15.0 ACRES
- ☐ REGIONAL PARK: 29.5 ACRES
- ☐ DISCOVERY CENTER: 44 ACRES
- ☐ FIRE & POLICE: 1.0 ACRES
- ☐ ALAN SMITH PLACE: 18.8 ACRES
- ☐ ROBINSON: 7.4 ACRES
- ☐ UTILITY SUBSTATION: 2.0 ACRES

CL. OR	PERCENTAGE	ACREAGE	ACTIVE
1	14.1%	182.4	182.5
2	6.6%	76.2	76.3
3	7.5%	95.8	95.9
4	11.6%	152.3	152.3
5	8.3%	94.1	94.1
6	8.3%	94.1	94.1
7	8.3%	94.1	94.1
8	8.3%	94.1	94.1
9	8.3%	94.1	94.1
10	8.3%	94.1	94.1
11	8.3%	94.1	94.1
12	8.3%	94.1	94.1
13	8.3%	94.1	94.1
14	8.3%	94.1	94.1
15	8.3%	94.1	94.1
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18	8.3%	94.1	94.1
19	8.3%	94.1	94.1
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21	8.3%	94.1	94.1
22	8.3%	94.1	94.1
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25	8.3%	94.1	94.1
26	8.3%	94.1	94.1
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28	8.3%	94.1	94.1
29	8.3%	94.1	94.1
30	8.3%	94.1	94.1
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96	8.3%	94.1	94.1
97	8.3%	94.1	94.1
98	8.3%	94.1	94.1
99	8.3%	94.1	94.1
100	8.3%	94.1	94.1



STANWOOD

EXHIBIT 4

**MAP OF THE DOWDEN COMMUNITY DEVELOPMENT DISTRICT
SHOWING CURRENT MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS
AND OUTFALLS, NONE OF WHICH ARE LOCATED WITHIN THE BOUNDARIES
OF THE DISTRICT**

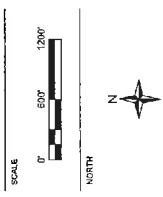
[ATTACHED BELOW]



Dewberry Engineers Inc.
10000 W. BOULEVARD
SUITE 1000
FORT LAUDERDALE, FL 33304
PHONE: 954.452.1000
FAX: 954.452.1001
WWW.DEBERRY.COM

