

*Dowden West Community
Development District*

Agenda

March 16, 2023

AGENDA

Dowden West

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 9, 2023

**Board of Supervisors
Dowden West Community
Development District**

Dear Board Members:

The Board of Supervisors of Dowden West Community Development District will meet **Thursday, March 16, 2023 at 9:00 AM at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual in Seat #2 to Fulfill the Board Vacancy with a Term Ending November 2023
 - B. Administration of Oath of Office to Newly Appointed Board Member(s)
 - C. Consideration of Resolution 2023-05 Electing Assistant Secretary
4. Approval of Minutes of February 16, 2023 Meeting
5. Ratification of Acknowledgement and Consent Regarding the Stormwater Management System
6. Consideration of Resolution 2023-04 Approving the Conveyance of Real Property and Improvements to the District
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date
11. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason M. Showe", with a long horizontal flourish extending to the right.

Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
Peter Armans, District Engineer
Darrin Mossing, GMS

Enclosures

SECTION III

SECTION C

RESOLUTION 2023-05

**A RESOLUTION OF THE DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Dowden West Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 16th day of March, 2023.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

MINUTES

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dowden West Community Development District was held Thursday, February 16, 2023 at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell	Chairman
Gabe Madlang	Vice Chairperson
Dane Hamilton	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Peter Armans	District Engineer by telephone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill the Board Vacancy in Seat 2 with a Term Ending November 2023**
 - B. Administration of Oath of Office to Newly Appointed Board Member**
 - C. Consideration of Resolution 2023-04 Electing an Assistant Secretary**
- Items A through C were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2022 Meeting

Mr. Showe presented the December 15, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the minutes of the December 15, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Lighting Agreements with OUC

- A. Master Lighting Installation Upgrade and Service Agreement Meridian Park PH N1B**
- B. Lighting Service Agreement Meridian Park N1C**
- C. Lighting Service Agreement Meridian Park PH N1B**

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the Master Lighting installation upgrade and service agreement for Meridian Park PH N1B, the Lighting service agreement for Meridian Park N1C and the lighting service agreement Meridian Park PH N1B were ratified.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Management Services Proposal for Dowden West Phase 2 and Phase 3 with Yellowstone Landscape

Mr. Scheerer: A few weeks back we met with Mattamy and the landscape installer, Yellowstone, did a walk-through of everything in Phase 2 as well as Phase 3. We are ready to begin the maintenance and it is budgeted and the proposals reflect the amount in the budget for 2023.

On MOTION by Mr. Bell seconded by Mr. Madling with all in favor the landscape maintenance agreement with Yellowstone for Dowden West Phase 2 in the amount of \$38,820 and Phase 3 in the amount of \$34,500 were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We are moving forward with conveyances and just waiting on the District engineer to confirm completion. We are also working on an encroachment agreement for some stormwater management infrastructure under a City right of way and will bring that back to the board once finalized.

B. Engineer

Mr. Armans: On the conveyances I'm waiting on everything being accepted by the City.

I did a drive through a couple weeks ago and one of the alleys conveyed to us, and there is an area ponding water next to the catch basin. I wonder if it is under the warranty so they can come back reshape it around the catch basin so that it is not pooling water. Is that something we can look into? This is on tidal alley in Phase 2 N1B.

Mr. Bell: More than likely it is still under maintenance. I suggest you reach out to Tanner Adams with Mattamy Homes and he can facilitate any corrections.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from December 3, 2022 through February 3, 2023 in the amount of \$248,756.59.

On MOTION by Mr. Bell seconded by Mr. Madling with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2018 Bonds

Mr. Showe presented the arbitrage rebate calculation report for the series 2018 bonds that there is no rebate liability.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Next Meeting Date

Mr. Showe: The next meeting is scheduled for March 16, 2023 at 9:00 a.m. in the same location.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bell seconded by Mr. Madling with all in favor
the meeting adjourned at 9:09 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**ACKNOWLEDGEMENT AND CONSENT REGARDING THE
STORMWATER MANAGEMENT SYSTEM**

This **ACKNOWLEDGEMENT AND CONSENT REGARDING THE STORMWATER MANAGEMENT SYSTEM** (the “**Consent**”) is made this 24th day of February, 2023, by the DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (the “**District**”).

WITNESSETH:

WHEREAS, the STARWOOD PHASE N-1C Plat is recorded in Plat Book 108, Page 25, of the Public Records Orange County, Florida (the “**Plat**”); and

WHEREAS, pursuant to Ordinance No. 2017-20, adopted on April 10, 2017 by the City Council of the City of Orlando, Florida (the “**Ordinance**”), attached hereto as **Exhibit “A,”** and pursuant to the development plans for the District, including the Statement of Estimated Regulatory Costs, dated February 1, 2017, attached to the Ordinance as Exhibit 7, the District shall finance, own and maintain the Stormwater Management System located in the Plat; and

WHEREAS, the District desires to acknowledge its consent to accept the Stormwater Management System located in the Plat by separate conveyance document upon completion by the developer, Beachline South Residential, LLC, a Florida limited liability company (the “**Developer**”).

NOW, THEREFORE, the District acknowledges, consents and agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The District hereby acknowledges and consents to accepting the Stormwater Management System located in the Plat by separate conveyance document, for ownership and maintenance purposes, upon completion of the system by the Developer.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the District has executed this Consent as of the date first written above.

WITNESSES:

By: **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*

Anna J. Treybich
Print Name: Anna J. Treybich

By: Ralph Charles Bell
Ralph Charles Bell
Chairman of the Board of Supervisors

D. Bingham
Print Name: DANIELLE BINGHAM

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of February, 2023, by Ralph Charles Bell, as Chairman of the Board of Supervisors of the Dowden West Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*. He has produced _____ as identification or is personally known to me.

(Notary Seal)

Anna J. Treybich
Notary Public, State of Florida
My Commission Expires: 4/25/2026



Exhibit “A”

Ordinance No. 2017-20

[See attached.]



CITY OF ORLANDO

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF ORANGE)

I, Elizabeth Davidson, Assistant City Clerk, hereby certify that the attached is a true and correct copy of Dowden West Community Development District Ordinance #2017-20, dated April 10, 2017, documentary #1704101205.

Given under my hand and the corporate seal of the City of Orlando, Florida, affixed this 18th day of April, 2017.

A handwritten signature in blue ink that reads "Elizabeth Davidson".

Elizabeth Davidson
Assistant City Clerk

OFFICE OF CITY CLERK

CITY HALL ■ 400 SOUTH ORANGE AVENUE ■ 2ND FLOOR ■ P.O. BOX 4990 ■ ORLANDO, FLORIDA 32801-4990
PHONE 246-2251 • FAX 246-3613 • <http://www.ci.orlando.fl.us>

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ORDINANCE NO. 2017- 20

AN ORDINANCE GRANTING PETITION OF BEACHLINE SOUTH RESIDENTIAL, LLC.; ESTABLISHING AND NAMING THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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 ("Petitioner") petitioned the City Council of the City of Orlando ("City") to enact an ordinance establishing the Dowden West Community Development District ("District") pursuant to Chapter 190, *Florida Statutes* (2016) over the real property described in Exhibit 2 of the Petition to Establish the Dowden West Community Development District; and

WHEREAS, Petitioner has obtained written consent to the establishment of the District by 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 and local office is located at 1900 Summit Tower Blvd, Suite 500, Orlando, Florida 32810; and

WHEREAS, a public hearing has been conducted by the City Council on April 10, 2017 in accordance with the requirements and procedures of Section 190.005(2)(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, the City determined that the statements within the Petition were true and correct, 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 contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and

ORDINANCE NO. 2017- 20

1 regional community development services and facilities, and that the area to be served
2 by the District is amenable to separate special-district governance; and
3

4 **WHEREAS**, establishment of the District will constitute a timely, efficient,
5 effective, responsive, and economic way to deliver community development services in
6 the area described, thereby providing a solution to the City's planning, management and
7 financing needs for delivery of capital infrastructure therein without overburdening the
8 City and its taxpayers.
9

10 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**
11 **OF ORLANDO, FLORIDA:**
12

13 **SECTION 1. AUTHORITY.** This Ordinance is enacted in compliance with and
14 pursuant to the Uniform Community Development District Act of 1980, Chapter 190,
15 *Florida Statutes* (2016).
16

17 **SECTION 2. FINDINGS.** The foregoing recitals and findings are true and correct
18 and are incorporated herein, adopted, and made a part hereof.
19

20 **SECTION 3. GRANT OF PETITION.** The Petition, which was filed with the
21 Office of the City Clerk on February 15, 2017 and a copy of which is attached hereto as
22 Exhibit "A" and incorporated herein, is hereby granted.
23

24 **SECTION 4. DISTRICT NAME.** There is hereby created a community development
25 district situated entirely within incorporated boundaries of the City of Orlando, Florida
26 named the "Dowden West Community Development District."
27

28 **SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external
29 boundaries of the District are described in Exhibit 2 of the Petition. The District, overall,
30 contains 736.279 acres, more or less.
31

32 **SECTION 6. FUNCTIONS AND POWERS.** The powers and functions of the
33 District are described in Section 190.011, Section 190.012(1) and Section 190.12(2)(a)
34 and (d), *Florida Statutes*, as well as Section 190.012(2)(f), *Florida Statutes* (to the
35 extent required by the City).
36

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

<u>Name</u>	<u>Address</u>
Keith Trace	1900 Summit Tower Blvd, Suite 500 Orlando, Florida 32810
Drew Abel	1900 Summit Tower Blvd, Suite 500 Orlando, Florida 32810

ORDINANCE NO. 2017- 20

Steven Kalberer 1900 Summit Tower Blvd, Suite 500
Orlando, Florida 32810

Gregory U. Clark 189 S. Orange Ave, Suite 1110S
Orlando, Florida 32801

Thomas Franklin 1368 E. Vine Street
Kissimmee, Florida 34744

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

3
4 **SECTION 8. OBLIGATIONS OF DISTRICT.** No bond, debt or other obligation
5 of the District, nor any default thereon, shall constitute a debt or obligation or burden of
6 the City.

7
8 **SECTION 9. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's
9 errors found in this ordinance by filing a corrected copy of this ordinance with the City
10 Clerk.

11
12 **SECTION 10. SEVERABILITY.** If any provision of this Ordinance or its
13 application to any person or circumstance is held invalid, the invalidity does not affect
14 other provisions or applications of this ordinance which can be given effect without the
15 invalid provision or application, and to this end the provisions of this ordinance are
16 severable.

17
18 **SECTION 11. EFFECTIVE DATE.** This Ordinance shall take effect upon
19 adoption.

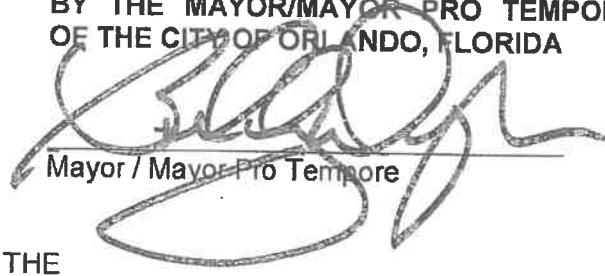
20
21 **DONE, THE FIRST READING,** by the City Council of the City of Orlando,
22 Florida, at a regular meeting, this 20 day of March, 2017.

23
24 **DONE, THE PUBLIC NOTICES,** in a newspaper of general circulation in the City
25 of Orlando, Florida, by the Petitioner, commencing the 13 day of
26 March, 2017, and running once each week for four consecutive weeks
27 ending on the 3 day of April, 2017.

28
29 **DONE, THE SECOND READING, THE PUBLIC HEARING, AND ENACTED ON**
30 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City
31 Council of the City of Orlando, Florida, at a regular meeting, this 10 day of April, 2017.
32
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37

ORDINANCE NO. 2017- 20

BY THE MAYOR/MAYOR PRO TEMPORE
OF THE CITY OF ORLANDO, FLORIDA

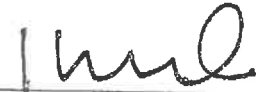


Mayor / Mayor Pro Tempore

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:


City Attorney, chief Assistant
Kyle Shepherd

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ORDINANCE NO. 2017- 20

EXHIBIT "A"

PETITION

**BEFORE THE
CITY COUNCIL OF ORLANDO, FLORIDA**

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

**PETITION TO ESTABLISH THE
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Beachline South Residential, LLC, a Florida limited liability company, authorized to do business in the State of Florida (the "Petitioner"), by and through its attorneys, hereby petitions the City Council of Orlando, Florida, pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, *Florida Statutes*, to adopt an ordinance establishing the Dowden West Community Development District (the "District") with respect to the lands described herein. In support thereof, the Petitioner submits:

1. Petitioner. Petitioner has its principal place of business at 1900 Summit Tower Blvd, Suite 500, Orlando, Florida 32810 and whose registered agent in Florida is located at 1900 Summit Tower Blvd, Suite 500, Orlando, Florida 32810.

2. Location and Size of the Land. The land for the District is located entirely within the boundaries of Orlando (the "City"). Exhibit 1 depicts the general location of the District within the City and Orange County, Florida. The proposed District covers approximately 736.279 acres of land, more or less. The metes and bounds description of the proposed external boundaries of the District, together with a sketch of said description, is set forth in Exhibit 2 attached hereto. There is no real property within the external boundaries of the District that is excluded from the District.

3. Landowner Consent. The Petitioner owns or controls all of the property located within the boundaries of the proposed District. Attached to and made a part of this Petition as Composite Exhibit 3 is the written consent to the establishment of the District by the entity controlling of 100% of the real property to be included in the District through deed, contract or option, as well as the written consent of the seller of certain real property within the District pursuant to that certain Second Amended and Restated Purchase Agreement dated September, 2, 2014.

4. Initial Board Members. The names and addresses of those persons designated to be the five initial members of the Board of Supervisors of the District, all of whom are residents of the State of Florida and citizens of the United States, are as follows:

	<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: 
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

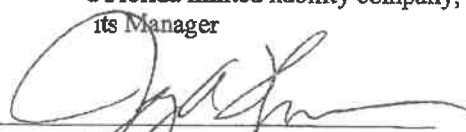
By: 
Jay A. Thompson, its Manager

EXHIBIT 1

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

[ATTACHED BELOW]

EXHIBIT 2

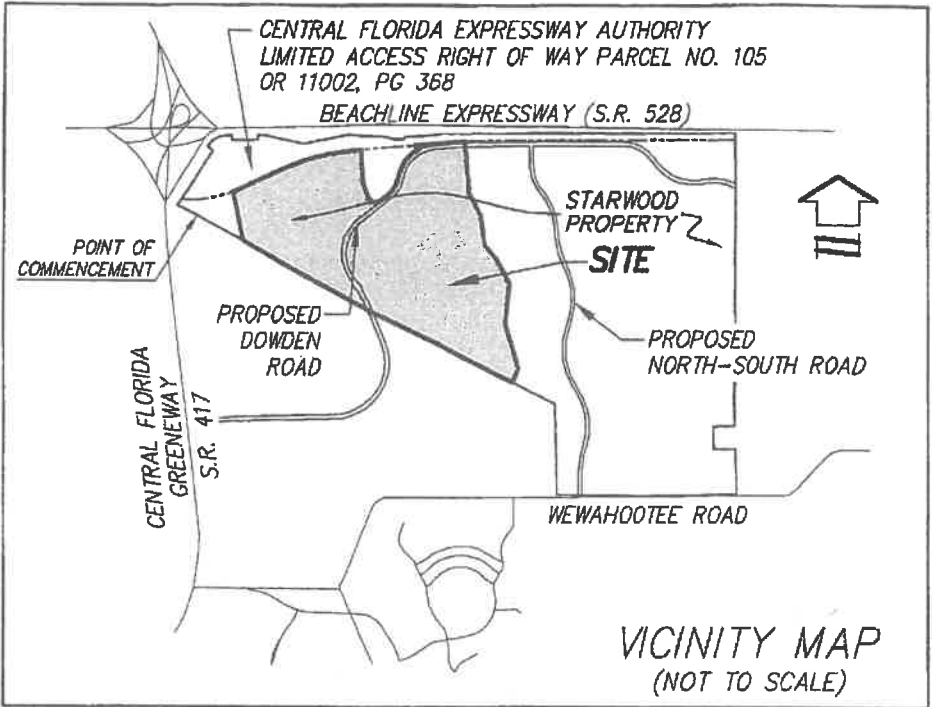
**METES AND BOUNDS LEGAL DESCRIPTION OF THE
DOWDEN COMMUNITY DEVELOPMENT DISTRICT,
TOGETHER WITH A SKETCH OF SAID DESCRIPTION**

[ATTACHED BELOW]

Drawing name: S:\Alpha_Brunei\DWG-CW_3D\Sketch and Legend Description\Alpha_surfsketch_Dowden West CDD.dwg SHEET 1 Jan 30, 2017 7:12am by: camden

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 5 - RANGE E
○	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 DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 7078
 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:

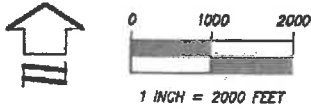
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

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

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

Drawing name: S:\Alpha_Bennett\DWG-Civil_20\Sketch and Legal Descriptions\Project_Alpha_southwest-Dowden West CDD.dwg SHEET 2 Jan 30, 2017 2:13pm by: kcmr@dwg

