

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

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

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

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22                   **WHEREAS**, Petitioner has provided written consent to the establishment of the  
23 District from the entity owning 100 percent of the real property to be included in the  
24 District; and

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26                   **WHEREAS**, Petitioner is a company authorized to conduct business in the State  
27 of Florida, Petitioner's principal place of business is 5 Third Street, Suite 900, San  
28 Francisco, CA 94103; and

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30                   **WHEREAS**, a public hearing has been conducted by the Orlando City Council on  
31 January 13, 2025, in accordance with the requirements and procedures of section  
32 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the  
33 City's Charter and Code of Ordinances; all interested persons and affected units of  
34 general-purpose local government were afforded an opportunity to present oral and  
35 written comments on the Petition at said duly noticed public hearing; and

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37                   **WHEREAS**, upon consideration of the record established at that hearing, the  
38 Orlando City Council determined that the statements within the Petition were true and  
39 correct, that the establishment of the District is not inconsistent with any applicable  
40 element or portion of the state comprehensive plan or the City's comprehensive plan;  
41 that the land within the District is of sufficient size, is sufficiently compact, and sufficiently  
42 contiguous to be developable as a functional interrelated community; that the District is  
43 the best alternative available for delivering community development services and  
44 facilities to the area served by the District; that the community development services and  
45 facilities of the District will not be incompatible with the capacity and uses of existing

46 local and regional community development services and facilities, and that the area to  
47 be served by the District is amenable to separate special-district governance; and  
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49 **WHEREAS**, establishment of the District will constitute a timely, efficient,  
50 effective, responsive, and economic way to deliver community development services in  
51 the area described, thereby providing a solution to the City’s planning, management and  
52 financing needs for delivery of capital infrastructure therein without overburdening the  
53 City and its taxpayers; and  
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55 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**  
56 **OF ORLANDO, FLORIDA, AS FOLLOWS:**  
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58 **SECTION 1. AUTHORITY.** This ordinance is enacted in compliance with and  
59 pursuant to the Uniform Community Development District Act of 1980, Chapter 190,  
60 Florida Statutes.  
61

62 **SECTION 2. FINDINGS.** The foregoing recitals and findings are true and correct  
63 and are incorporated herein, adopted, and made a part hereof.  
64

65 **SECTION 3. GRANT OF PETITION.** The Petition, which was filed with the Office  
66 of the City Clerk on October 29, 2024, and a copy of which is attached hereto as **Exhibit**  
67 **“A”** and incorporated herein, is hereby granted.  
68

69 **SECTION 4. DISTRICT NAME.** There is hereby created a community  
70 development district situated entirely within the incorporated boundaries of the City of  
71 Orlando, Florida, named the “Orlando SED Community Development District.”  
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73 **SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external  
74 boundaries of the District are described in Exhibit 2 of the Petition. The District, overall,  
75 contains 8.424 acres, more or less.  
76

77 **SECTION 6. FUNCTIONS AND POWERS.** The powers and functions of the  
78 District are described in section 190.011, subsection 190.012(1), paragraphs  
79 190.012(2)(a) & (d), and subsection 190.012(2)(f), Florida Statutes.  
80

81 **SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to  
82 serve as initial members of the District’s Board of Supervisors are as follows:  
83

<u>Name</u>	<u>Address</u>
Paul Faries	189 South Orange Avenue, 17th Floor, Orlando, FL 32801

ORDINANCE NO. 2024-55

90 Michael McManus 189 South Orange Avenue, 17<sup>th</sup> Floor,  
91 Orlando, FL 32801  
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93 Paul Batt 189 South Orange Avenue, 17<sup>th</sup> Floor,  
94 Orlando, FL 32801  
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96 Tim Baker 189 South Orange Avenue, 17<sup>th</sup> Floor,  
97 Orlando, FL 32801  
98  
99 Wayne Dunkelberger 189 South Orange Avenue, 17<sup>th</sup> Floor,  
100 Orlando, FL 32801  
101

102 All of the above-listed persons are residents of the State of Florida and citizens of  
103 the United States of America.  
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105 **SECTION 8. OBLIGATIONS OF DISTRICT.** No bond, debt, or other obligation  
106 of the District, nor any default thereon, shall constitute a debt or obligation or burden of  
107 the City.  
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109 **SECTION 9. SCRIVENER'S ERROR.** The city attorney may correct scrivener's  
110 errors found in this ordinance by filing a corrected copy of this ordinance with the City  
111 Clerk.  
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113 **SECTION 10. SEVERABILITY.** If any provision of this ordinance or its  
114 application to any person or circumstance is held invalid, the invalidity does not affect  
115 other provisions or applications of this ordinance which can be given effect without the  
116 invalid provision or application, and to this end the provisions of this ordinance are  
117 severable.  
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119 **SECTION 11. EFFECTIVE DATE.** This ordinance is effective upon adoption.  
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121 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,  
122 Florida, at a regular meeting, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
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124 **DONE, THE PUBLIC NOTICES,** in a newspaper of general circulation in the City  
125 of Orlando, Florida, by the Petitioner, commencing the \_\_\_\_\_ day of  
126 \_\_\_\_\_, 2024, and running once each week for four consecutive  
127 weeks ending on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
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129 **DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON**  
130 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City  
131 Council of the City of Orlando, Florida, at a regular meeting, this \_\_\_\_\_ day of  
132 \_\_\_\_\_, 2025.  
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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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