CITY OF ORLANDO, FLORIDA
DOWDEN WEST CDD

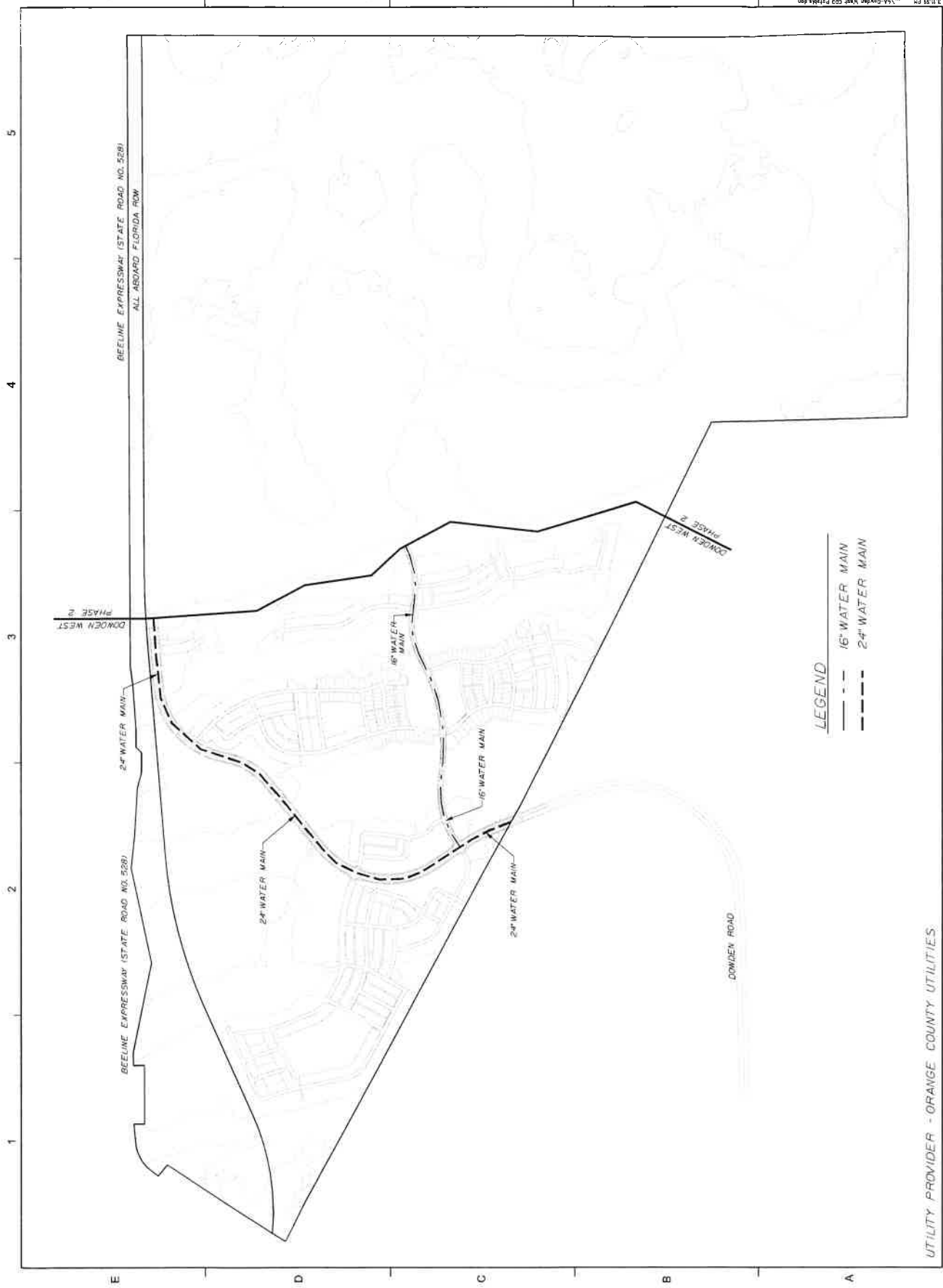
MASTER
POTABLE WATER
SYSTEM
EXHIBIT 4A



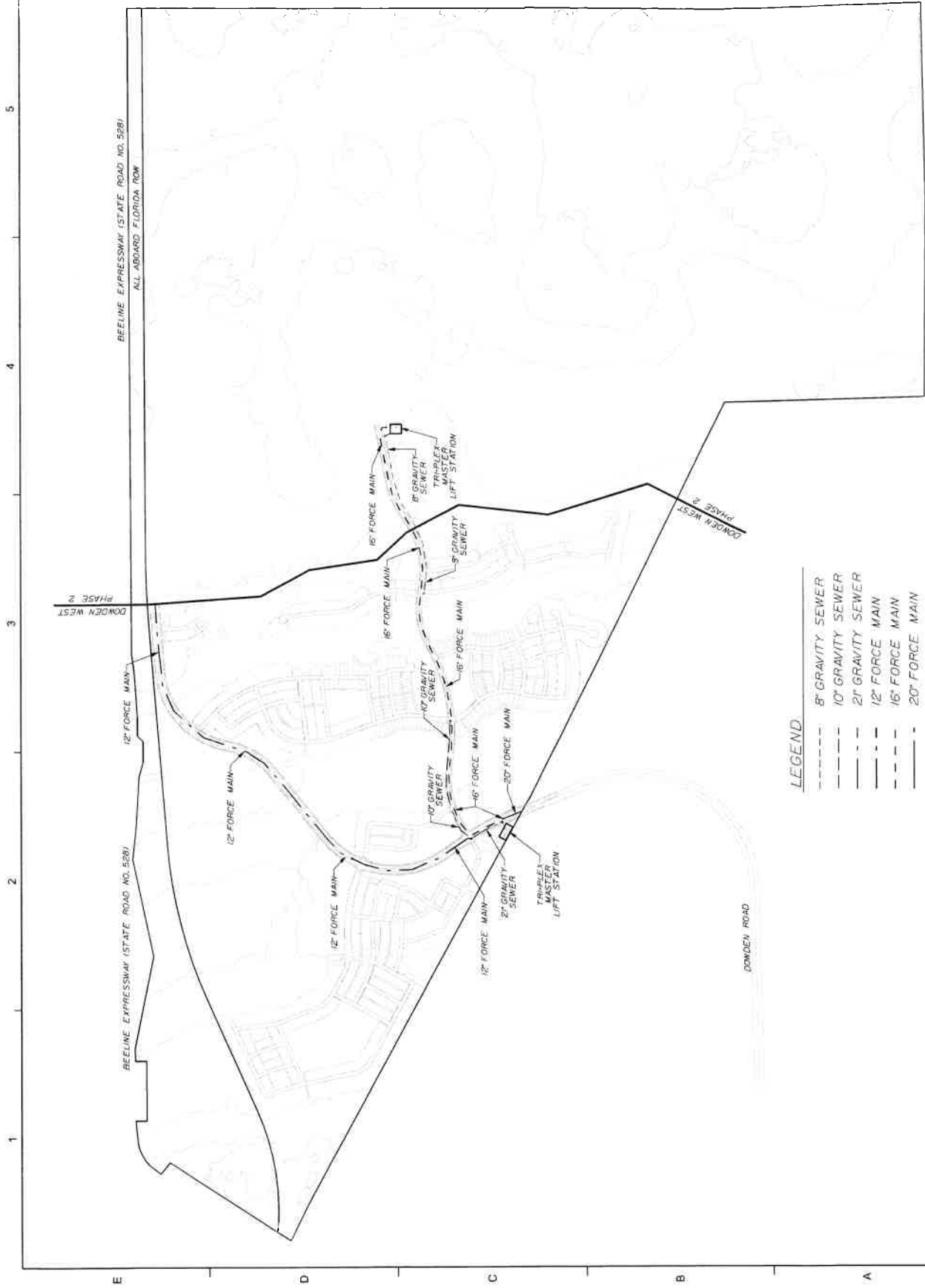
PROJECT #	STAB2
DRAWN BY	SCJ
APPROVED BY	JM
CHECKED BY	JM
DATE	JANUARY 2007

PROJECT: STANEDORVILLE AREA
SHEET NO.