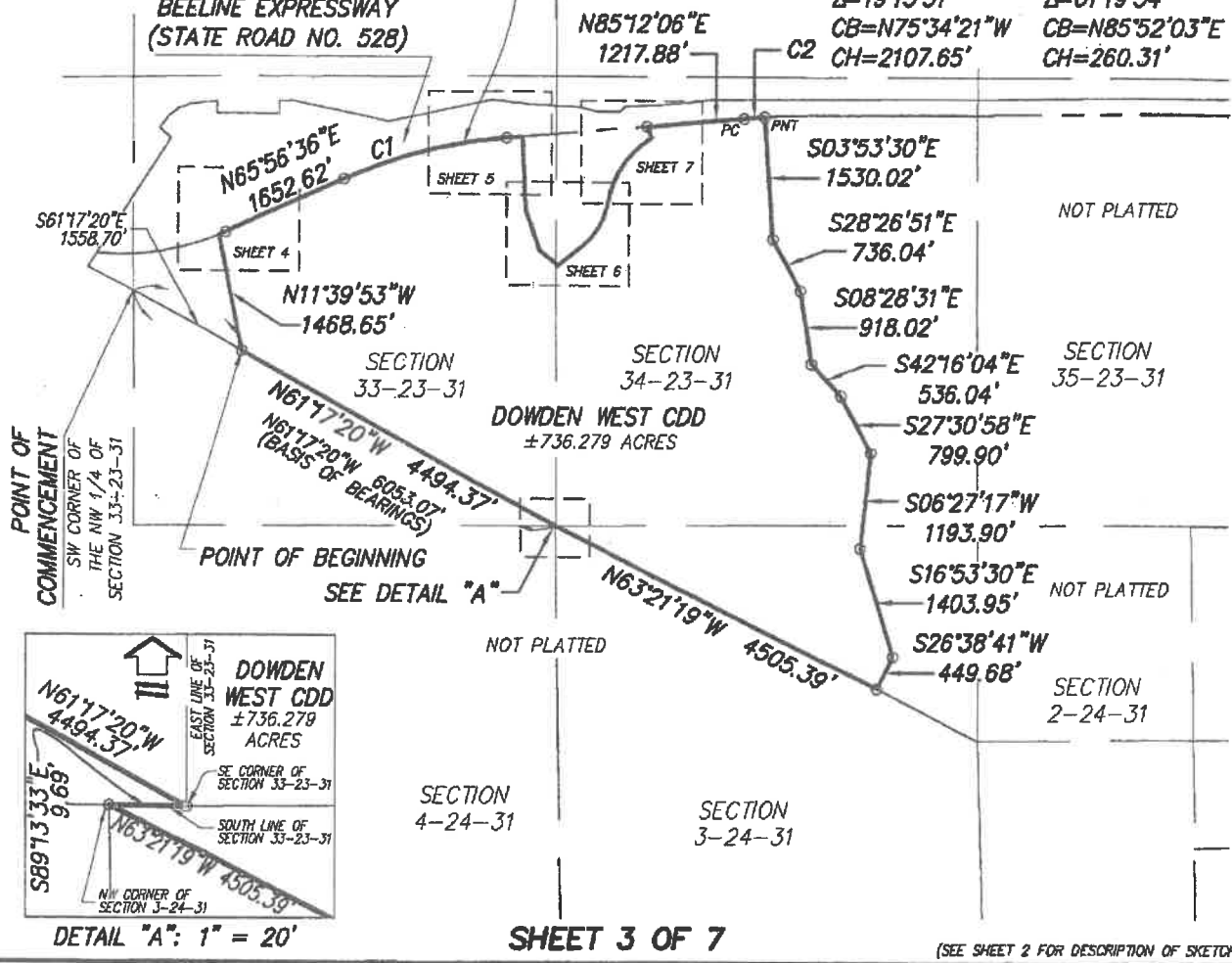
*SEE SHEET 1 FOR LEGEND



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

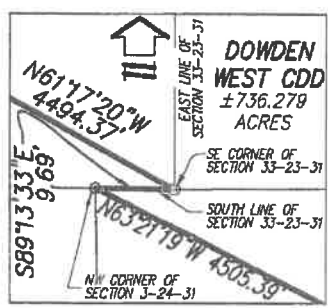
**BEELINE EXPRESSWAY
(STATE ROAD NO. 528)**

C1	C2
L=2117.61'	L=260.31'
R=6300.00'	R=11200.00'
Δ=1975'31"	Δ=0179'54"
CB=N75°34'21"W	CB=N85°52'03"E
CH=2107.65'	CH=260.31'



POINT OF
COMMENCEMENT
SW CORNER OF
THE NW 1/4 OF
SECTION 33-23-31

POINT OF BEGINNING
SEE DETAIL "A"




DETAIL "A": 1" = 20'

SHEET 3 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

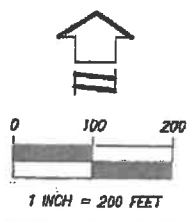
SKETCH OF DESCRIPTION
-OF-
DOWDEN WEST CDD
SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY FLORIDA

 **Dewberry**
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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

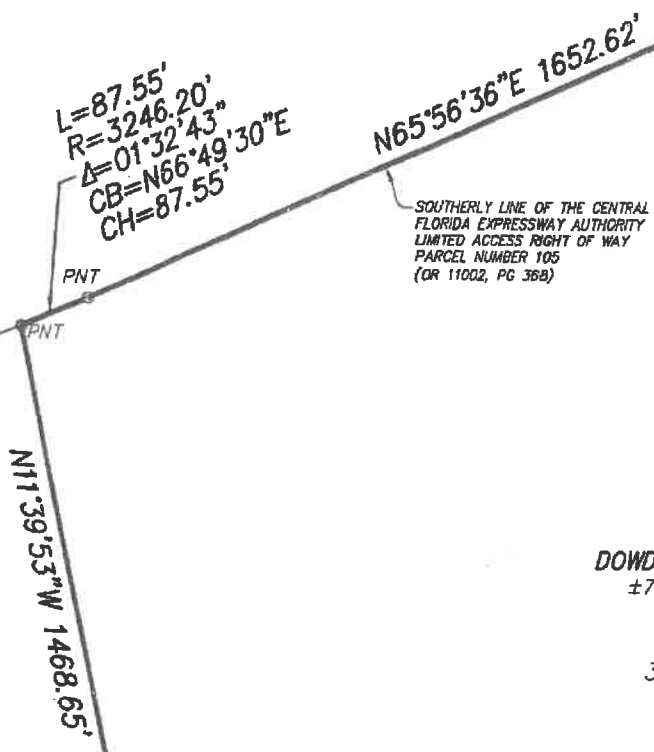
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REV DATE:
SCALE 1" = 2000'
PROJ: 50088991
DRAWN BY: MF
CHECKED BY: TRC

Drawing name: S:\Alpha_Burnett\DWG-Civ 3D\Sketch and Legal Descriptions\Project_Alpha_sketch_Dowden West CDD.dwg SHEET 3 Jan 30, 2017 7:13am by: tccandian



*SEE SHEET 1 FOR LEGEND

MATCHLINE -- SEE SHEET 3



SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 38B)

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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ORLANDO, FLORIDA 32806
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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC

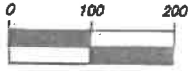
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REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

Drawing name: S:\Alpha_DomestU\DIR-Civ 3D\Sketch and Legal Descriptions\Project Alpha_surety\ch_Dowden West CDD.dwg SHEET 4 Jan 31, 2017 7:13am by: kcamden



*SEE SHEET 1 FOR LEGEND



1 INCH = 200 FEET

$L=2117.61'$
 $R=6300.00'$
 $\Delta=1975'31''$
 $CB=N75'34'21''E$
 $CH=2107.65'$

$N85'12'06''E$
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

MATCHLINE - SEE SHEET 3

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

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

$S18'43'11''E$
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



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
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PREPARED FOR:

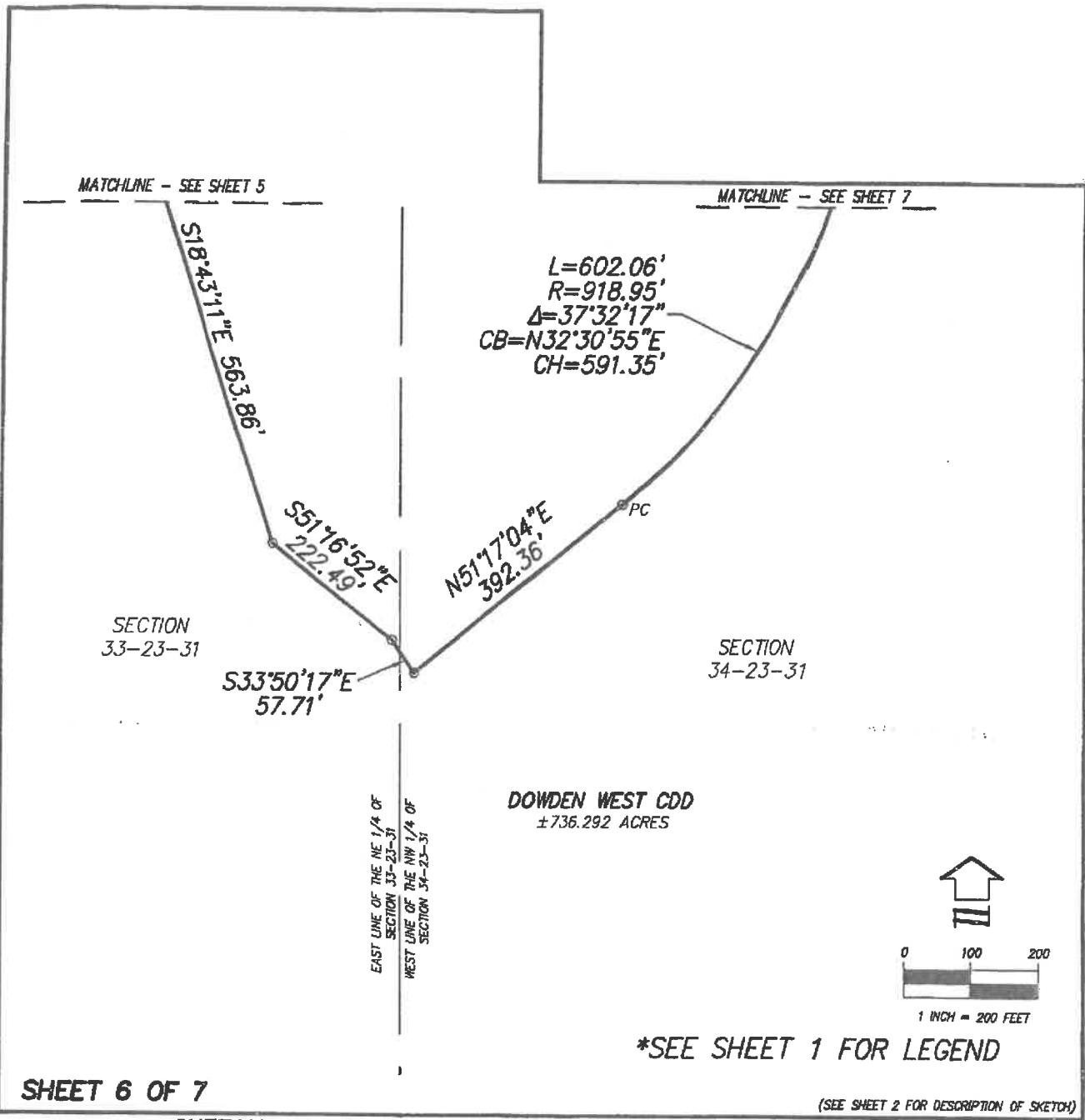
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

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

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

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Drawing name: S:\Alpha_Bronze\11\11-01\Sketch and Layout\Description\Project Alpha_surestat\01_Dowden West CDD.dwg SHEET 6 Jan 30, 2017 7:46am by: tczm14n




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**

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

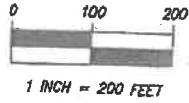
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 01/27/17
 REV DATE:
 SCALE 1" = 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)

N85°12'06"E 1217.88'

N21°30'01"W
110.00'
N25°53'43"W
40.95'

DOWDEN WEST CDD
± 758.643 ACRES

SECTION
34-23-31

N13°44'46"E
147.55'

C3

MATCHLINE - SEE SHEET 6

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

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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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

Drafty name: S:\pico_brown\11\0110-CM-30\Sketch and Legal Descriptions\Project Alpha_sursketch_Dowden West CDD.dwg SHEET 7 Jan 30, 2017 7:14am by: tamden

MATCHLINE - SEE SHEET 3

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: ~~Prime Land, LLC, a Florida limited liability
company, Manager~~

By: 
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

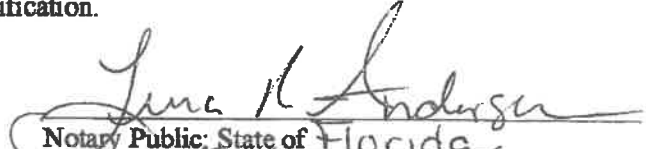

Notary Public: State of Florida
Print Name: Tina R Anderson
My Commission Expires: 4/9/19
My Commission No.: 218804

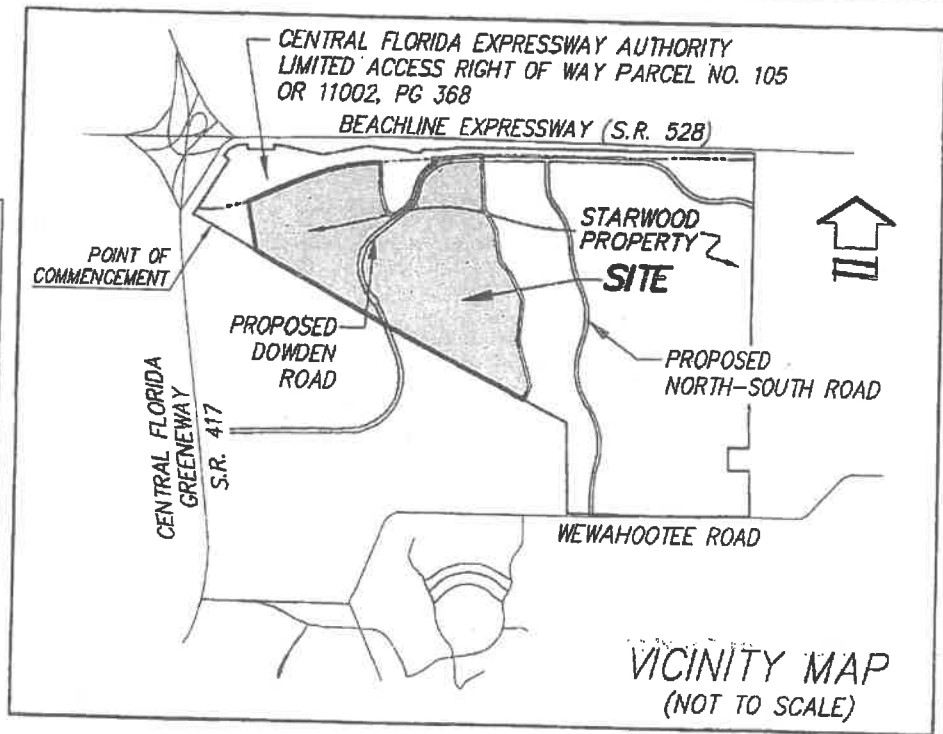
EXHIBIT "A"

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
○	CHANGE IN DIRECTION
PNT	POINT OF NON TANGENCY
S.R.	STATE ROAD
NO.	NUMBER
CDD	COMMUNITY DEVELOPMENT DISTRICT
LS	LICENSED SURVEYOR



VICINITY MAP
(NOT TO SCALE)

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

SHEET 1 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(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

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FLORIDA



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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

Dewberry name: S:\pfiles_brown\17109C-CW_30\Sketch and Layout\Description\Bones\Project_Alpine_surawatch_Dowden West CDD.dwg SHEET 1 Jan 30, 2017 7:12am by: camden

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:

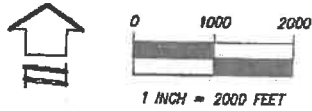
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