1 OF 1



UTILITY PROVIDER - ORANGE COUNTY UTILITIES



UTILITY PROVIDER - ORANGE COUNTY UTILITIES



Dewberry Engineers & Inc.
10000 W. BOULEVARD, SUITE 100
FORT WORTH, TEXAS 76132
PHONE: 817.440.0000
FAX: 817.440.0001
WWW.DEBERRY.COM

DOWDEN WEST CDD

CITY OF ORLANDO, FLORIDA

MASTER
RECLAIMED WATER
SYSTEM
EXHIBIT 4C

SCALE

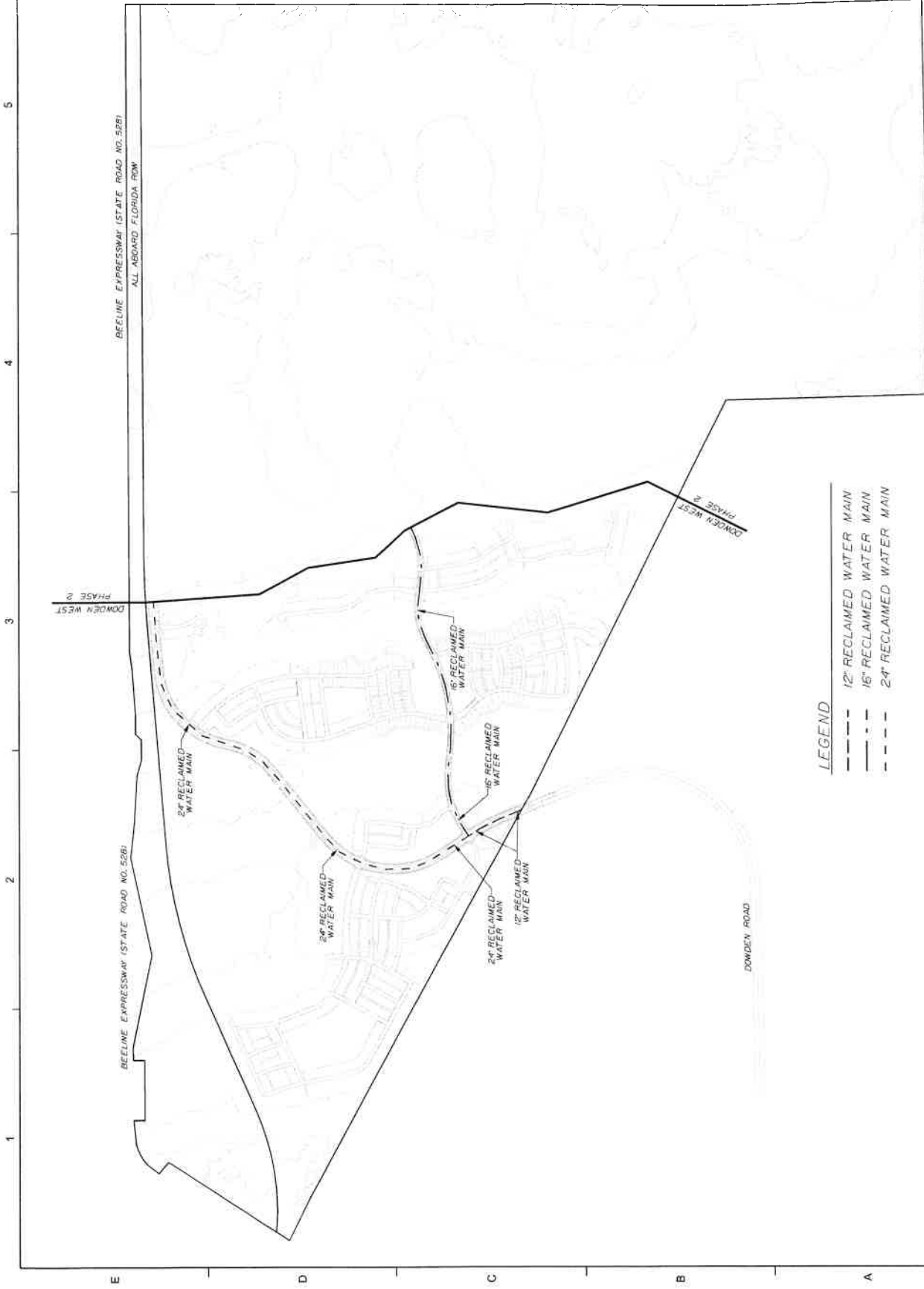


NORTH



PROJECT #	STW02
DRAWN BY	SKL
APPROVED BY	JRM
CHECKED BY	JRM
DATE	JANUARY 2017
PROJECT: STANFORD/INNOVATION	
SHEET NO.	

1 OF 1



LEGEND

- 12" RECLAIMED WATER MAIN
- - - 16" RECLAIMED WATER MAIN
- 24" RECLAIMED WATER MAIN

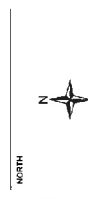
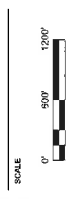
UTILITY PROVIDER - ORANGE COUNTY UTILITIES



Dewberry Engineers Inc.
10000 North Central Expressway
Suite 1000
Dallas, Texas 75243
Phone: 972.412.1234
Fax: 972.412.1235

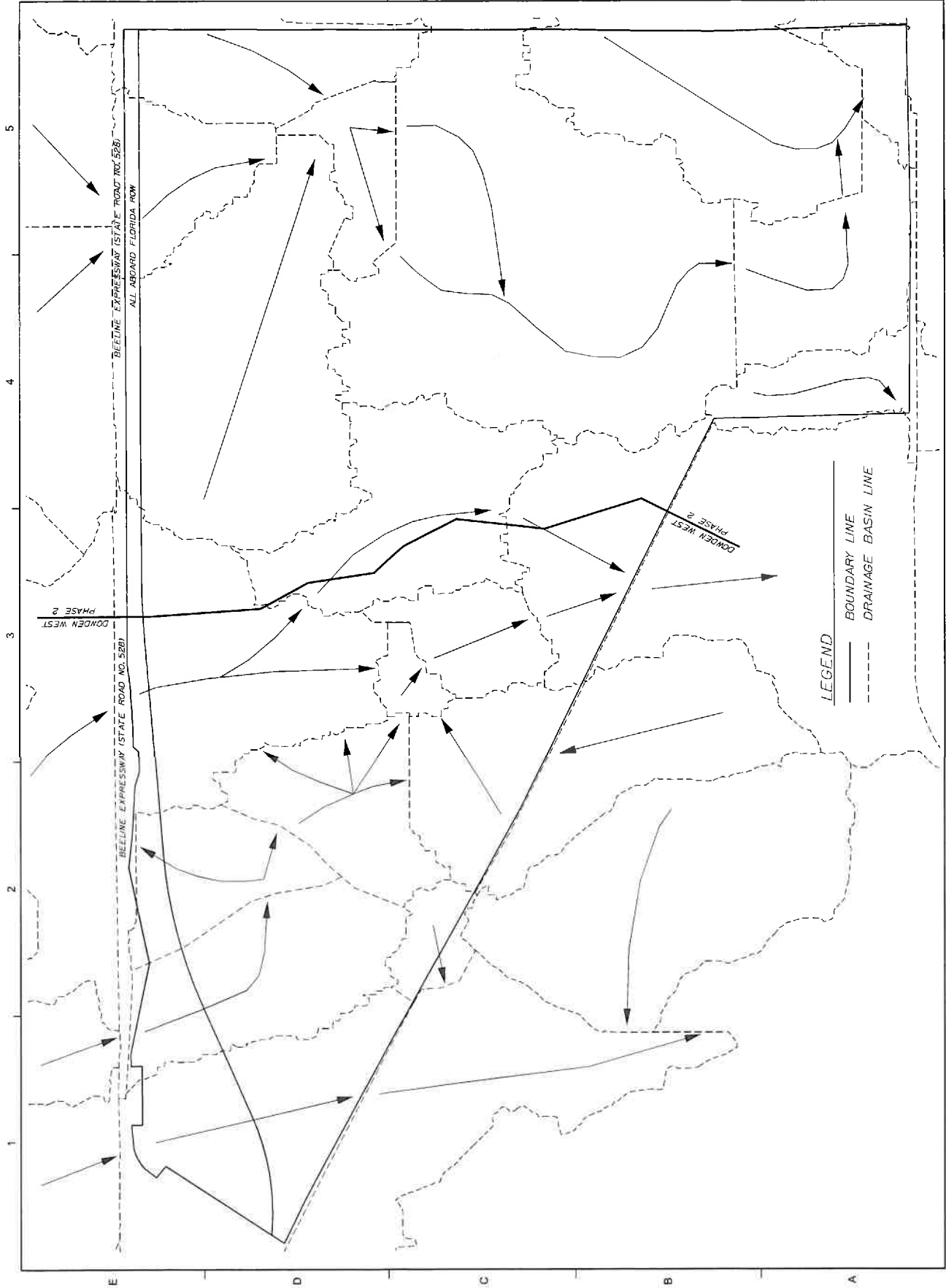
CITY OF ORLANDO, FLORIDA
DOWDEN WEST CDD

PRE-DEVELOPMENT
DRAINAGE BASIN MAP
EXHIBIT 4D



PROJECT #	STW2
DRAWN BY	SKH
APPROVED BY	JSM
CREATED BY	JSM
DATE	JANUARY 2017
PROJECT: STANLEYHARWOOD Area	
SHEET NO.	