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REV DATE:
SCALE N/A

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

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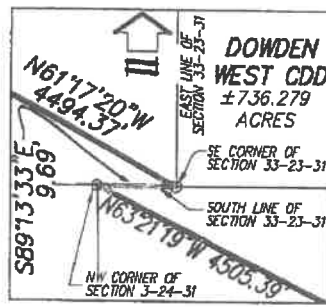
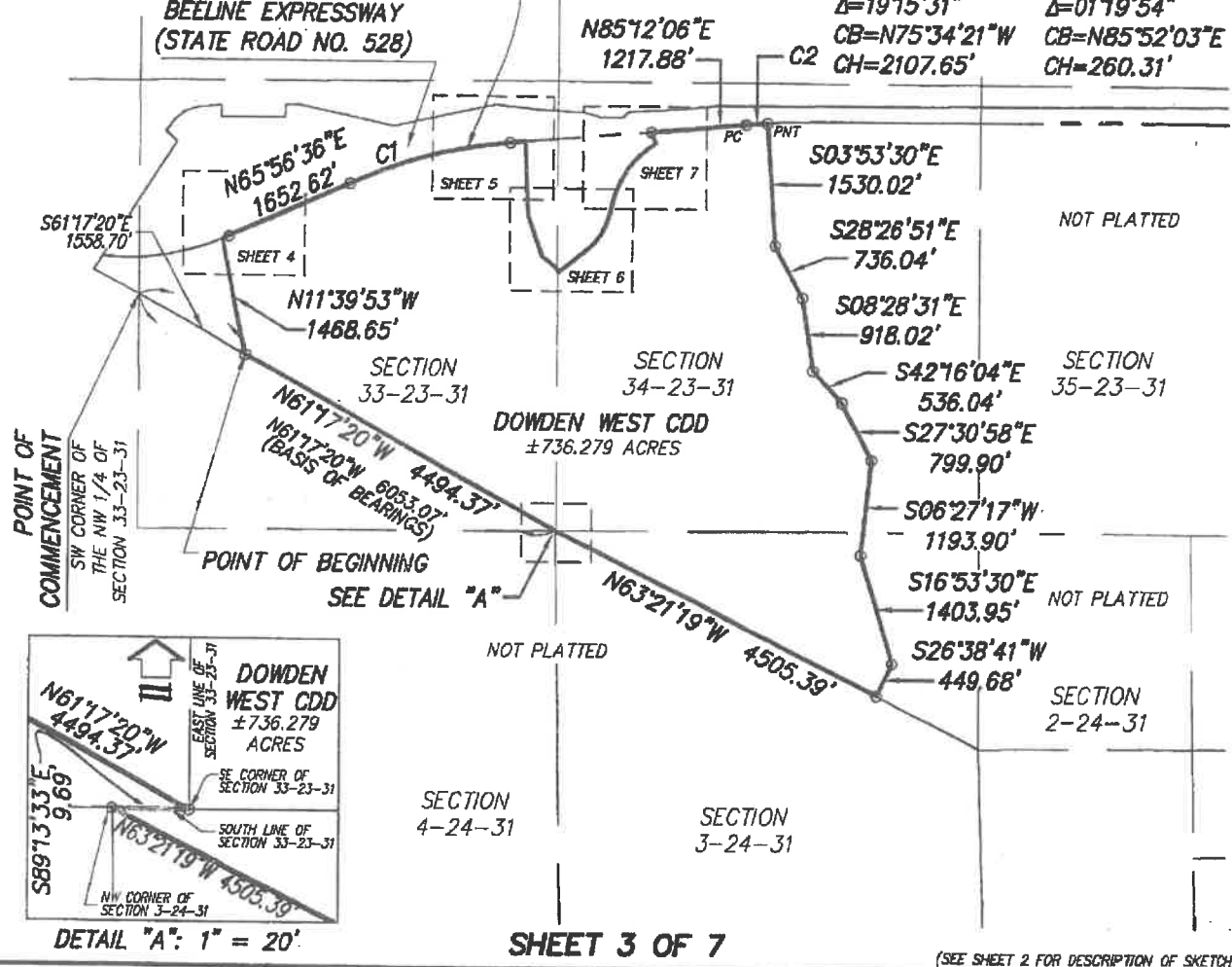
*SEE SHEET 1 FOR LEGEND



SOUTHERLY LINE OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY LIMITED ACCESS RIGHT OF WAY PARCEL NUMBER 105 (OR 11002, FG 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=0°19'54"
CB=N75°34'21"W	CB=N85°52'03"E
CH=2107.65'	CH=260.31'




SHEET 3 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

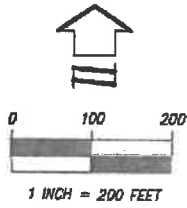
SKETCH OF DESCRIPTION
 -OF-
DOWDEN WEST CDD
 SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 AND
 SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA



Dewberry
 131 WEST KALEY STREET
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 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

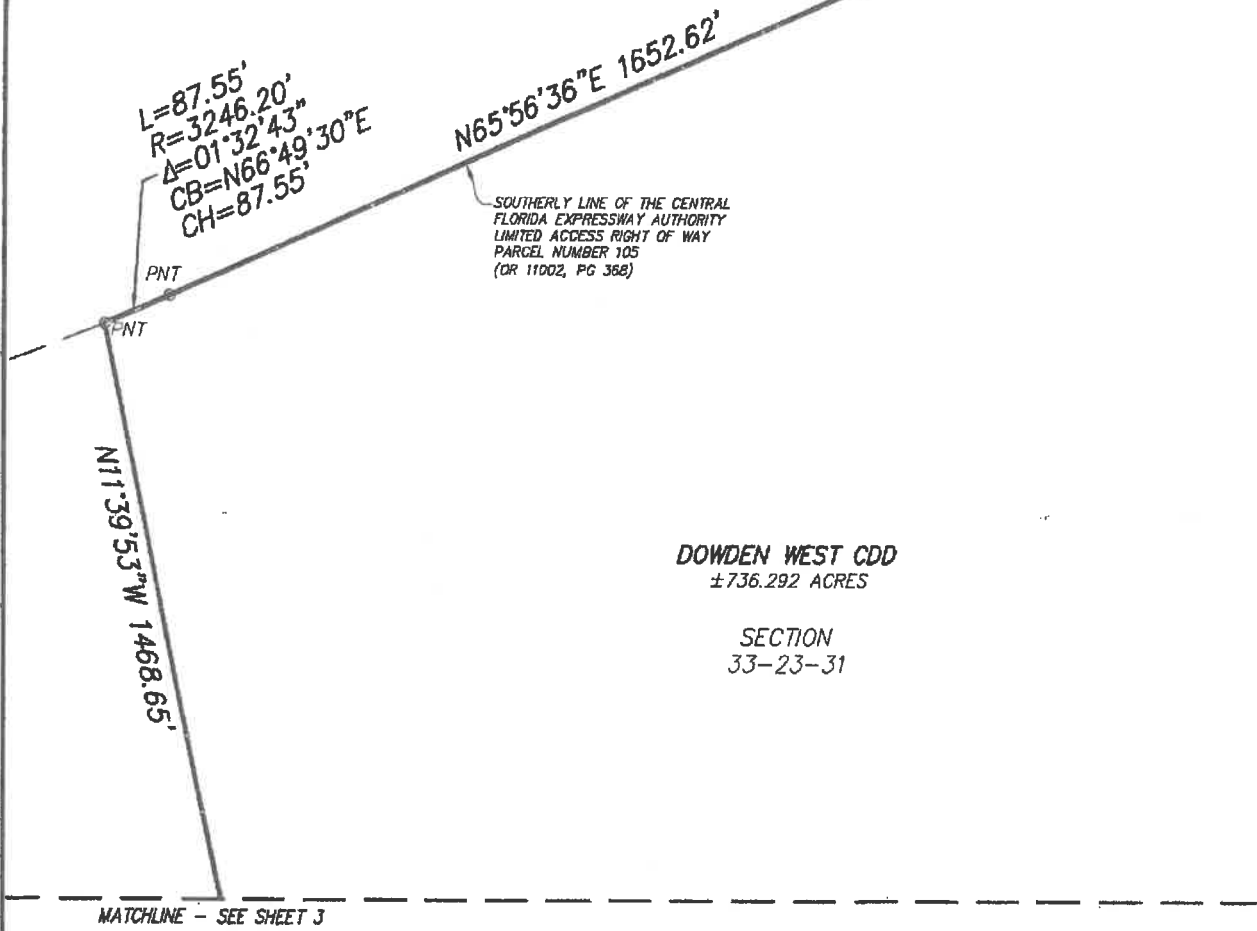
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BEACHLINE SOUTH RESIDENTIAL, LLC
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 REV DATE:
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 PROJ: 50088981
 DRAWN BY: MF
 CHECKED BY: TRC

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*SEE SHEET 1 FOR LEGEND

MATCHLINE - SEE SHEET 3



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

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

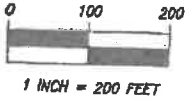
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DRAWN BY: MF
CHECKED BY: TRC

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*SEE SHEET 1 FOR LEGEND



MATCHLINE - SEE SHEET 3

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

$N85^{\circ}12'06''E$
 $194.70'$

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

$S02^{\circ}40'45''E$ 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

NOT PLATTED

SECTION
33-23-31

NOT PLATTED

$S18^{\circ}43'11''E$
 $563.86'$

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



Dewberry

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PHONE: 321.354.9826 FAX: 407.648.9104
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

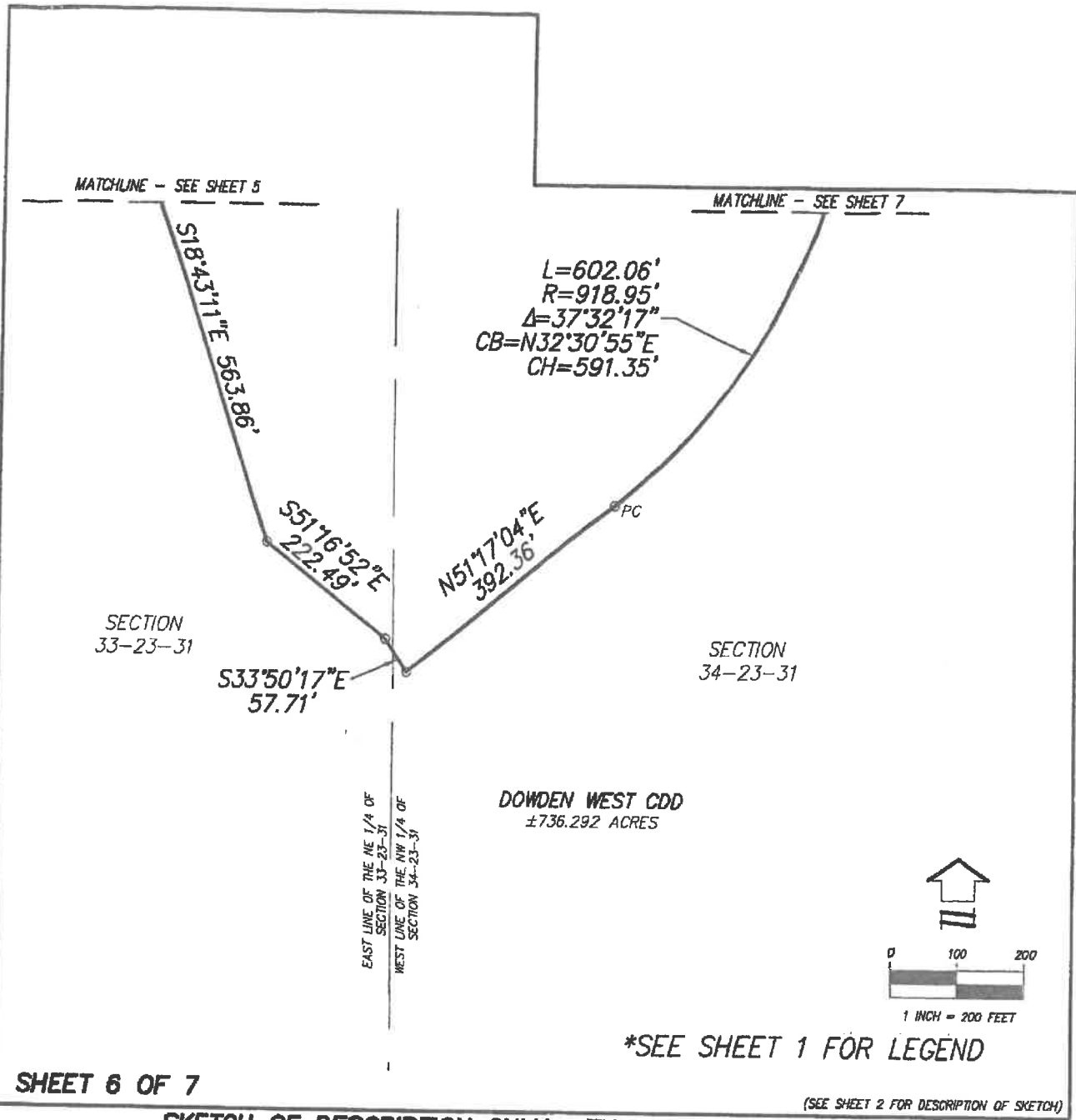
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

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REV DATE:
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DRAWN BY: MF
CHECKED BY: TRC

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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



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 ORLANDO, FLORIDA 32806
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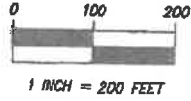
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BEACHLINE SOUTH RESIDENTIAL, LLC

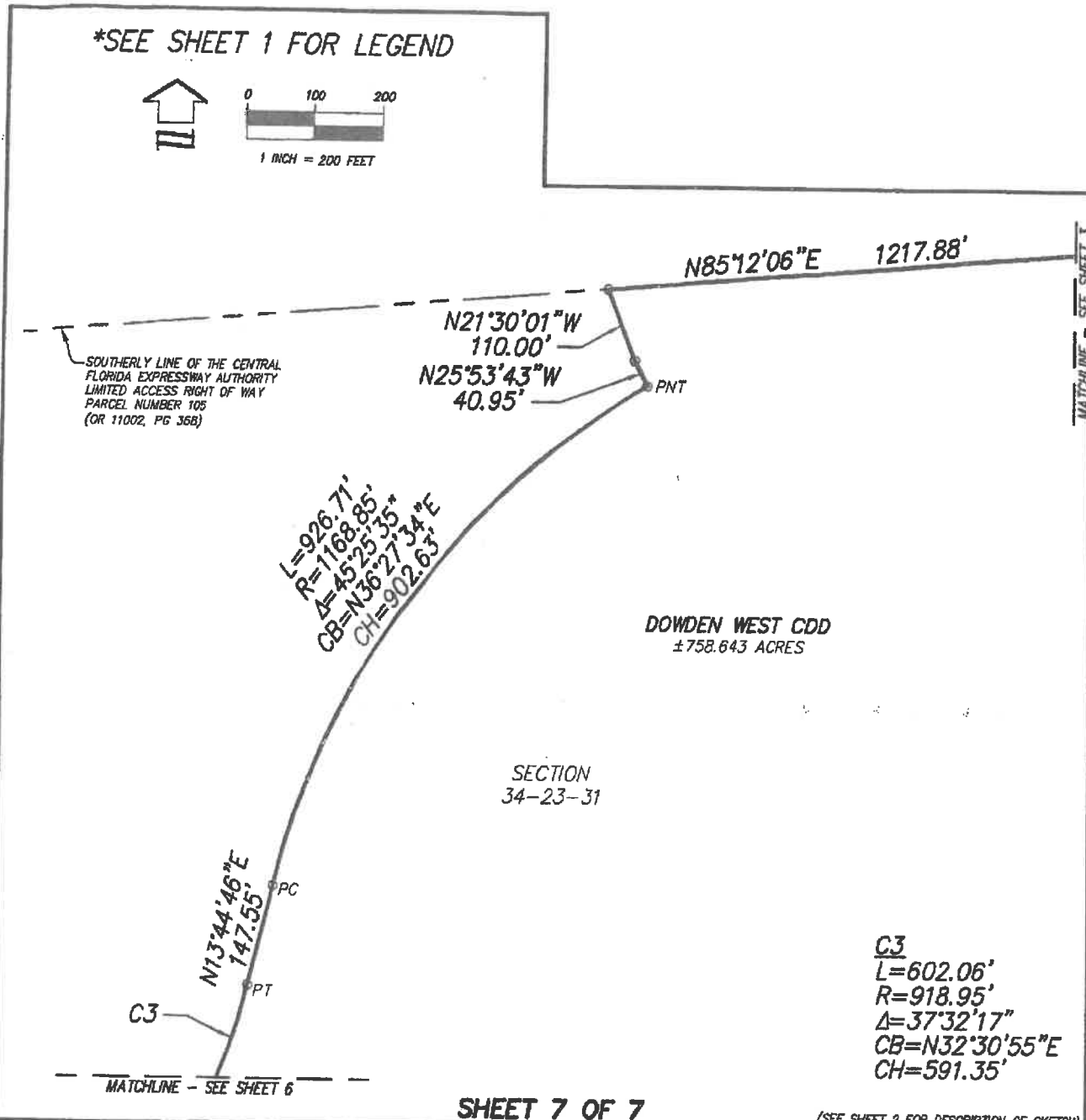
DATE: 01/27/17
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 SCALE 1" = 200'

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)



DOWDEN WEST CDD
±758.643 ACRES

SECTION
34-23-31

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

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" = 200'

PROJ: 50086981
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 280.62 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.