1 OF 1



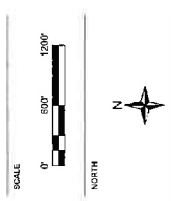


Dewberry

Dewberry Engineers Inc.
10000
10000
10000
10000
10000

CITY OF ORLANDO, FLORIDA
DOWDEN WEST CDD

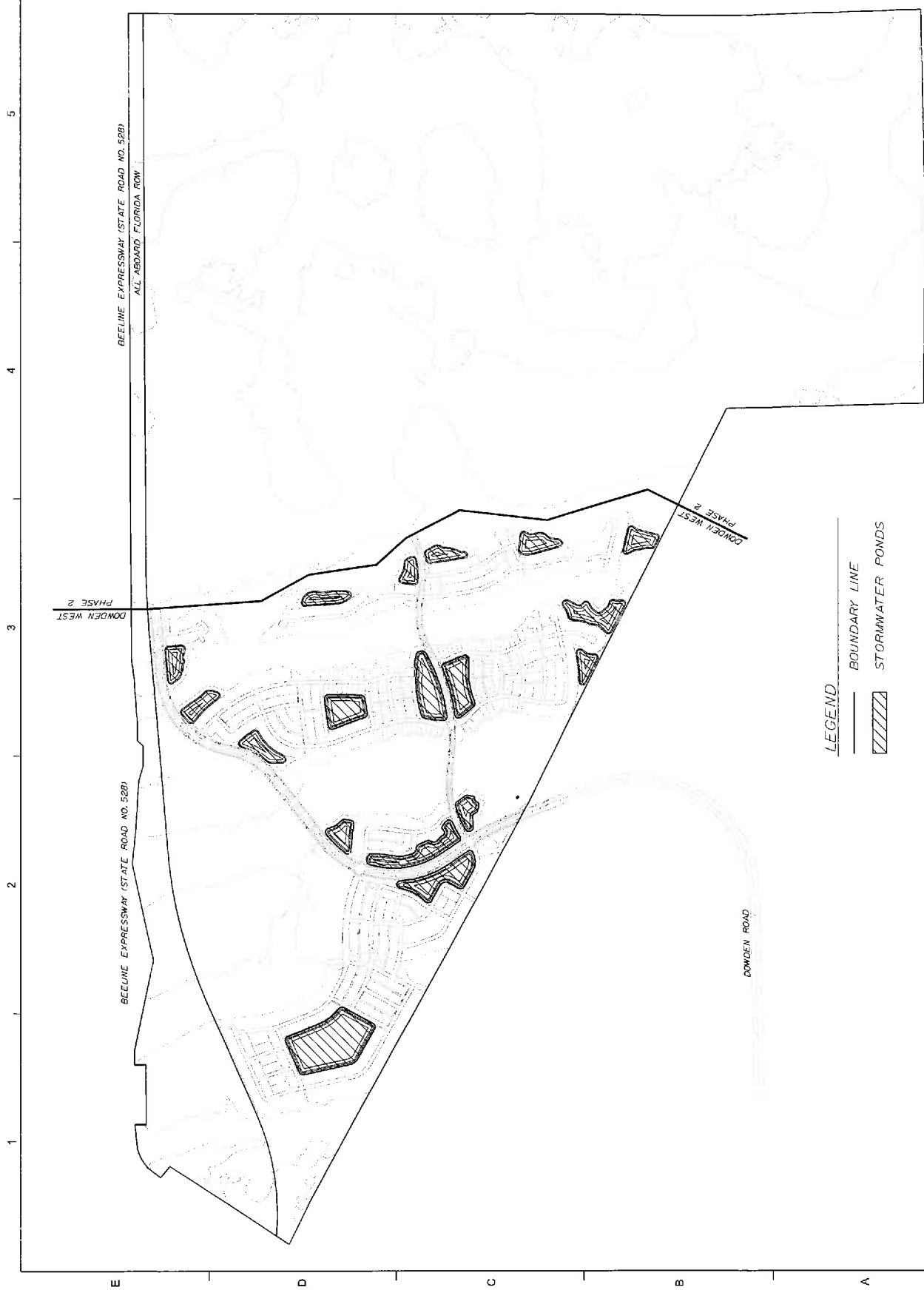
MASTER
STORMWATER
PONDS
EXHIBIT 4E



PROJECT #	STATE
DRAWN BY	SKH
APPROVED BY	JBM
CHECKED BY	JBM
DATE	JANUARY 2017

PROJECT: STORMWATER POND
SHEET NO.

1 OF 1



LEGEND
BOUNDARY LINE
STORMWATER PONDS

EXHIBIT 5

**TIMETABLE FOR CONSTRUCTION OF “ON-SITE” DISTRICT SERVICES
(WITHIN THE DISTRICT BOUNDARIES)**

[ATTACHED BELOW]

EXHIBIT 5- A1

TIMETABLE FOR CONSTRUCTION OF “ON-SITE” DISTRICT SERVICES (OUTSIDE THE DISTRICT BOUNDARIES)

TASK TO BE COMPLETED

DATE TO BE COMPLETED BY

1. <u>Entitlement</u>	
a.) Land Use/Zoning	October 2016
2. <u>Permits</u>	
a.) FDEP Water Permit	Mid 2017
b.) FDEP Sewer Permit	Mid 2017
c.) US-ACOE Permit	Summer 2017
3. <u>Land Development/Site Work – Phase 1</u> <u>(Dowden Rd – Villages 1, 2 & 3)**</u>	
a.) Install erosion control/best practices management	Spring 2018
b.) Earthwork conducted	Spring 2018
c.) Install gravity sewer	Spring 2018
d.) Install storm drainage	Spring 2018
e.) Install force main	Spring 2018
f.) Install re-use/reclaimed water	Spring 2018
g.) Install irrigation conduit	Spring 2018
h.) Install utility crossing	Spring 2018
i.) Install potable water	Spring 2018
j.) Ready sub-grade	Spring 2018
k.) Install curb	Spring 2018
l.) Install underdrain	Spring 2018
m.) Install base	Spring 2018
n.) Install sidewalk	Spring 2018
o.) Install asphalt	Spring 2018
p.) Install lift station	Spring 2018
q.) Install irrigation	Spring 2018
r.) Install landscaping	Mid 2018
s.) Install recreational facilities	Mid 2018
t.) Install hardscape (entry features)	Mid 2018
4. <u>Vertical Construction</u>	Spring 2018

NOTE: The above timetable is preliminary in nature and the dates are subject to change.

*Indicates that it is anticipated the particular task will only be partially funded by the District.

**The timeline for Phase 1 infrastructure. Remaining infrastructure for District and Villages to be completed over the next 10 years.

**TIMETABLE FOR CONSTRUCTION OF “OFF-SITE” DISTRICT SERVICES
(OUTSIDE THE DISTRICT BOUNDARIES)**

[ATTACHED BELOW]

EXHIBIT 5 – A2

TIMETABLE FOR CONSTRUCTION OF “OFF-SITE” DISTRICT SERVICES (OUTSIDE THE DISTRICT BOUNDARIES)

TASK TO BE COMPLETED

DATE TO BE COMPLETED BY

1. <u>Entitlement</u>	
a.) Land Use/Zoning	October 2016
2. <u>Permits</u>	
a.) FDEP Water Permit	Mid 2017
b.) FDEP Sewer Permit	Mid 2017
c.) US-ACOE Permit	Mid 2017
3. <u>Land Development/Site Work – Dowden Roadway</u>	
a.) Install erosion control/best practices management	Spring 2018
b.) Install gravity sewer	Spring 2018
c.) Install storm drainage	Spring 2018
d.) Install force main	Spring 2018
e.) Install re-use/reclaimed water	Spring 2018
f.) Install irrigation conduit	Spring 2018
g.) Install utility crossing	Spring 2018
h.) Install potable water	Spring 2018
i.) Ready sub-grade	Spring 2018
j.) Install curb	Spring 2018
k.) Install underdrain	Spring 2018
l.) Install base	Spring 2018
m.) Install sidewalk	Spring 2018
n.) Install asphalt	Spring 2018
o.) Install irrigation	Spring 2018
p.) Install landscaping	Spring 2018

NOTE: The above timetable is preliminary in nature and the dates are subject to change.

*Indicates that it is anticipated the particular task will only be partially funded by the District.

**COST ESTIMATES FOR CONSTRUCTION OF
DISTRICT SERVICES**

[ATTACHED BELOW]

Exhibit 5

Estimated Costs Summary

Dowden West Community Development District

Improvement	Total
Utilities Systems	
Water System	\$ 5,551,025
Sanitary Sewer System	\$ 8,652,715
Reuse Water System	\$ 5,361,403
Stormwater Management System	\$ 13,956,760
Electrical Service Systems	\$ 5,137,805
Conservation Mitigation	\$ 2,000,000
Onsite Public Roadway Systems*	\$ 6,587,250
Offsite Public Roadway Systems *	\$ 2,293,000
Landscaping/Hardscaping/Irrigation	\$ 2,808,425
Parks and Recreational Areas	\$ 4,000,000
Consulting Fees - Engineering & Attorneys	\$ 2,400,000
Subtotal Costs	\$ 58,748,383
Contingency (10%)	\$ 5,874,838
TOTAL ESTIMATED COSTS	\$ 64,623,221

Notes:

1. * - Costs for offsite and some onsite roadways do not reflect reimbursement costs from the City of Orlando.
2. Construction Cost are from Preliminary Master Plan and MUP s only.
3. This estimate does not include developer improvements within the non-single family parcel developments.

Prepared by Dewberry Engineers Inc.

February 2017

Version 5 – 02-01-2017

EXHIBIT 6

**FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT
OF PUBLIC AND PRIVATE USES WITHIN THE DISTRICT**

[ATTACHED BELOW]



Dewberry Engineers Inc.
10000 South Orange Avenue
Suite 1000
Orlando, Florida 32817
Phone: 407.241.1100
FAX: 407.241.1101
DOWDEN@DEWBERRY.COM