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 LLC
 10000 West Orange Blvd
 Suite 200
 Orlando, Florida 32837
 Phone: 407.254.1100
 Fax: 407.254.1101
 Email: info@dewberry.com

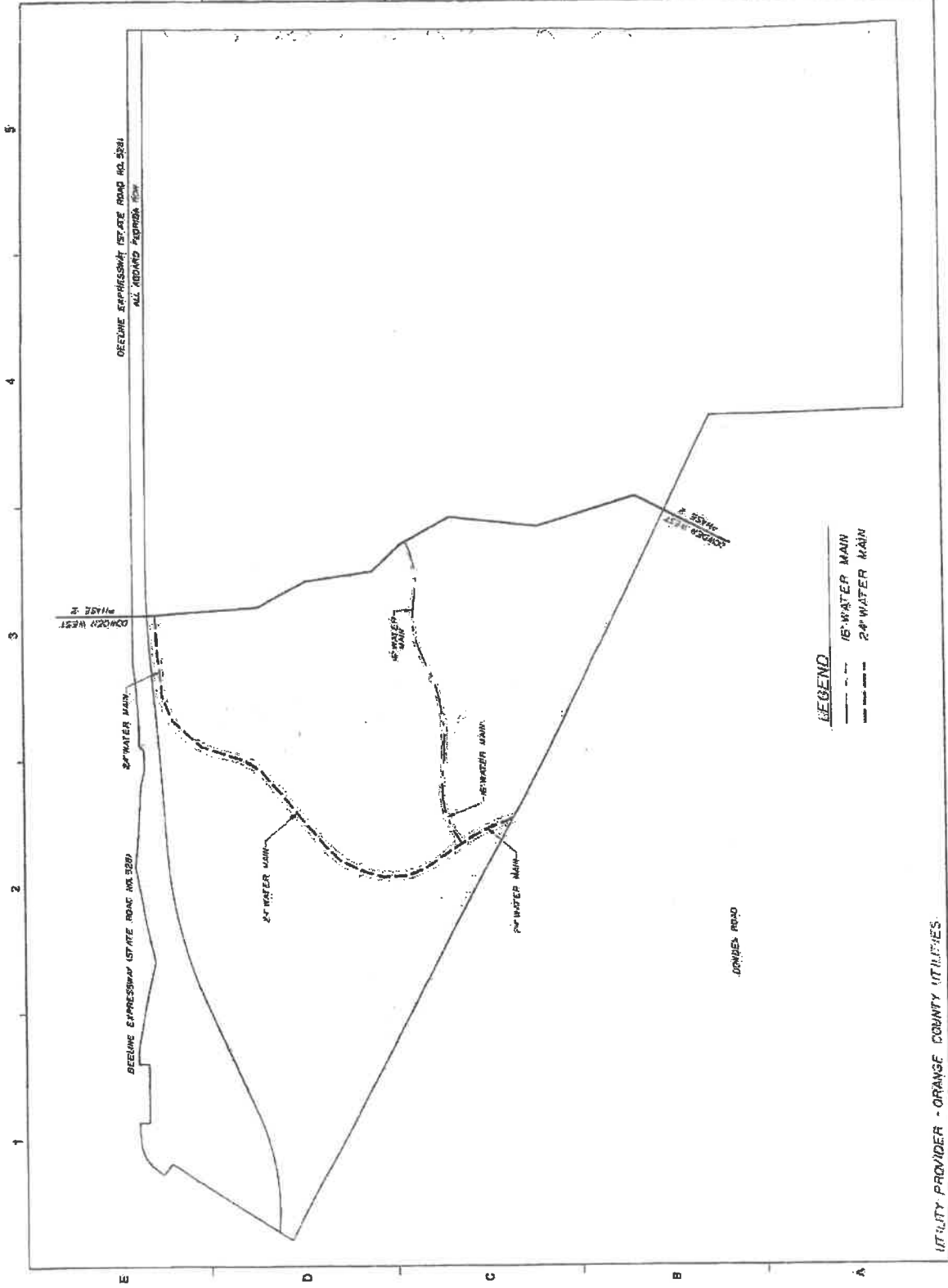
CITY OF ORLANDO, FLORIDA
 DOWDEN WEST CDD

EXHIBIT 4A
 MASTER
 POTABLE WATER
 SYSTEM



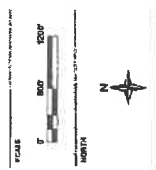
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DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	

1 OF 1

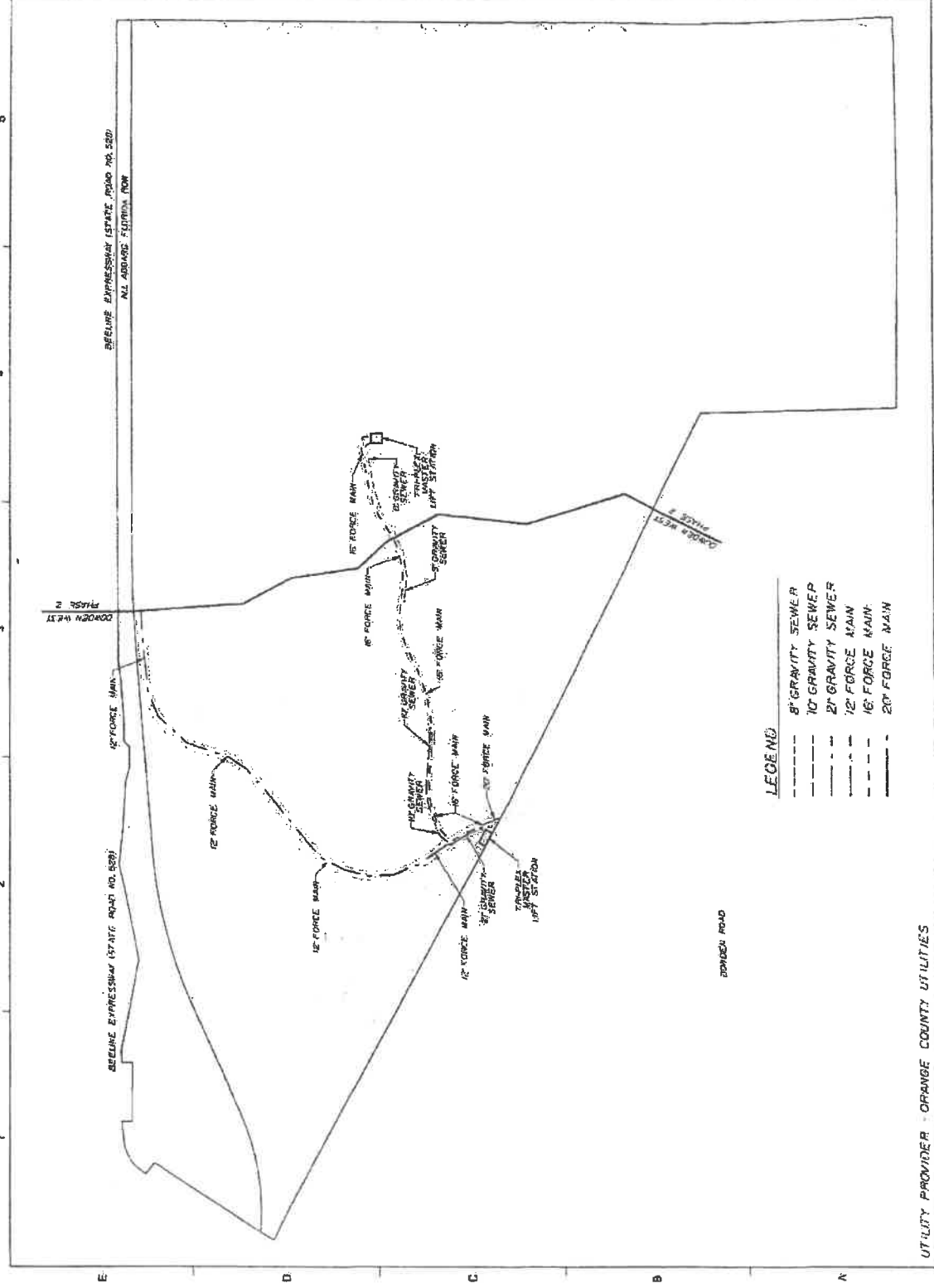


UTILITY PROVIDER - ORANGE COUNTY UTILITIES

**MASTER
 SANITARY SEWER
 SYSTEM
 EXHIBIT 4B**

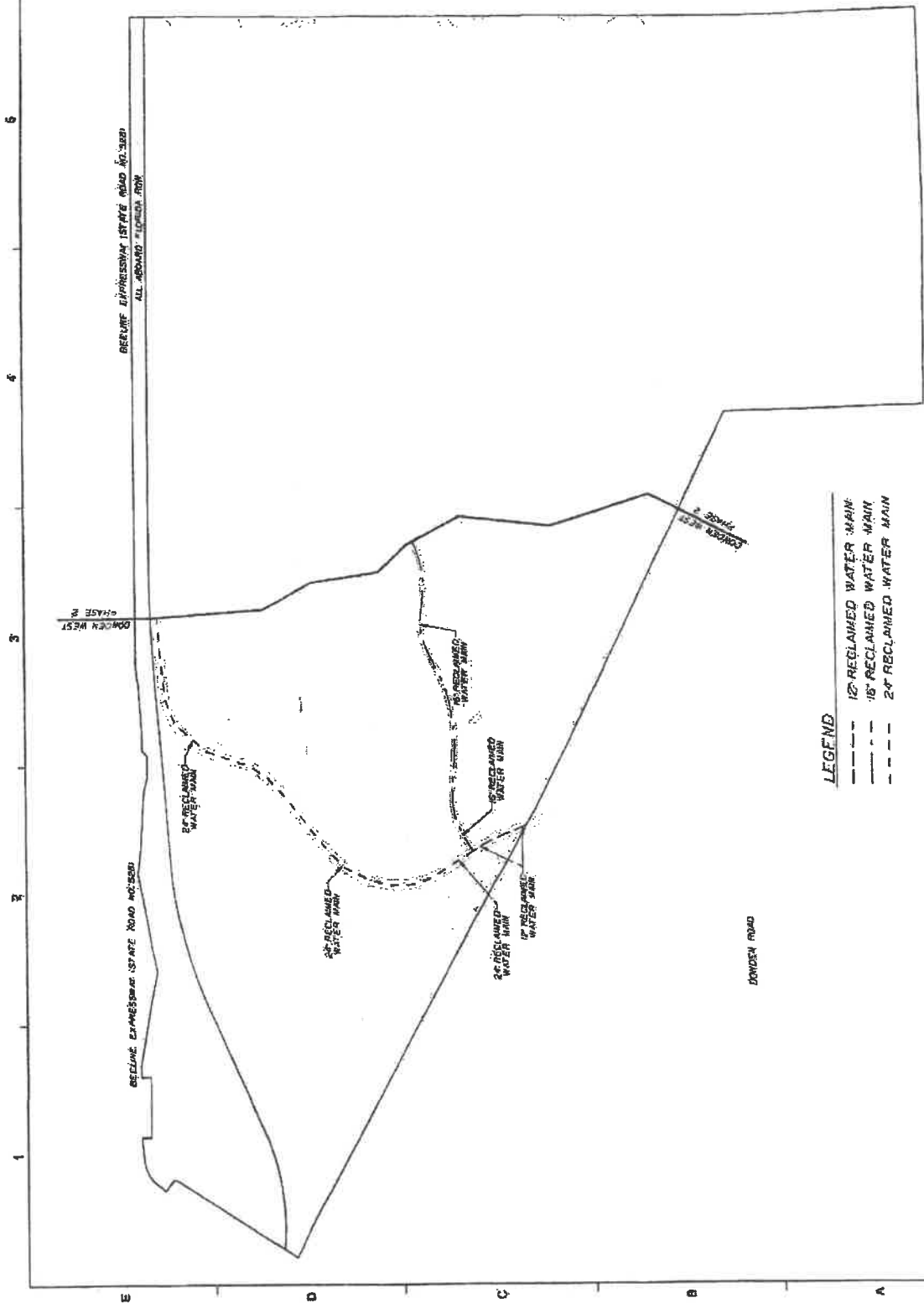


PROJECT #	12021
DATE	JULY 2001
APPROVED BY	JUL
DESIGNED BY	JUL
CHECKED BY	JUL
DATE	JANUARY 2001
PROJECT TITLE	DOWDEN WEST CDD
SHEET NO.	1 OF 1



LEGEND

---	8" GRAVITY SEWER
---	10" GRAVITY SEWER
---	12" GRAVITY SEWER
---	16" FORCE MAIN
---	20" FORCE MAIN



UTILITY PROVIDER - ORANGE COUNTY UTILITIES



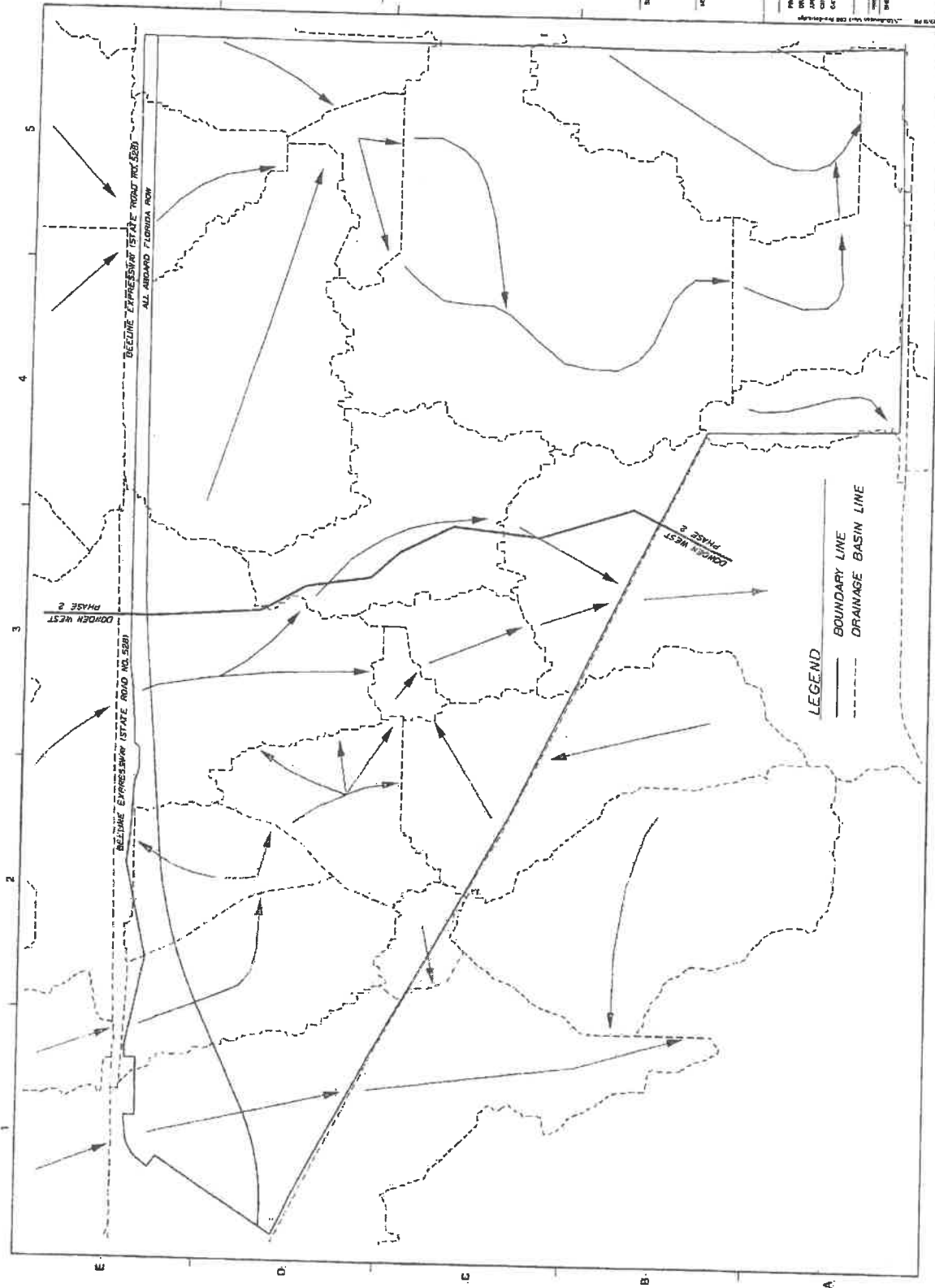
Dewberry Engineers Inc.
 10000 South University Ave.
 Suite 100
 Miami, FL 33156
 Phone: (305) 556-1000
 Fax: (305) 556-1001
 www.dewberry.com

DOWDEN WEST CDD
 CITY OF ORLANDO, FLORIDA

PRE-DEVELOPMENT
 DRAINAGE BASIN MAP
 EXHIBIT 4D



PROJECT #	2008-001
DRAWN BY	JAL
APPROVED BY	JAL
CHECKED BY	JAL
DATE	JANUARY 2010
PROJECT LOCATION	2100 SOUTH UNIVERSITY AVE.
SHEET NO.	1 OF 1



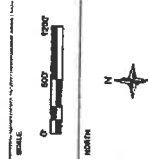
LEGEND
 — BOUNDARY LINE
 - - - DRAINAGE BASIN LINE



Dewberry Engineers Inc.
 10000 South Loop West
 Suite 1000
 Houston, Texas 77054
 Telephone: 281.416.1000
 Fax: 281.416.1001
 www.dewberry.com

CITY OF DALLAS, TEXAS
 DOWDEN WEST CDD

MASTER
 STORMWATER
 PONDS
 EXHIBIT 4E



PROJECT	2008
DRAWN BY	JRL
APPROVED BY	JRL
CHECKED BY	JRL
DATE	10/20/08
PROJECT	STORMWATER POND
SHEET NO.	1 OF 1

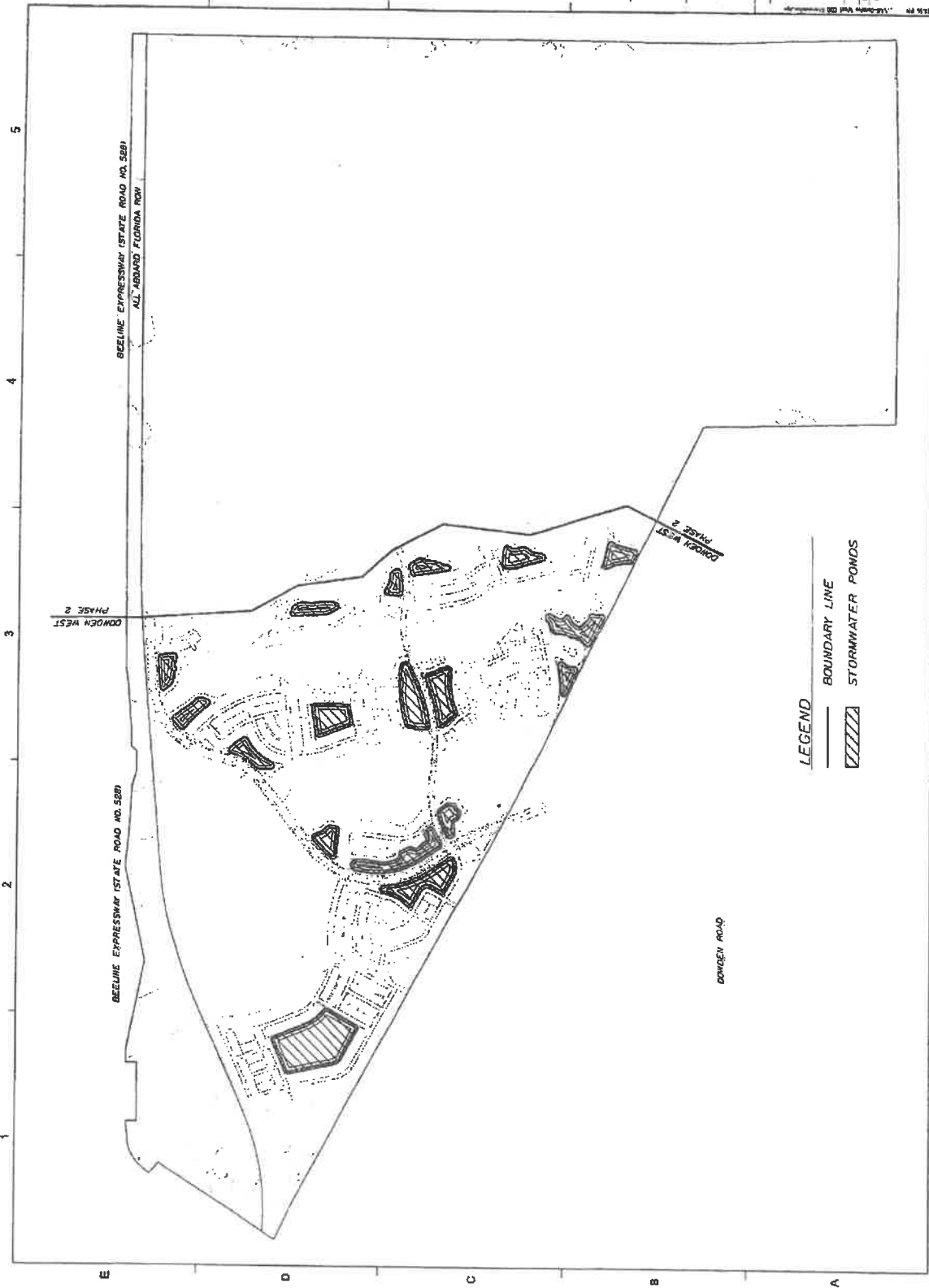


EXHIBIT 5

**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)**

<u>TASK TO BE COMPLETED</u>	<u>DATE TO BE COMPLETED BY</u>
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 (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)**

<u>TASK TO BE COMPLETED</u>	<u>DATE TO BE COMPLETED BY</u>
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

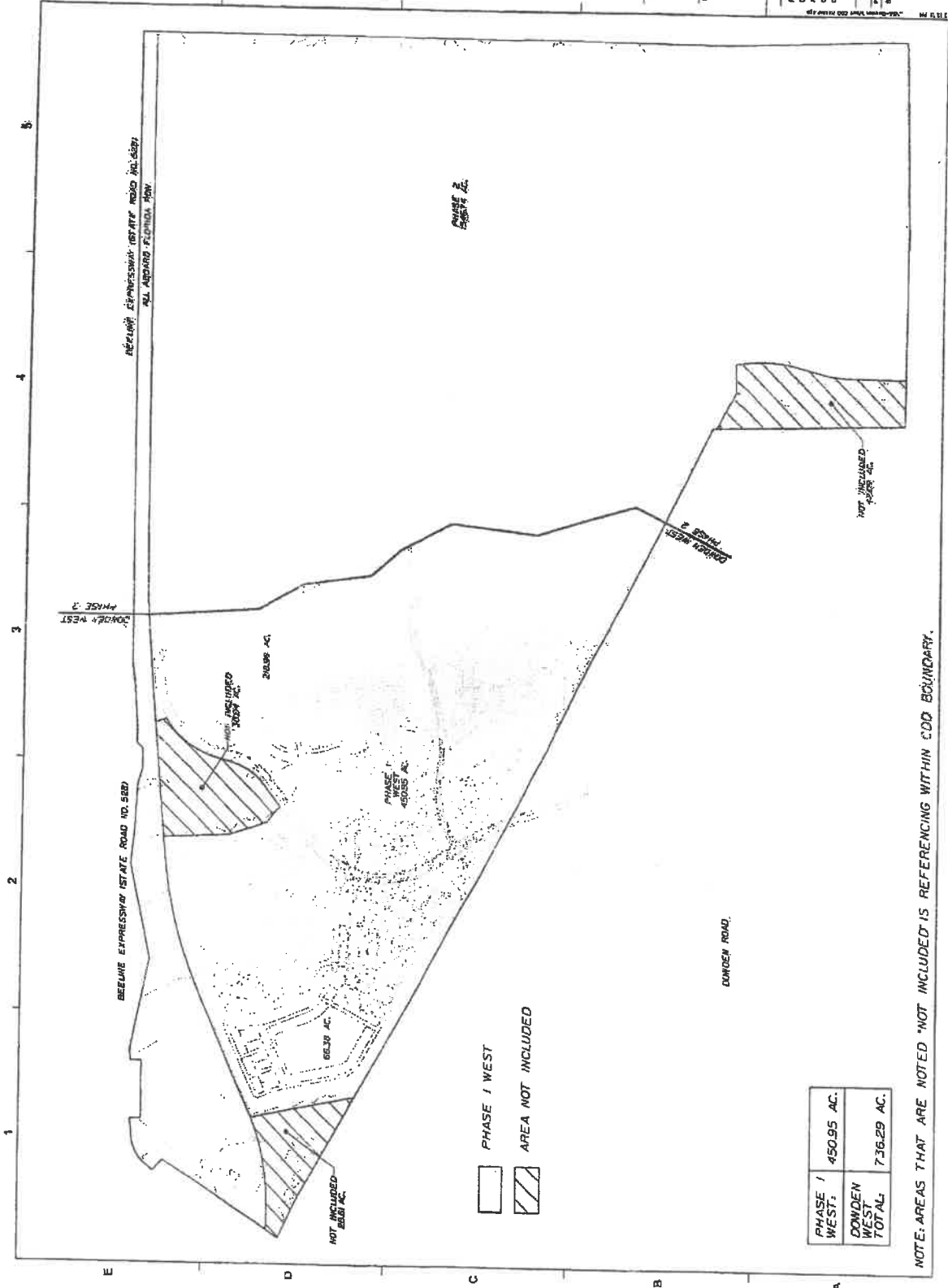
EXHIBIT 6

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

[ATTACHED BELOW]



PROJECT #	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PROJECT MANAGER	DATE



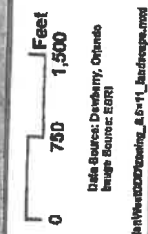
PHASE 1 WEST:	450.95 AC.
DOWDEN WEST TOTAL:	736.29 AC.

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

Legend

- CDD Boundary
- Zoning**
- PD
- AG-1
- CONSV

Source: Esri, DigitalGlobe, GeoEye, IGN, Aerimagery, USDA, USGS, AEX,
GeoEye, GeoEye, IGN, Aerimagery, USDA, USGS, AEX, GeoEye, GeoEye, IGN, Aerimagery, USDA, USGS, AEX



Dowden West CDD

City of Orlando, Florida
Exhibit 5B - Zoning



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0:00:00 AM

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*

1 **TESTIMONY OF GEORGE FLINT (DISTRICT MANAGER)**
2 **FOR DOWDEN WEST DEVELOPMENT DISTRICT**
3

4 1. **Please state your name and business address.**

5 My name is George Flint. My business address is 135 West Central Boulevard,
6 Suite 320, Orlando, Florida 32801.

7 2. **By whom are you employed and in what capacity?**

8 I am a Vice President with Governmental Management Services – Central
9 Florida, LLC (“GMS”) and serve as the district manager and financial consultant
10 for community development districts (“CDDs”).
11

12 3. **And what is the nature of your firm’s business?**

13 GMS provides management consulting services to CDDs and the real estate
14 industry, including general management, accounting, recording secretary, field
15 services and assessment administration. GMS currently serves as the district
16 manager for over one hundred thirty (130) CDDs in Florida.
17

18 4. **Do you work for both public and private entities?**

19 GMS primarily works for public entities providing district management services.
20 However, we are retained from time to time by private entities to consult on the
21 creation of special districts as well as the viability of certain proposed
22 developments.
23

24 5. **Prior to your current employment, by whom were you employed and what
25 were your responsibilities in those positions?**

26 I have twenty-three (23) years of experience in the public and private sectors
27 providing general management, budgeting, and consulting services. I served as
28 the Budget Officer and Assistant County Administrator for St. Johns County,
29 Florida, and as the Assistant County Manager/ Performance Manager for Alachua
30 County, Florida. In addition, I served as Senior Management Consultant and
31 Regional Manager for TetraTech, Inc., an environmental engineering firm, and as
32 the Executive Director of the St. Johns County Utility Authority. I have extensive
33 knowledge of special districts, governmental budgeting and finance issues, the
34 development process and water and wastewater utilities.
35

36 6. **Please describe your educational background.**

37 I have a Bachelor of Arts degree from Princeton University in politics with a
38 focus in economics and a Master of Public Administration from Florida State
39 University with a specialization in public budgeting and finance.

40 7. **Have you previously prepared a Statement of Estimated Regulatory Costs**
41 **for petitions to establish community development districts?**

42 Yes, I have prepared many, including Statements of Estimated Regulatory Costs
43 for petitions to establish CDDs.

44 8. **Please describe your work with CDDs in Florida.**

45 Through GMS, the clients I serve are both resident-elected and landowner-elected
46 CDDs, depending on the stage in life of the development. I assist the various
47 Boards of Supervisors and residents by managing the accounting, official
48 recordkeeping, and operations and management of the assets acquired or
49 constructed by the District.
50

51 9. **Where in Florida are the districts with which you have worked?**

52 My office currently manages approximately thirty (30) districts, the majority of
53 which are in the central Florida area and are located in Orange, Osceola, Lake and
54 Polk counties. I also manage districts in Flagler, Brevard, Leon, Hillsborough,
55 Marion, Pasco, St. Lucie and Sarasota counties.
56

57 10. **Do you represent CDDs of about the same size as the proposed Dowden West**
58 **Community Development District?**

59 Yes.
60

61 11. **At this point, I will ask you to address certain matters that relate to CDD**
62 **management. Please describe the general manner in which a CDD actually**
63 **operates.**

64 Initially, community development districts are governed by a five-member Board
65 of Supervisors who are each elected by district landowners. The Board retains a
66 district manager who supervises the services, facilities and administrative
67 functions of the CDD, and essentially runs the day-to-day operations and
68 implements many of the actions of the board. Each year, the CDD Board publicly
69 notices and conducts a public hearing for the purpose of adopting a budget. The
70 proposed budget is submitted to the applicable local general purpose government
71 for review and comment prior to its formal adoption.
72

73 12. **Are there requirements, such the open meetings, public records and ethics**
74 **laws, imposed on CDDs in order to safeguard the public that are similar to**
75 **those imposed upon general purpose local governments?**

76 Yes, there are.
77

78 13. **Please describe these requirements and safeguards.**

79 The creation of a CDD does not change any requirements for government
80 approval of any construction within the district. Any land development
81 requirements, and all state and local development regulations, still apply. There
82 must also be disclosure of public financing and the facilities and services being
83 provided by a CDD. The CDD must provide financial reports to the Department
84 of Financial Services in the same form and manner as is required of all other
85 political subdivisions, and is annually audited by an independent certified public
86 accountant. Furthermore, under Chapter 286, *Florida Statutes*, all meetings and
87 district records must be open to the public in compliance with "Government in the
88 Sunshine."

89
90 Members of the initial CDD Board of Supervisors must be residents of Florida
91 and citizens of the United States. Boards are elected initially on a one acre, one
92 vote basis. By law, after 6 years (and 250 registered voters live in the CDD), the
93 board begins transitioning to registered voters living in the CDD. At that time,
94 the Supervisors are required to be residents and electors of the district. Board
95 members are required to file annual financial disclosure statements, as is required
96 by other local officials. The CDD budget must be filed with the applicable
97 general purpose government, and a public hearing must be held prior to its
98 adoption. All fees, rates and charges imposed by the CDD must be adopted in
99 accordance with its rule-making procedures pursuant to Chapter 120, *Florida*
100 *Statutes*.

101 When a CDD imposes special or non-ad valorem assessments pursuant to Chapter
102 170, *Florida Statutes*, it must provide both published and mailed notice to those
103 who are to be assessed. The assessment process includes preparation of a
104 methodology that fairly and equitably allocates the cost of the District's projects.

105 14. **Please describe in general terms how a CDD operates financially, both on a**
106 **day-to-day and long-term basis.**

107 Typically, in the first year of a CDD's existence, most or all of the land is owned
108 by the developer, and expenses are funded by the developer by way of a "funding
109 agreement" between the developer and the District, as opposed to imposing
110 assessments.

111 In addition to the funding agreement, CDDs have the ability to utilize various
112 financing techniques for financing long-term projects. Bonds are frequently
113 issued by CDDs and must be secured by a trust agreement. For any bonds
114 maturing for a term of more than five years, the CDD must seek circuit court
115 validation of its bonds, in accordance with Chapter 75, *Florida Statutes*. The
116 District also has the ability to borrow funds on either a long or short term basis.

117 By law, debt of the district cannot become debt of any other government (city,
118 county, or state), without that government's consent. The District's debt may be
119 retired through non ad valorem or special assessments imposed on benefited
120 properties, or rates, fees, and charges imposed on users of district facilities and
121 services. The CDD has no ability to assess land outside its boundaries, nor to
122 assess any land owned by another government.

123 **15. Are you familiar with the petition and exhibits filed to establish the Dowden**
124 **West Community Development District?**

125 Yes, I have reviewed the Petition and all of its exhibits. Petition Exhibit 7 is the
126 Statement of Estimated Regulatory Costs ("SERC"); it is a requirement of
127 Chapter 190, *Florida Statutes*, and was prepared by me.

129 **16. To the best of your knowledge, is Exhibit 7 to the petition a true and accurate**
130 **recitation of the SERC?**

131 Yes.

134 **17. Based on your review of Exhibit 7 to the Petition, are there any updates that**
135 **need to be made at this time?**

136 No.

138 **18. What exactly is a Statement of Estimated Regulatory Costs?**

139 A Statement of Estimated Regulatory Costs provides the analysis of financial
140 impact of that establishing a community development district, and is required by
141 §§ 190.005(2)(a) and 190.005(1)(a)(8), *Florida Statutes* (2016).

144 Section 120.541(2), *Florida Statutes*, specifically provides a list of the necessary
145 elements that a SERC must include: (1) a good faith estimate of the number of
146 individuals and entities likely to be required to comply with, or are affected by,
147 the ordinance; (2) a good faith estimate of the cost to the agency, and any other
148 state or local government entity; (3) an analysis of the transactional costs likely to
149 be incurred by individuals and entities required to comply with the ordinance; (4)
150 impact on small businesses, small cities and small counties; and (5) any additional
151 information that the City might find useful.

152 The methodology used to create the SERC is consistent with that commonly used
153 by others within the industry. The information comprising the SERC is based on
154 my professional knowledge relative to prior experience working with special
155 districts, and information provided to us by the Petitioner.

156

157

158 19. **Please summarize the costs to the City of Orlando resulting from the**
159 **establishment of the Dowden West Community Development District.**
160

161 The costs incurred to the City of Orlando are minimal at best. The City may incur
162 one-time administrative costs involved with the staff review process associated
163 with the establishment, but those costs will be offset by the required filing fee to
164 be paid to the City by the Petitioner.

165 Once established, ongoing costs will not be incurred by the City. The Dowden
166 West Community Development District (the "District") will be an independent
167 unit of local government. The only foreseeable cost to the City would be the
168 minimal expense to the City for their optional review of reports required to be
169 submitted by the District. The review of these reports is at the City's option.

170 20. **Please summarize the costs to the State of Florida resulting from the**
171 **establishment of the Dowden West Community Development District.**

172 The State will only incur minimal costs once the District is established. The costs
173 are usually the result of administrative review of reports required to be submitted
174 periodically pursuant to Chapters 189 and 190, Florida Statutes. The Legislature
175 has adopted a fee of \$175 per year to be paid to the Department of Community
176 Affairs as the agency collecting information about districts. Since the District is
177 designed to be a self-sufficient, special-purpose governmental entity, it is
178 responsible for its own management. No additional burden is placed on the State
179 of Florida once the District has been established, with the exception of reporting
180 requirements previously mentioned.