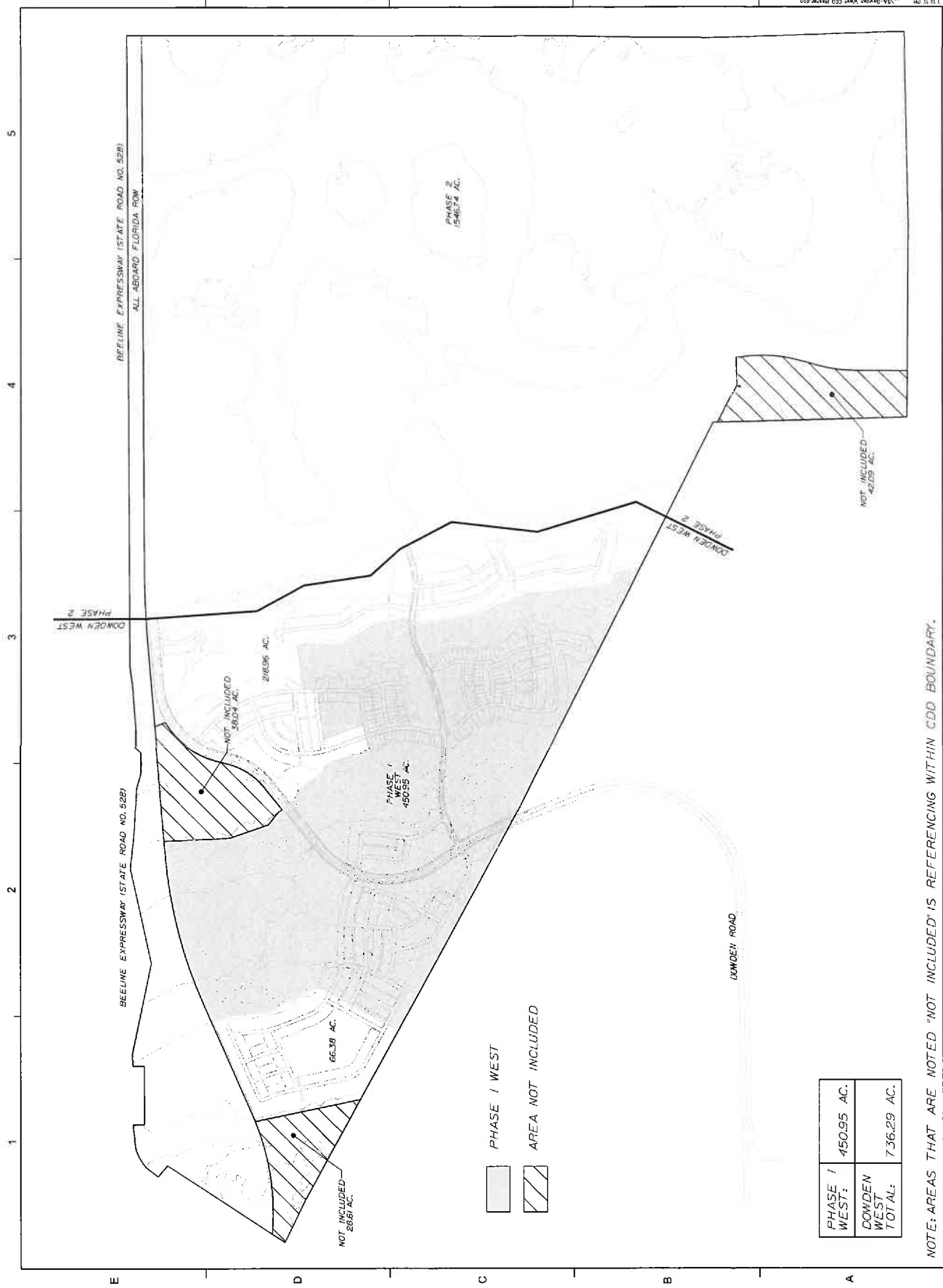
CITY OF ORLANDO, FLORIDA
DOWDEN WEST CDD
EXHIBIT 5A
MASTER SITE PLAN

SCALE: 0' 500' 1000'

NORTH

PROJECT # 15-000000000000
DRAWN BY JRM
APPROVED BY JRM
CHECKED BY JRM
DATE JANUARY 2017

PROJECT STATUS: IN PROGRESS
SHEET NO. 1 OF 1



PHASE 1 WEST:	450.95 AC.
DOWDEN WEST:	286.61 AC.
TOTAL:	736.29 AC.

NOTE: AREAS THAT ARE NOTED "NOT INCLUDED" IS REFERENCING WITHIN CDD BOUNDARY.



Beachline Expressway

417

Legend

- CDD Boundary
- Future Land Use
- COMM-AC
- CONSERV
- INDUST
- NEIGH-AC
- OFFICE-LOW
- PUB-REC-INST
- RES-LOW
- URB-VIL

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



0 750 1,500 Feet

Data Source: Dewberry, Orlando

Image Source: ESRI

G:\MXD\orange\working\bird, Stuart\Stuart\0DowdenWestCDD\landuse_8.5x11_landscapes.mxd



Dewberry

Dowden West CDD

City of Orlando, Florida

Exhibit 5C - Future Land Use

Legend

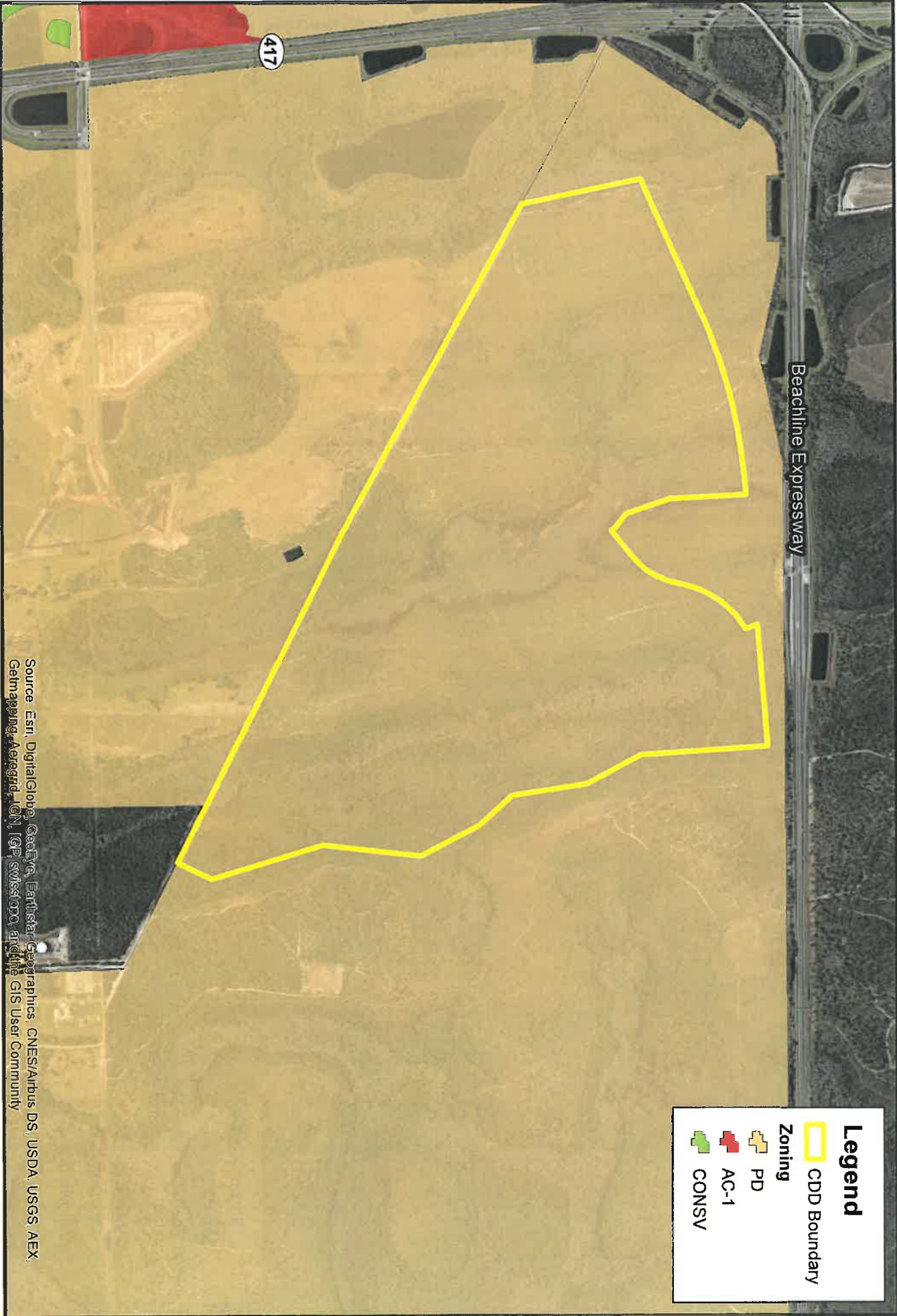
CDD Boundary

Zoning

PD

AC-1

CONSV



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Dowden West CDD
 City of Orlando, Florida
 Exhibit 5B - Zoning