181 21. **Will the establishment of the proposed District result in costs to local small**
182 **businesses?**

183 No. Small businesses will not be negatively impacted by the establishment of the
184 District. Small businesses may actually benefit since businesses have the option of
185 becoming competitive bidders of the District's business.
186

187 22. **Will the establishment of the proposed District have a negative impact on**
188 **state or local revenues?**

189 No. The District will have their own source of revenue and no state or local
190 subsidies are required or expected. In addition, establishment of the District
191 should have no negative impact on state or local revenues because the District
192 will be an independent unit of local government, and debts of the District will be
193 strictly its own responsibility.
194

195
196
197

- 198 23. **Based on your training and experience in the financial aspect of community**
199 **development districts, do you have an opinion regarding the financial**
200 **viability and feasibility of the proposed District?**
- 201 Yes, I do.
- 202 24. **What is that opinion?**
- 203 In my opinion, based on my experience with other districts, the proposed District
204 is expected to be financially viable and feasible.
205
- 206 25. **Based on your training and experience, do you have an opinion as to whether**
207 **the proposed District is of sufficient size, sufficient compactness, and**
208 **sufficient contiguity to be developable as a functional interrelated**
209 **community?**
- 210
211 Yes, I do.
212
- 213 26. **What is your opinion?**
- 214 It is my opinion that the District is of sufficient size, is sufficiently compact, and
215 sufficiently contiguous to be developable as a functionally interrelated
216 community.
- 217 27. **What is the basis for your opinion?**
- 218 Functional interrelation means that each community purpose has a mutual
219 reinforcement relationship to one another. Each function must therefore be
220 planned to contribute to the development of the larger community. This requires
221 a long range plan that can evaluate the future needs of a community as it relates to
222 needed facilities and services, such as roads, drainage, water, sewer, lighting, etc.
223 Each function must in turn have a management capability, funding source and
224 comprehension of the community needs and ability to handle growth. The
225 District, will be able to meet the requirements to be a functionally interrelated
226 community because it is of sufficient size (approximately 758.64 acres of land), is
227 sufficiently compact and sufficiently contiguous, as depicted in the Petition.
- 228 28. **Do you have an opinion as to whether the proposed Dowden West**
229 **Community Development District is the best alternative available for**
230 **providing the proposed community development services and facilities to the**
231 **areas to be served?**
- 232 Yes, I do.
233
234
235

236 **29. What is your opinion?**

237 My opinion is that the proposed District is the best alternative available to provide
238 the proposed community development services and facilities to the lands which
239 can be paid for by the District itself.
240

241 **30. What is the basis for your opinion?**

242 From an economic perspective, the District is the best alternative because
243 establishment of the District would result in the lowest cost to landowners and to
244 homeowners as compared to other alternatives. The Petitioner proposes to
245 establish the Dowden West Community Development District to construct certain
246 public infrastructure and community facilities which will be needed by the
247 property owners and residents of the District. Establishment of the District will
248 allow the community development process to take care of its own needs by
249 restricting costs to those who benefit from the services provided. Non-ad valorem
250 or special assessments on the property within the District are expected to be used
251 to repay any debt that is incurred. Expenses for operations and maintenance are
252 expected to be paid through maintenance assessments, which assures that the
253 District will be maintained at the sustained level of quality desired by its
254 residents.

255 The use of non-ad valorem and maintenance assessments or user fees ensures that
256 the property receiving the benefit of district services is the same property to pay
257 for those services.

258 There are no effective alternatives to provide for such financing structures,
259 although the general-purpose local government could finance the improvements
260 utilizing special assessments or general funds, or the developer could provide the
261 infrastructure through private means, including private financing, if available, but
262 this is generally more expensive. A homeowners association ("HOA") could be
263 used to provide for the facilities; however, the HOA does not have the ability to
264 finance the facilities, and lacks the legal backing to effectively enforce
265 assessments. In addition, the developer would not be able to provide long-term
266 maintenance of any of the facilities other than through the HOA.

267
268 Specifically, although both CDDs and HOAs are permitted to oversee the
269 operation and maintenance for stormwater management systems, mitigation areas,
270 and conservation areas, the South Florida Water Management District
271 ("SFWMD") takes the position that a CDD is the preferred unit because it is a
272 perpetual local government unit that by law has the requisite assessment authority,
273 and is only required to provide a letter to the SFWMD that it will accept
274 responsibility for operation and maintenance. Contrarily, an HOA must submit
275 more documentation and proof that it has the legal, financial, and administrative
276 capabilities to provide for the long term maintenance of the facility. An HOA
277 must also submit documentation that it has the power to levy taxes, has the

278 authority and responsibility to operate and maintain the system, and may be
279 precluded from dissolving until another entity acceptable to the SFWMD can be
280 found to operate the system. Therefore, none of these alternatives are preferable
281 concepts.

282
283 **31. Will the services and facilities to be provided by the District be incompatible**
284 **with the uses and existing local and regional facilities and services?**

285 My opinion is that the services and facilities proposed to be provided by the
286 District are not incompatible with the uses and existing local and regional
287 facilities and services. Any services required of the proposed District are
288 necessary to support new growth in the City; however, none of the proposed
289 facilities and services currently exists.

290 **32. Do you have an opinion as to whether the area that will be served by the**
291 **Dowden West Community Development District is amenable to separate**
292 **special district government?**

293 Yes.

294

295 **33. What is your opinion?**

296 It is my opinion that the areas to be included within the proposed District are
297 amenable to being served by a separate special district government. Because the
298 area within the proposed District is of sufficient size, compactness and contiguity,
299 and is economically viable, the area to be served by the proposed District is
300 clearly amenable to separate special district governance.

301

302 **34. What is the basis for your opinion?**

303 There are two criteria to be reviewed when determining if a District is amenable
304 to separate special district government: First, does the land area have a need for
305 the facilities and services and will its owners and residents benefit from facilities
306 that the special district could provide? Second, is the land area of sufficient size,
307 sufficient compactness and sufficiently contiguous to be the basis for a functional
308 interrelated community?

309

310 Under both criteria, the District covers a planned community of sufficient size
311 with a need for the facilities and improvements that are presently expected to be
312 provided by the District. As described in the Petition for Establishment, the
313 District will construct and maintain certain identified needed facilities and
314 services. Some improvements may be constructed by the proposed CDD and
315 ultimately maintained by the City. Based on my professional experience in
316 district management, districts of this size are large enough to effectively provide

317 and manage services. From a management and operations perspective, the land
318 area is well suited to the provision of the proposed services and facilities.
319 However, if later circumstances would cause the City to re-evaluate whether these
320 lands should continue as separate special district government, the City has the
321 option under section 190.046(4), *Florida Statutes*, to effectively take over the
322 functions of any CDD.

323 **35. In general, what financing methods does Petitioner propose that the**
324 **proposed District use to pay for the anticipated facilities and services?**
325

326 Petitioner presently expects that the District will finance certain services and
327 improvements through the issuance of tax-exempt bonds. The debt issued by the
328 proposed District is expected to be retired from "non-ad valorem" or "special"
329 assessments on benefitted property within the proposed District. Ongoing
330 maintenance and operational activities are expected to be funded by maintenance
331 assessments. At present, the Petitioner expects that the proposed District may
332 issue long-term bonds or other permitted debt instruments that will pay a portion
333 of the cost of these facilities. Any facilities not financed with a bond issue will be
334 funded by the developer and/or with conventional bank financing.
335

336 **36. Is the proposed District expecting to fund any off-site improvements**
337 **described in Composite Exhibit 5?**
338

339 Based on the information provided by the District Engineer, the offsite
340 improvements to be funded by the CDD include offsite roadway improvements at
341 an estimated cost of \$2,293,000.
342

343 **37. Who will be responsible for paying the proposed District's assessments?**
344

345 Only those property owners, including any current landowners, within the
346 proposed District will be responsible for paying District assessments.
347

348 **38. Will these debts of the proposed District be an obligation of the City of**
349 **Orlando, Orange County or the State of Florida?**
350

351 No. Florida law provides that community development district debt cannot
352 become the obligation of a city, county, or the state without the consent of that
353 government.
354

355 **39. Does this conclude your testimony?**

356 Yes it does.

**AFFIDAVIT OF GEORGE S. FLINT
(DISTRICT MANAGER)**

BEFORE ME, personally appeared George S. Flint, who after being duly sworn stated that the following facts set forth in the attached Testimony of George S. Flint (District Manager) for the Dowden West Community Development District are true and correct.

[Handwritten Signature]
Signature of Witness
Date: 2/9/17

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9th day of February 2017, by George S. Flint as District Manager for Community Development Districts for Governmental Management Services – Central Florida, LLC. He is personally known to me or has produced a valid driver's license as identification.



[Handwritten Signature]
Notary Public; State of Florida
Print Name: Stacie M. Vanderbilt
My Commission Expires: 7/29/2020
My Commission No.: FF980104

1 **TESTIMONY OF BRETT SEALY (UNDERWRITER)**

2 **FOR DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**

3 1. **Please state your name and business address.**

4 My name is Brett Sealy. My business address is 152 Lincoln Avenue, Winter
5 Park, Florida 32789.

6 2. **By whom are you employed and in what capacity?**

7 I am a Managing Partner of MBS Capital Markets, LLC (“MBS”) which firm
8 intends to serve as underwriter for the proposed Dowden West Community
9 Development District (the “District”).

10 3. **And what is the nature of your firm’s business?**

11 MBS Capital Markets, LLC is a Florida-based boutique investment banking firm
12 primarily specializing in land-secured, utility and general government tax-exempt
13 financings. The professionals of MBS have more than 100 years of combined
14 experience having served as lead bankers on the issuance of more than \$12 billion
15 of tax-exempt bonds for more than 350 issuers in 770 separate transactions.
16

17 4. **What is your academic background?**

18 I earned a Bachelor of Science degree in Economics from Rollins College.

19 5. **Are you familiar with the Dowden West Community Development District
20 and its proposed establishment?**

21
22 I am familiar with the Dowden West Community Development District and its
23 proposed establishment. MBS has consulted with the other professionals involved
24 with the petition and with representatives of the Developer regarding financing
25 infrastructure improvements for the proposed Dowden West Community
26 Development District.
27

28 6. **What is your opinion on using a community development district to finance
29 infrastructure improvements?**

30 It is our opinion that using a community development district to finance
31 infrastructure improvements is an efficient and advisable option which we would
32 recommend to the County. It is further our opinion that the utilization of the
33 Dowden West Community Development District for providing the required
34 infrastructure for this development is an efficient and appropriate financing
35 strategy.

36 7. **In your opinion is it anticipated that assessments on the property for the**
37 **proposed Dowden West Community Development District would be utilized**
38 **to repay the debt incurred to provide the infrastructure?**
39

40 It is anticipated that only assessments on the property within the proposed District
41 would be utilized to repay the debt incurred to provide the infrastructure. We
42 believe that the range of proposed assessments will provide adequate revenues to
43 repay the anticipated debt in today's market environment.
44

45 8. **What is your opinion on the issuance of the District's bonds; will it in any**
46 **way impact the bonding capacity or the credit rating of the County?**
47

48 We are of the opinion that the issuance of the District's bonds will not in any way
49 impact the bonding capacity or the credit rating of the County. The disclosure
50 document utilized in selling the District's bonds will clearly and prominently
51 indicate that the bonds being issued by the District are not an obligation of the
52 State of Florida or Orange County.
53

54 9. **In your opinion would the enabling legislation for a community development**
55 **district found in Chapter 190, *Florida Statutes*, preclude the District from**
56 **allowing its debt to be construed as an obligation of the County?**
57

58 We have been advised and it is our opinion that the enabling legislation for a
59 community development district found in Chapter 190, *Florida Statutes*,
60 precludes the District from allowing its debt to be construed as an obligation of
61 the County.
62

63 10. **Have you reviewed the plans for providing the infrastructure related to the**
64 **establishment area of the District?**
65

66 We have reviewed the District's plans for infrastructure related to the
67 establishment area, we have analyzed the cost of providing such infrastructure and
68 we are of the opinion that the proposed financing is feasible utilizing an
69 assessment methodology which only imposes assessments on the property
70 designed for use with the District.
71

72 11. **Does this conclude your testimony?**

73 Yes it does.

**AFFIDAVIT OF BRETT SEALY
(UNDERWRITER)**

BEFORE ME, personally appeared Brett Sealy, who after being duly sworn stated that the following facts set forth in the attached Testimony of Brett Sealy (Underwriter) for Dowden West Community Development District are true and correct.

Mary Danielson
Signature of Witness
Date: 2-9-17

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of Feb 2017, by Brett Sealy, as Managing Partner of MBS Capital Markets, LLC. He is personally known to me or produced a valid driver's license as identification.



Mary Jean Danielson
Notary Public, State of FLORIDA
Print Name: MARY JEAN DANIELSEN
My Commission Expires: 5-31-20
My Commission No.: FF 997129

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TESTIMONY OF REY MALAVE (ENGINEER)

FOR DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

1. **Please state your name and business address.**

My name is Reinardo Malave. My business address is 800 North Magnolia Avenue, Suite 1000, Orlando, Florida 32801.

2. **By whom are you employed and in what capacity?**

I am employed by Dewberry Engineers Inc. as an Associate Vice President, Department Manager.

3. **How long have you held that position?**

I have held that position since 38 years.

4. **Please describe your duties with Dewberry Engineers Inc.**

I am responsible for overseeing projects of various size and development programs. I have been involved in projects that include Single-Family, Multifamily, Commercial, Industrial, Retail, Office and Roadway improvements within projects that range in size from several acres to large developments of regional impact ("DRI") and planned developments.

5. **Please give your educational background, with degrees earned, major areas of study and institutions attended.**

I obtained a BS degree in Civil Engineering from University of Puerto Rico.

6. **Do you have any professional licenses, registrations, or certifications?**

Yes, I am a practicing Registered Professional Engineer, Florida license # 31588.

7. **Are you a member of any professional associations?**

Yes, I am a member of ASCE, FES, and AWWA

8. **Please describe your experience and background.**

I have over 38 years of professional experience, providing comprehensive civil engineering and planning services in both the public and private sectors. I have managed and coordinated multi-disciplined, multiple design team efforts for all facets of project

1 scope, from planning and due diligence, to engineering / design, management and
2 construction administration, for both private and public sector clients.

3
4 **9. Have you ever testified as an expert witness? If so, please describe in what capacity**
5 **and in what types of proceedings.**

6
7 I have had various experiences as an expert witness for all of the CDD's that we have
8 been involved in, over 20 CDD's from creation to their current operation. I have served
9 on various construction projects as an expert witness involving litigation issues and
10 eminent domain proceedings for FDOT, counties, and cities.

11
12 **10. Please summarize your previous experience as it relates to public facility design and**
13 **construction.**

14
15 I have extensive experience in the design of infrastructure, roadways, master sanitary
16 sewer collection systems, master water distribution and reuse water systems. Also, the
17 design of stormwater management systems with grading and master earthwork
18 configurations for developments consisting of residential, multifamily, commercials, and
19 public use.

20
21 **11. Please summarize your previous work experience relating to special districts in**
22 **general.**

23
24 I have been involved in the creation and operation of at least 40 special districts over the
25 past 32 years. My work with special districts includes design, permitting and financing of
26 water management systems, water and sewer facilities, roadways, bridges and special
27 purpose recreational facilities. I have attended special district meetings on behalf of the
28 district engineer in the capacity as engineer for several special districts. I advise special
29 districts on construction and design matters, maintenance responsibilities, bidding,
30 permitting and financing requirements for major infrastructure projects.

31
32 **12. Have you been involved in any developments of the type and nature contemplated**
33 **within the Dowden West Community Development District?**

34
35 Yes, I have been involved in several other development districts similar to Dowden West
36 CDD.

37
38 **13. Where in Florida are the special districts with which you have worked?**

39
40 I have worked with the _Vista Lakes and Narcoosee Districts in Orange County, the Lake
41 Ashton Community Development District in Polk County, the Montecito District in
42 Brevard County and many others.
43

1
2 **14. Are you familiar with the petition filed by Beachline South Residential, LLC seeking**
3 **the establishment of the Dowden West Community Development District?**
4

5 Yes, I am. I have reviewed the Petition and my firm assisted the Petitioner with the
6 preparation of several exhibits in the Petition.
7

8 **15. Are you generally familiar with the geographical area, type, and scope of**
9 **development and the available services and facilities in the vicinity of the proposed**
10 **District?**
11

12 Yes, I have been to the property and am familiar with the available infrastructure services
13 to the property.
14

15 **16. Did you prepare or have others prepare under your supervision, any of the exhibits**
16 **attached to the petition?**
17

18 Yes, I did.
19

20 **17. Which exhibits did you prepare or have others prepare under your supervision?**
21

22 Yes, I did.
23

24 **18. Do any of the exhibits prepared by your firm or under your supervision require any**
25 **change or correction?**
26

27 I prepared Exhibit 1, Composite Exhibits 4, 5 and 6 ("Engineer Exhibits") attached to the
28 petition. To the best of my knowledge, they are all true and correct.
29

30 **19. In general, what do the Engineer Exhibits demonstrate?**
31

32 Exhibit 1 is a general location map which graphically delineates the location of the
33 District in the City of Orlando, Orange County, Florida.
34

35 Composite Exhibit 4 consists of four maps of the District showing major trunk water
36 mains, sewer interceptors and outfalls, reclaimed water improvements, and a post-
37 development basin map.
38

39 Composite Exhibit 5 includes three tables: one depicting the estimated timetable for
40 construction of on-site District improvements, one table depicting the estimated timetable
41 for construction of off-site District improvements and one table setting forth a good-faith
42 cost estimate for construction of the improvements/ services.
43

1 Composite Exhibit 6 includes three maps depicting the current, proposed future general
2 distribution, location and extent of public and private uses within the District.
3

4 **20. What methods did you use to configure the timetable contained in Composite**
5 **Exhibit 5?**
6

7 I used several methods to configure this timetable; estimated man hours to complete the
8 job; past experience for these types of construction, and consulted with contractors for
9 these types of projects.
10

11 **21. What methods did you use to estimate the costs contained in Composite Exhibit 5?**
12

13 Yes, given the current state of design and permitting of the infrastructure.
14

15 **22. In your profession opinion, are the construction cost estimates for the proposed**
16 **facilities and the timetable for the Dowden West CDD reasonable?**
17

18 Yes, given the current state of design and permitting of the infrastructure.
19

20 **22. What capital facilities are presently expected to be provided by the Dowden West**
21 **CDD?**
22

23 The proposed District presently expects to provide facilities and services which include
24 roadway improvements, stormwater management, water, sewer and reclaimed water
25 improvements.
26

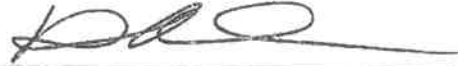
27 **23. Does this conclude your testimony?**
28

29 Yes, it does.

**AFFIDAVIT OF REY MALAVE
(ENGINEER)**

BEFORE ME, personally appeared Reinardo Malave, who after being duly sworn stated that the following facts set forth in the attached Testimony of Reinardo Malave (Engineer) for the Dowden West Community Development District are true and correct.

THE WITNESS HAD NO FURTHER TESTIMONY.

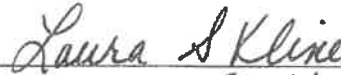


Signature of Witness

Date: Feb. 8, 2017

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8th day of Feb. 2017, by Reinardo Malave, of Dewberry Engineers Inc.. He is personally known to me or has produced a valid driver's license as identification.

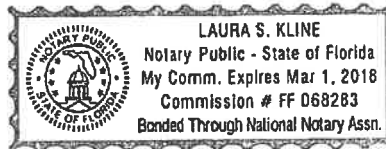


Notary Public; State of Florida

Print Name: Laura S. Kline

My Commission Expires: 3/1/18

My Commission No.: FF068283



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TESTIMONY OF KEITH TRACE (PETITIONER)

FOR DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

1. Please state your name and business address.

My name is Keith Trace. My business address is 1900 Summit Tower Blvd, Suite 500, Orlando, Florida, 32810.

2. By whom are you employed and in what capacity?

Beachline South Residential, LLC for Mattamy Orlando, LLC and I am the Director of Land Acquisitions.

3. Where is the Petitioner's principal place of business?

The Petitioner has its principal place of business at 1900 Summit Tower Blvd, Suite 500, Orlando, Florida, 32810.

4. How long have you held your position?

I have held my position for 4 years.

5. Please describe your duties with the Petitioner.

I oversee land acquisition activities for Mattamy Homes.

6. Please give your educational background, with degrees earned, major areas of study and institutions attended.

I hold a Bachelor of Science degree, with a concentration in Civil Engineering from the University of Florida.

7. Have you ever submitted testimony in relation to establishment of a community development district Petition?

I provided testimony regarding the establishment of the Tapestry community development district.

8. Are you a member of any professional associations?

Yes. I'm a member of the Urban Land Institute.

9. Have you been involved in any developments of the type and nature contemplated within the Dowden West Community Development District?

46 Yes, I have. I have been involved with the following developments:
47 Tapestry CDD (Osceola), Westside CDD (Osceola) and Randal Park CDD (Orange).
48

49 **10. Are you familiar with the petition filed by Dowden West Community Development**
50 **District seeking the establishment of the District?**
51

52 Yes, I am. I have had a chance to review and provide input in the preparation of the
53 document.
54

55 **11. How is the Petitioner associated with the District?**
56

57 The Petitioner owns or will own land and develop the various phases of development
58 contemplated in the Petition.
59

60 **12. Did you personally review the Petitioner's consents of and execute, or have others**
61 **review and execute, under your direction, Petitioner's consent to the Establishment**
62 **of the District in the Petition's Composite Exhibit 3?**
63

64 Yes, I did.
65

66 **13. Do the consents executed by the Petitioner in Composite Exhibit 3 require any**
67 **change or correction?**
68

69 No.
70

71 **14. Are the Consents of the Petitioner in Composite Exhibit 3 to the Petition true and**
72 **correct to the best of your knowledge?**
73

74 Yes, to the best of my knowledge.
75

76 **15. In general, what does the Consent of the Petitioner in Composite Exhibit 3 to the**
77 **Petition demonstrate?**
78

79 The Consent demonstrates that the Petitioner, or its affiliates, own or control the
80

81 **16. What is the proposed name of the community development district?**
82

83 Dowden West Community Development District.
84

85 **17. Who are the five persons designated in the Petition to serve as the initial Board of**
86 **Supervisors?**
87

88 The five persons are Keith Trace, Drew Abel, Steven Kalberer, Gregory U. Clark and
89 Thomas Franklin.
90

91 18. Are each of the persons designated to serve as the initial Board of Supervisors
92 residents of the State of Florida and citizens of the United States?
93


94 Yes, to the best of my knowledge.
95

96 19. Does this conclude your testimony?
97

98 Yes, it does.

**AFFIDAVIT OF KEITH TRACE,
ON BEACHLINE SOUTH RESIDENTIAL, LLC FOR MATTAMY HOMES
(PETITIONER)**


BEFORE ME, personally appeared Keith Trace, who after being duly sworn stated that the following facts set forth in the attached Testimony of Keith Trace, Director of Land Acquisitions of Beachline South Residential, LLC (Petitioner) for Dowden West Community Development District are true and correct.



Date: 2/8/17

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 8 day of February 2017, by KEITH TRACE, as Director of Land Acquisitions of Beachline South Residential, LLC. He is personally known to me or has produced a valid driver's license as identification.



Notary Public; State of Florida

Print Name: Dana Rolon

My Commission Expires: 12.18.17

My Commission No.: FF077656



□

Orlando Sentinel

633 North Orange Avenue
Orlando, FL 32801

Latham, Shuker, Eden & Beaudine, LLP
#CU00116974

To: Jeanne Adams

This is to confirm that the advertisement for Latham, Shuker, Eden, & Beaudine, LLP published in the *Orlando Sentinel* on the following date:

Publication Dates: Monday, March 13th, Monday, March 20th, Monday, March 27th, and Monday, April 3rd, 2017

Ad Caption: Dowden West CDD

Section: Main A

Size: 3 columns x 10.5"

Job: #4822001

Should you need further information, please feel free to contact me.

Sincerely,

Lisa L. Mercer
Multimedia Account Executive
Orlando Sentinel

/llm

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 3rd day of April, 2017, by Lisa Mercer, who is personally known to me.



Notary Public
State of Florida at Large



CITY OF ORLANDO, FLORIDA NOTICE OF PUBLIC HEARING TO CONSIDER PETITION FOR ESTABLISHMENT OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

On April 10, 2017 at 2:00 p.m. or as soon thereafter as the matter may be heard, the City Council for the City of Orlando (the "City Council") will hold a public hearing in the Council Chambers, 2nd Floor, City Hall, 400 South Orange Avenue, Orlando, Florida 32801, to consider the following proposed Ordinance:

AN ORDINANCE GRANTING PETITION OF BEACHLINE SOUTH RESIDENTIAL, LLC; ESTABLISHING AND NAMING THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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.

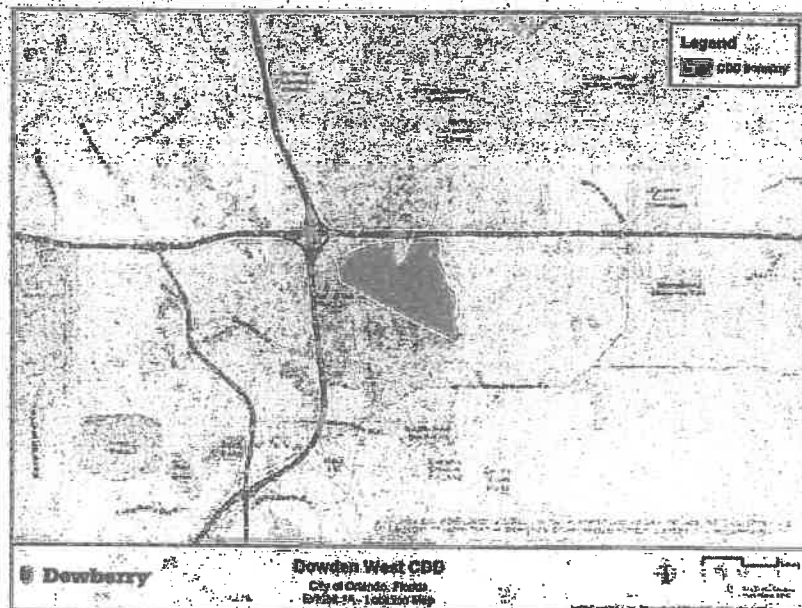
Interested parties may appear and be heard regarding this matter. The public hearing may be continued to a time and date certain by announcement of the City Council at this scheduled hearing without any further published notice.

The City Council will consider the elements of the Petition filed by Beachline South Residential, LLC, requesting the formation of the Dowden West Community Development District ("Dowden West"). Dowden West is a proposed community development district to be formed pursuant to the provisions of Chapter 190, Florida Statutes, which community development district, if approved, will encompass an area described by a general description and map set forth below. Dowden West consists of approximately 736,279 acres, located generally south of State Road 528 (Beach Line Expressway) and east of the State Road 417 (Central Florida Greenway) right of way. Dowden West is located entirely within the boundaries of the City of Orlando.

Any governmental entity affected by the proposed community development district, and the general public, shall be given an opportunity at the hearing to appear and present oral or written comments for or against the Petition. Written comments filed with the City Council will be considered and will be made a matter of record at the public hearing. Persons wishing to appeal any decision made by the City Council at the above-referenced public hearing are hereby notified they may need to ensure that a verbatim record of these proceedings is made, including the testimony and any documentary evidence on which an appeal may be based.

In accordance with the Americans with Disabilities Act of 1990 (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, such person shall, not later than two (2) business days prior to the proceedings, call (407) 246-2251 for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con incapacidades de 1990, por favor llame al (407) 246-2251.

A copy of the proposed Ordinance and Petition regarding the proposed community development district is available for public inspection during normal business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the City Clerk's Office, 400 South Orange Avenue, 2nd Floor Orlando, Florida 32801. You may telephone the City Clerk's Office during those same hours at (407) 246-2251.



CITY OF ORLANDO, FLORIDA NOTICE OF PUBLIC HEARING TO CONSIDER PETITION FOR ESTABLISHMENT OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

On April 10, 2017 at 2:00 p.m. or as soon thereafter as the matter may be heard, the City Council for the City of Orlando (the "City Council") will hold a public hearing in the Council Chambers, 2nd Floor, City Hall, 400 South Orange Avenue, Orlando, Florida 32801, to consider the following proposed Ordinance:

AN ORDINANCE GRANTING PETITION OF BEACHLINE SOUTH RESIDENTIAL, LLC, ESTABLISHING AND NAMING THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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.

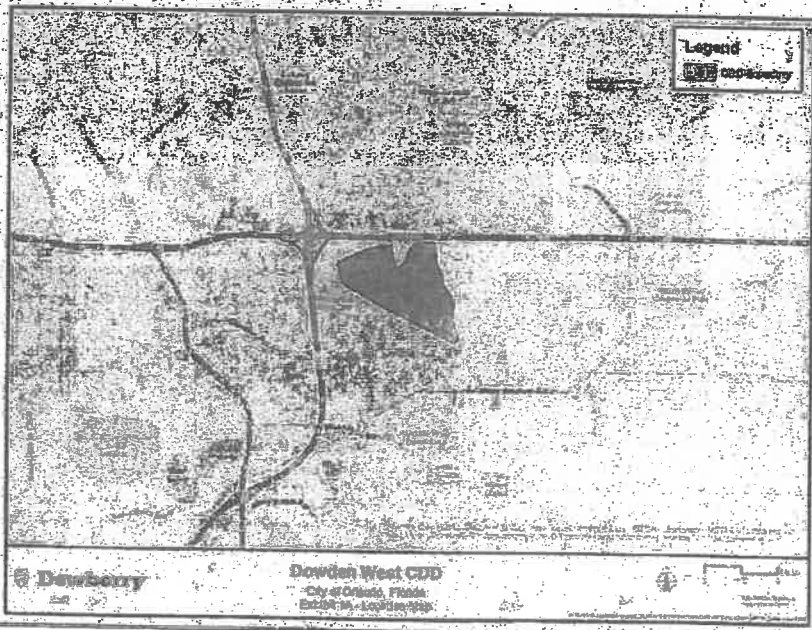
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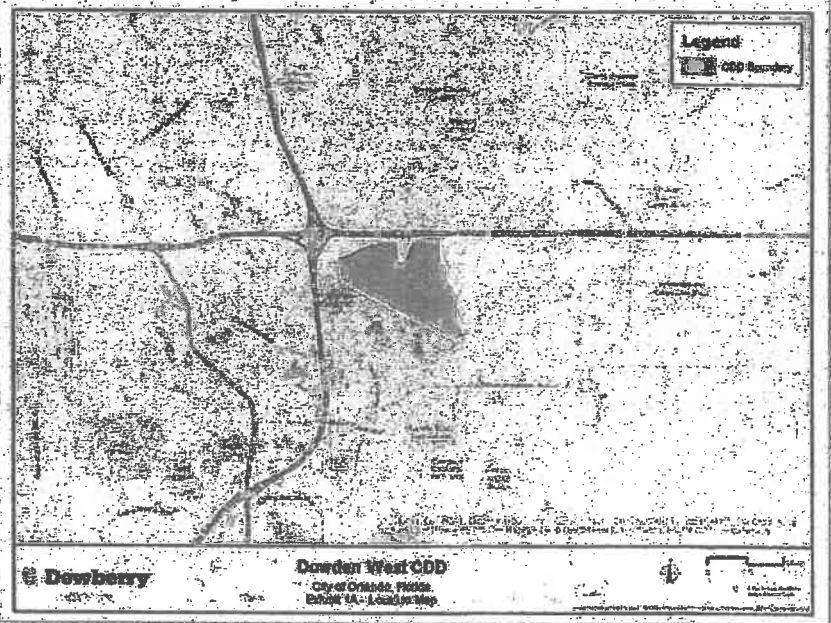
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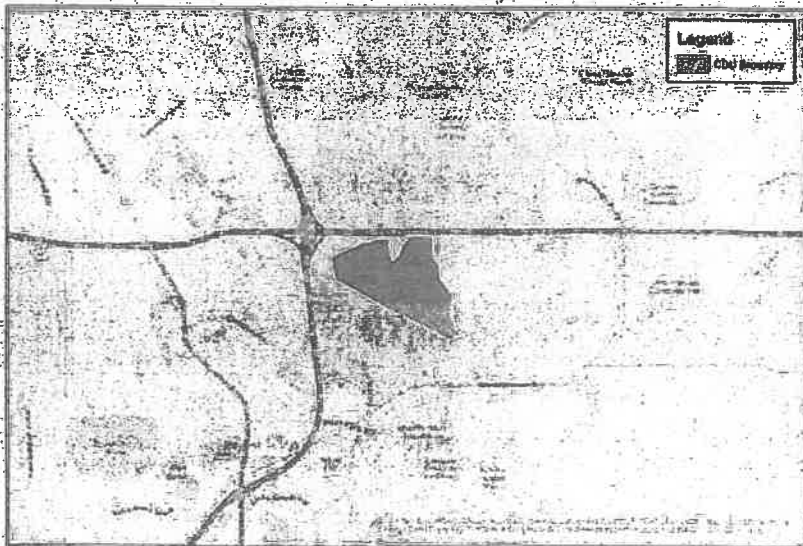
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SECTION VI

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter “Beachline”), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as **Exhibit “A”** (the “Conveyance Documents”), from Beachline to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Beachline, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit “A,”** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit “A,”** to the District, and approves and accepts the documents evidencing such conveyances in **Exhibit “A.”**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit “A,”** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 16th day of March, 2023.

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
3. Owner's Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
P.O. Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this _____ day of _____, 2023 by **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes* (the “Grantee”), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the Property against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Print: Jonathan Droor

Title: Assistant Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Jonathan Droor, as Assistant Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract L, according to the STARWOOD PHASE N-1B SOUTH plat, as recorded in Plat Book 106, Page 62, Public Records of Orange County, Florida.

Tract M, according to the STARWOOD PHASE N-1B SOUTH plat, as recorded in Plat Book 106, Page 62, Public Records of Orange County, Florida.

Tract Z, according to the STARWOOD PHASE N-1B SOUTH plat, as recorded in Plat Book 106, Page 62, Public Records of Orange County, Florida.

Tract BB, according to the STARWOOD PHASE N-1 C plat, as recorded in Plat Book 108, Page 25, Public Records of Orange County, Florida.

Tract CC, according to the STARWOOD PHASE N-1 C plat, as recorded in Plat Book 108, Page 25, Public Records of Orange County, Florida.

Tract DD, according to the STARWOOD PHASE N-1 C plat, as recorded in Plat Book 108, Page 25, Public Records of Orange County, Florida.

Tract FF, according to the STARWOOD PHASE N-1 C plat, as recorded in Plat Book 108, Page 25, Public Records of Orange County, Florida.

Tract HH, according to the STARWOOD PHASE N-1 C plat, as recorded in Plat Book 108, Page 25, Public Records of Orange County, Florida.