0

750

1,500

Feet

Data Source: Dewberry, Orlando
 Image Source: ESRI
 G:\MXD\eng\Mockup\bird_starwood\StarwoodDowdenWestCDD\zoning_8.5x11_landscape.mxd

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

[ATTACHED BELOW]

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Dowden West Community Development District** (the “District”). The proposed District comprises approximately 736 acres of land located within the City of Orlando, Florida (the “City”). The project is planned for approximately 2,200 attached and detached single family units. The SERC provides the information required by Section 190.005 and Section 120.541, Florida Statutes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

1.2 Overview of the Dowden West Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the lands within the District. The District will encompass approximately 736 acres.

The Development plan for the proposed lands within the District includes approximately 2,200 attached and detached single family units. The above referenced residential units are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City and County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the District. The scope of this SERC is limited to evaluating the economic consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The City of Orlando is not defined as a small city for purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Section 120.541, Florida Statutes and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

¹ For the purposes of this SERC, the term “agency” means the City of Orlando and the term “rule” means the ordinance(s) which the City of Orlando will enact in connection with the creation of the District.

A description and analysis of the above requirements are set forth below.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the creation of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Dowden West Community Development District is a community designed for approximately 2,200 attached and detached single family units. Formation of the District will place these units within the jurisdiction of the District. Prior to sale of any units, the land within the boundaries of the District will also be subject to the jurisdiction of the District and required to comply with the establishing ordinance.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 1,000 acres, therefore the City is the establishing entity under Section 190.005(2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to Section 189.412, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

City of Orlando

The land proposed to comprise the District is within the City of Orlando and consists of approximately 736 acres. The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, a filing fee will be paid to the City which is anticipated to cover the City's costs for review of the petition for establishment.

The costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the City already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the City routinely processes similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a CDD.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City.

Orange County

The annual costs to Orange County (the "County") are also modest. As indicated above, the proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. The District has its own sources of revenue to provide and maintain such facilities and services. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the on-site and off-site roadway improvements, utility distribution and collections systems, the master stormwater management system, landscaping, irrigation and hardscaping, conservation mitigation, and parks and recreation as described in Table 1, will be financed by the District. Some of the facilities will be dedicated to other governments for operations and those governments will collect the associated revenue to operate and maintain those facilities.

Table 1. Dowden West Community Development District Proposed Facilities and Services

Facility	Financed By	Ownership	O&M
Water System	CDD	County	County
Sanitary Sewer System	CDD	County	County
Reuse Water System	CDD	County	County
Stormwater Management System	CDD	CDD	CDD
Electrical Service System	CDD	OUC	OUC
Conservation Mitigation	CDD	CDD	CDD
On-Site Public Roadway Improvements	CDD	City	City
Off-Site Public Roadway Improvements	CDD	City	City
Landscaping/Hardscaping/Irrigation	CDD	CDD	CDD
Parks and Recreational Areas	CDD	CDD	CDD

Key: CDD=Community Development District, City=City of Orlando, COUNTY=Orange County, OUC=Orlando Utilities Commission; O&M=Operations and Maintenance

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$64,623,221. The District and/or developer of the project may pay a portion of these construction and development costs. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program.

Table 2. Cost Estimate for District Facilities

<u>Category</u>	<u>Estimated Cost</u>
Water System	\$5,551,025
Sanitary Sewer System	\$8,652,715
Reuse Water System	\$5,361,403
Stormwater Management System	\$13,956,760
Electrical Service Systems	\$5,137,805
Conservation Mitigation	\$2,000,000
Onsite Public Roadway Systems	\$6,587,250
Offsite Public Roadway Systems	\$2,293,000
Landscaping/Hardscaping/Irrigation	\$2,808,425
Parks and Recreational Areas	\$4,000,000
Consulting Fees - Engineering & Attorneys	\$2,400,000
Professional Fees/Contingencies	\$5,874,838
Total Projected Cost of Improvements	<u>\$64,623,221</u>

Future landowners in the District shall be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance, assuming such bonds are issued by the District. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of the affected property by purchasing such property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels of types of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through higher cost developer equity and/or bank loans.

In considering these costs it should be noted that owners and occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, the District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the intent of revised growth management legislation, and assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows CDD landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the CDD services they receive, provided they meet the City's overall requirements.

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the County tax bill pursuant to Section 197.3632, Florida Statutes. Further, a CDD is a perpetual entity and provides for continuous operation and maintenance of infrastructure.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. The cost impact to landowners is negligible given the low cost of capital for a CDD through tax-exempt financing, etc.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2010 U.S. Census. Therefore, the City is not defined as a "small city" according to Section 120.52(18), Florida Statutes.

The County has an estimated un-incarcerated population that is greater than 75,000 according to the 2010 U.S. Census. Therefore, the County is not defined as a "small county" according to Section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the project developer, the project design engineer and other professionals associated with the project.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals or revised statement submitted to the City as described in Section 120.541(1)(a), Florida Statutes.

Prepared by:

Governmental Management Services - Central Florida, LLC

February 1, 2017