Tract II, according to the STARWOOD PHASE N-1 C plat, as recorded in Plat Book 108, Page 25, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2023, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement by reference.
2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.
3. All personal property described and conveyed herein is conveyed with all express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein, as applicable.
4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

[SIGNATURE PAGE FOLLOWS.]

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Dowden West Community Development District

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**BEACHLINE SOUTH RESIDENTIAL,
LLC**, a Florida limited liability company

Witness

By: _____

Printed Name

Print: Jonathan Droor

Witness

Title: Assistant Vice President

Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Jonathan Droor, as Assistant Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Dowden West Community Development District

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Chuck Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Roadway Systems
2. Landscaping/Hardscaping/Irrigation
3. Professional Fees – Surveys, Plats and Plans

LOCATED ON THE FOLLOWING PROPERTY:

Tract L, according to the STARWOOD PHASE N-1B SOUTH plat, as recorded in Plat Book 106, Page 62, Public Records of Orange County, Florida.

Tract M, according to the STARWOOD PHASE N-1B SOUTH plat, as recorded in Plat Book 106, Page 62, Public Records of Orange County, Florida.

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OWNER'S AFFIDAVIT

Dowden West Community Development District

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Jonathan Droor ("Affiant") as Assistant Vice President of **Beachline South Residential, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his/her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Assistant Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plat(s): (i) Starwood Phase N-1B South, as recorded in Plat Book 106, Page 62, of the Official Records of Orange County, Florida, and (ii) Starwood Phase N-1 C, as recorded in Plat Book 108, Page 25, of the Official Records of Orange County, Florida (collectively the "Plats").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plats, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective dates, respectively, of the Plats and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of N/A; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2023**

Signed, sealed and delivered in our presence:

**BEACHLINE SOUTH RESIDENTIAL,
LLC**, a Florida limited liability company

(Signature)

By: _____

(Print Name)

Print: Jonathan Droor

(Signature)

Title: Assistant Vice President

(Print Name)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Jonathan Droor, as Assistant Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract L, according to the STARWOOD PHASE N-1B SOUTH plat, as recorded in Plat Book 106, Page 62, Public Records of Orange County, Florida.

Tract M, according to the STARWOOD PHASE N-1B SOUTH plat, as recorded in Plat Book 106, Page 62, Public Records of Orange County, Florida.

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IMPROVEMENTS

1. Roadway Systems
2. Landscaping/Hardscaping/Irrigation
3. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES

Dowden West Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of _____, 2023, by and between **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Developer”), and **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to the District, Developer and the District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property and Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Dowden West Community Development District

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Jonathan Droor

Title: Assistant Vice President

X _____

Print: _____

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: _____

Title: _____

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IMPROVEMENTS

1. Roadway Systems
2. Landscaping/Hardscaping/Irrigation
3. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER
Dowden West Community Development District

I, **Peter Armans**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 (“Dewberry”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the “District”).

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Dowden West Community Development District

DATED: _____, 2023

Witness: _____

Print: _____

Peter Armans

State of Florida License No.: 87064

on behalf of the company,

Dewberry Engineers Inc.

Witness: _____

Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023 by **PETER ARMANS** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

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IMPROVEMENTS

1. Roadway Systems
2. Landscaping/Hardscaping/Irrigation
3. Professional Fees – Surveys, Plats and Plans

SECTION VII

SECTION C

SECTION 1

Dowden West
Community Development District

Summary of Check Register

February 4, 2023 to March 3, 2023

Bank	Date	Check No.'s		Amount
General Fund	2/8/23	270 - 271	\$	21,777.63
	2/16/23	272 - 273	\$	6,999.81
	2/23/23	274 - 275	\$	2,382.20
	2/28/23	276	\$	439.34
			\$	31,598.98
Total Amount			\$	31,598.98

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
2/08/23	00012	1/25/23	6809565	202301	310-51300-32300	TRUSTEE FEES SER18 FY23		*	3,030.47	
		1/25/23	6809565	202301	300-15500-10000	TRUSTEE FEES SER18 FY24		*	1,010.16	
						US BANK CORPORATE TRUST SERVICES				4,040.63 000270
2/08/23	00014	2/01/23	ON 48642	202302	320-53800-46000	LANDSCAPE MAINT - FEB 23		*	17,737.00	
						YELLOWSTONE LANDSCAPE				17,737.00 000271
2/16/23	00006	2/13/23	2241338	202301	310-51300-31100	GENERAL ENGINEER - FEB 23		*	1,935.00	
						DEWBERRY ENGINEERS, INC.				1,935.00 000272
2/16/23	00001	2/01/23	103	202302	310-51300-34000	MANAGEMENT FEES - FEB 23		*	3,154.42	
		2/01/23	103	202302	310-51300-35200	WEBSITE ADMIN - FEB 23		*	62.50	
		2/01/23	103	202302	310-51300-35100	INFO TECHNOLOGY - FEB 23		*	93.75	
		2/01/23	103	202302	310-51300-31300	DISSEMINATION SVC FEB 23		*	416.67	
		2/01/23	103	202302	310-51300-51000	OFFICE SUPPLIES		*	.39	
		2/01/23	103	202302	310-51300-42000	POSTAGE		*	19.63	
		2/01/23	103	202302	310-51300-42500	COPIES		*	4.95	
		2/01/23	104	202302	320-53800-12000	FIELD MANAGEMENT - FEB 23		*	1,312.50	
						GOVERNMENTAL MANAGEMENT SERVICES-				5,064.81 000273
2/23/23	00018	1/31/23	15523	202301	320-53800-47000	LAKE MAINTENANCE -JAN 23		*	600.00	
						AQUATIC WEED MANAGEMENT, INC.				600.00 000274
2/23/23	00002	2/03/23	109488	202301	310-51300-31500	CORRESPOND/CONVEY/REVIEW		*	1,782.20	
						LATHAM, LUNA, EDEN& BEAUDINE, LLP				1,782.20 000275
2/28/23	00014	2/14/23	ON 49395	202302	320-53800-47300	IRRIG RPR-FEB INSPECTION		*	439.34	
						YELLOWSTONE LANDSCAPE				439.34 000276

SECTION 2

Dowden West
Community Development District

Unaudited Financial Reporting
January 31, 2023



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
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5	<hr/>	<u>Capital Projects Fund Series 2018</u>
6-7	<hr/>	<u>Month to Month</u>
8	<hr/>	<u>Long Term Debt Report</u>
9	<hr/>	<u>Series 2018 Construction Schedule</u>
10	<hr/>	<u>Assessment Receipt Schedule</u>

Dowden West
Community Development District
Combined Balance Sheet
January 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 227,416	\$ -	\$ -	\$ 227,416
Investments:				
Series 2018				
Reserve	\$ -	\$ 209,945	\$ -	\$ 209,945
Revenue	\$ -	\$ 213,522	\$ -	\$ 213,522
Construction	\$ -	\$ -	\$ 10,317	\$ 10,317
Prepaid Expenses	\$ 1,010	\$ -	\$ -	\$ 1,010
Total Assets	\$ 228,426	\$ 423,467	\$ 10,317	\$ 662,210
Liabilities:				
Accounts Payable	\$ 8,358	\$ -	\$ -	\$ 8,358
Total Liabilities	\$ 8,358	\$ -	\$ -	\$ 8,358
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 1,010	\$ -	\$ -	\$ 1,010
Restricted for:				
Debt Service 2018	\$ -	\$ 423,467	\$ -	\$ 423,467
Capital Projects - Series 2018	\$ -	\$ -	\$ 10,317	\$ 10,317
Unassigned	\$ 219,058	\$ -	\$ -	\$ 219,058
Total Fund Balances	\$ 220,068	\$ 423,467	\$ 10,317	\$ 653,852
Total Liabilities & Fund Balance	\$ 228,426	\$ 423,467	\$ 10,317	\$ 662,210

Dowden West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 451,014	\$ 212,193	\$ 212,193	\$ -
Assessments - Direct	\$ 154,442	\$ 115,829	\$ 115,829	\$ -
Total Revenues	\$ 605,457	\$ 328,022	\$ 328,022	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 1,600	\$ 200	\$ 1,400
FICA Expense	\$ 367	\$ 122	\$ 15	\$ 107
Engineering	\$ 12,000	\$ 4,000	\$ 5,305	\$ (1,305)
Attorney	\$ 25,000	\$ 8,333	\$ 6,528	\$ 1,805
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination Fees	\$ 7,000	\$ 2,333	\$ 1,667	\$ 667
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ 4,041	\$ 4,041	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 37,853	\$ 12,618	\$ 12,618	\$ (0)
Information Technology	\$ 1,125	\$ 375	\$ 375	\$ -
Website Maintenance	\$ 750	\$ 250	\$ 250	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 333	\$ 23	\$ 310
Printing & Binding	\$ 1,000	\$ 333	\$ 34	\$ 299
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Legal Advertising	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Other Current Charges	\$ 2,000	\$ 667	\$ 154	\$ 512
Office Supplies	\$ 500	\$ 167	\$ 1	\$ 166
Property Appraiser	\$ 250	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 123,704	\$ 49,248	\$ 42,824	\$ 6,424

Dowden West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 15,750	\$ 5,250	\$ 5,250	-
Landscape Maintenance	\$ 283,944	\$ 94,648	\$ 67,712	\$ 26,936
Lake Maintenance	\$ 12,900	\$ 4,300	\$ 2,400	\$ 1,900
Mitigation Monitoring	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Repairs & Maintenance				
General Repairs & Maintenance	\$ 2,500	\$ 833	\$ 882	\$ (49)
Operating Supplies	\$ 500	\$ 167	\$ -	\$ 167
Landscape Replacement	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Alleyway Maintenance	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Signage	\$ 3,500	\$ 1,167	\$ -	\$ 1,167
Utilities				
Electric	\$ 2,000	\$ 667	\$ 326	\$ 341
Water & Sewer	\$ 20,000	\$ 6,667	\$ 13,237	\$ (6,571)
Streetlights	\$ 107,475	\$ 35,825	\$ 17,979	\$ 17,846
Other				
Contingency	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Property Insurance	\$ 5,184	\$ 5,184	\$ 4,752	\$ 432
Total Operations & Maintenance	\$ 481,753	\$ 164,040	\$ 112,538	\$ 51,502
Total Expenditures	\$ 605,457	\$ 213,288	\$ 155,361	\$ 57,927
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 172,661	
Fund Balance - Beginning	\$ -	\$ -	\$ 47,408	
Fund Balance - Ending	\$ -	\$ -	\$ 220,068	

Dowden West
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 419,890	\$ 197,951	\$ 197,951	\$ -
Interest	\$ -	\$ -	\$ 1,833	\$ 1,833
Total Revenues	\$ 419,890	\$ 197,951	\$ 199,784	\$ 1,833
Expenditures:				
Interest - 11/1	\$ 158,794	\$ 158,794	\$ 158,794	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 158,794	\$ -	\$ -	\$ -
Total Expenditures	\$ 417,588	\$ 158,794	\$ 158,794	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,303		\$ 40,990	
Fund Balance - Beginning	\$ 167,729		\$ 382,477	
Fund Balance - Ending	\$ 170,032		\$ 423,467	

Dowden West
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 64	\$ 64
Total Revenues	\$ -	\$ -	\$ 64	\$ 64
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 64	
Fund Balance - Beginning	\$ -	\$ -	\$ 10,253	
Fund Balance - Ending	\$ -	\$ -	\$ 10,317	

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 9,023	\$ 36,286	\$ 166,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,493
Assessments - Direct	\$ -	\$ 77,220	\$ -	\$ 38,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,829
Total Revenues	\$ -	\$ 86,243	\$ 36,286	\$ 205,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,022
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
FICA Expense	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ 1,755	\$ 595	\$ 1,020	\$ 1,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,305
Attorney	\$ 2,536	\$ 1,153	\$ 1,057	\$ 1,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,528
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination Fees	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,618
Information Technology	\$ 94	\$ 94	\$ 94	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Website Maintenance	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 12	\$ 2	\$ 6	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23
Printing & Binding	\$ 4	\$ -	\$ 10	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,246	\$ 5,731	\$ 6,310	\$ 10,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,824

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Contract Services													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Landscape Maintenance	\$ 14,501	\$ 17,737	\$ 17,737	\$ 17,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,712
Lake Maintenance	\$ 600	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance													
General Repairs & Maintenance	\$ 635	\$ -	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alleyway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities													
Electric	\$ 84	\$ 84	\$ 86	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326
Water & Sewer	\$ 3,680	\$ -	\$ 5,804	\$ 3,753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,237
Streetslights	\$ 4,486	\$ 4,484	\$ 4,487	\$ 4,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,979
Other													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 4,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,752
Total Operations & Maintenance	\$ 30,051	\$ 24,217	\$ 30,274	\$ 27,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,538
Total Expenditures	\$ 50,297	\$ 29,949	\$ 36,584	\$ 38,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,361
Excess Revenues (Expenditures)	\$ (50,297)	\$ 56,294	\$ (298)	\$ 166,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,661

Dowden West
Community Development District
Long Term Debt Summary

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	4.35%, 4.85%, 5.40%, 5.55%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$209,945
RESERVE FUND BALANCE	\$209,945
BONDS OUTSTANDING - 02/08/18	\$6,170,000
LESS: PRINCIPAL PAYMENT - 05/01/20	(\$90,000)
LESS: PRINCIPAL PAYMENT - 05/01/21	(\$95,000)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$100,000)
CURRENT BONDS OUTSTANDING	\$5,885,000

Dowden West

Community Development District

Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2022				
11/3/21	8	SOS Solar Inc d/b/a Viasol Lighting	Solar lighting deposit invoice #VL200287	\$36,192.00
1/4/22	9	Dewberry Engineers	Invoice: 1998444-A - Construction Engineering Services July 2021	\$300.00
5/26/22	10	SOS Solar Inc d/b/a Viasol Lighting	Solar lighting completion invoice #20-1133	\$9,048.00
TOTAL				\$45,540.00
Fiscal Year 2022				
10/1/21		Interest		\$0.23
11/1/21		Interest		\$0.24
12/1/21		Interest		\$0.09
1/1/22		Interest		\$0.08
2/1/22		Interest		\$0.08
3/1/22		Interest		\$0.07
4/1/22		Interest		\$0.08
5/1/22		Interest		\$0.08
6/1/22		Interest		\$0.07
7/1/22		Interest		\$0.04
8/1/22		Interest		\$0.04
9/1/22		Interest		\$6.76
TOTAL				\$7.86
Project (Construction) Fund at 09/30/21				\$55,784.77
Interest Earned thru 09/30/22				\$7.86
Requisitions Paid thru 09/30/22				(\$45,540.00)
Remaining Project (Construction) Fund				\$10,252.63

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2023				
TOTAL				\$0.00
Fiscal Year 2023				
10/1/22		Interest		\$12.64
11/1/22		Interest		\$15.52
12/1/22		Interest		\$16.48
1/1/23		Interest		\$19.24
TOTAL				\$63.88
Project (Construction) Fund at 09/30/22				\$10,252.63
Interest Earned thru 01/31/23				\$63.88
Requisitions Paid thru 01/31/23				\$0.00
Remaining Project (Construction) Fund				\$10,316.51

Dowden West
 Community Development District
 Special Assessment Receipt Schedule
 Fiscal Year 2023

Gross Assessments \$ 479,802.77 \$ 447,600.00 \$ 927,402.77
 Net Assessments \$ 451,014.60 \$ 420,744.00 \$ 871,758.60

51.74% 48.26% 100.00%

ONROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2018 Debt Service	Total
11/16/22	#2	10/22/22-11/01/22	\$3,593.65	\$0.00	(\$143.75)	\$0.00	\$3,449.90	\$1,784.85	\$1,665.05	\$3,449.90
11/23/22	#3	11/02/22-11/08/22	\$14,574.28	\$0.00	(\$582.98)	\$0.00	\$13,991.30	\$7,238.56	\$6,752.74	\$13,991.30
12/07/22	#4	11/09/22-11/17/22	\$4,392.25	\$0.00	(\$175.69)	\$0.00	\$4,216.56	\$2,181.49	\$2,035.07	\$4,216.56
12/14/22	#5	11/18/22-11/21/22	\$64,685.74	\$0.00	(\$2,587.47)	\$371.40	\$62,469.67	\$32,319.42	\$30,150.25	\$62,469.67
12/21/22	#6	11/22/22-11/26/22	\$3,593.66	\$0.00	(\$143.75)	\$0.00	\$3,449.91	\$1,784.85	\$1,665.06	\$3,449.91
01/13/23	#7	11/27/22	\$336,006.68	\$0.00	(\$13,440.54)	\$0.00	\$322,566.14	\$166,883.40	\$155,682.74	\$322,566.14
TOTAL			\$ 426,846.26	\$	(\$17,074.18)	\$ 371.40	\$ 410,143.48	\$ 212,192.57	\$ 197,950.91	\$ 410,143.48

47%	Net Percent Collected
\$ 461,615.12	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Date Received	Due Date	Client Number	Net Assessed	Amount Received	Operations & Maintenance
11/8/22	11/1/22	33613	\$77,219.65	\$77,219.65	\$77,219.65
1/25/23	2/1/23	34528	\$38,609.83	\$38,609.83	\$38,609.83
	5/1/23		\$38,609.83	\$0.00	\$0.00
TOTAL			\$154,439.31	\$115,829.48	\$115,829.48

Mattamy Homes - Beachline South Residential
 2023-01