

*Dowden Central  
Community Development District*

*Agenda*

*May 21, 2026*

# AGENDA

# *Dowden Central*

## *Community Development District*

---

219 E. Livingston Street, Orlando, FL 32801

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

### **UPDATED AGENDA**

May 14, 2026

Board of Supervisors Meeting  
Dowden Central Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Dowden Central Community Development District** will be held on **Thursday, May 21, 2026 at 8:30 a.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

#### **Landowners' Meeting**

1. Determination of Number of Voting Unites Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting Landowners' Meeting
4. Nominations for the Positions of Supervisors (5)
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

#### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Supervisors
  - B. Consideration of Resolution 2026-34 Canvassing and Certifying the Results of the Landowners' Election
  - C. Election of Officers
  - D. Consideration of Resolution 2026-35 Electing Officers
4. Approval of Minutes of the March 27, 2026 Organizational Meeting
5. Public Hearings
  - A. Public Hearing on the Imposition of Special Assessments
    - i. Presentation of Engineer's Report
    - ii. Presentation of Master Assessment Methodology
    - iii. Consideration of Resolution 2026-36 Levying Special Assessments
    - iv. Consideration of Master Notice of Special Assessments
  - B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments
    - i. Consideration of Resolution 2026-37 Expressing the District's Intent to Utilize the Uniform Method of Collection

- C. Public Hearing on the Adoption of the Rules of Procedure for the District
  - i. Consideration of Resolution 2026-38 Adopting the Rules of Procedure
- 6. Consideration of Resolution 2026-39 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
- 7. **Consideration of Resolution 2026-40 Declaring Special Assessments to Fund the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing – ADDED**
- 8. Review and Ranking of Proposals for District Engineering Services and Selection of a District Engineer
- 9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager’s Report
    - i. Presentation of Number of Registered Voters – 0
- 10. Supervisor’s Requests
- 11. Other Business
- 12. Next Meeting Date – June 18, 2026
- 13. Adjournment

Sincerely,



Jason M. Showe  
District Manager

# LANDOWNERS' MEETING

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
DOWDEN CENTRAL COMMUNITY DEVELOPMENT  
DISTRICT FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, May 21, 2026**

TIME: **8:30 AM**

LOCATION: **Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, FL 32801**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Five (5) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The three candidates receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

# BOARD OF SUPERVISORS MEETING

# SECTION III

# SECTION B

**RESOLUTION 2026-34**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners’ meeting is required to be held within ninety (90) days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners’ meeting was held at which the below recited people were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

**SECTION 1. ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

<b>Seat Number</b>	<b>Name of Supervisor</b>	<b>Number of Votes</b>
Seat 1		
Seat 2		
Seat 3		
Seat 4		
Seat 5		

**SECTION 2. TERM.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

<b>Seat Number</b>	<b>Name of Supervisor</b>	<b>Term of Office</b>
Seat 1		
Seat 2		
Seat 3		
Seat 4		
Seat 5		

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of May, 2026.

ATTEST:

**DOWDEN CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson,  
Board of Supervisors

# SECTION D

**RESOLUTION 2026-35**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	<u>Ralph "Chuck" Bell</u>
Vice Chairperson	<u>Neil Weiderhaft</u>
Secretary	<u>George Flint</u>
Assistant Secretary	<u>Jason Showe</u>
Assistant Secretary	<u>Amy Herskovitz</u>
Assistant Secretary	<u>Stephannie Coffin</u>
Assistant Secretary	<u>Thomas Franklin</u>
Treasurer	<u>Jill Burns</u>
Assistant Treasurer	<u>Katie Costa</u>
Assistant Treasurer	<u>Sheik Neerooa</u>
Assistant Treasurer	<u>Darrin Mossing, Sr.</u>

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of May 2026.

ATTEST:

**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson,  
Board of Supervisors

# SECTION IV

**MINUTES OF MEETING  
DOWDEN CENTRAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Organizational meeting of the Board of Supervisors of the Dowden Central Community Development District was held Thursday, **March 27, 2026**, at 9:30 a.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Ralph “Chuck” Bell	Chairman
Neil Weiderhaft	Vice Chairman
Amy Herskovitz	Supervisor
Stephannie Coffin	Supervisor
Tom Franklin <i>by phone</i>	Supervisor

Also present were:

Jason Showe	District Manager, GMS
Mitchell Zwang	District Counsel, KVW
Meredith Hammock <i>by phone</i>	District Counsel, KVW
Rey Malave <i>by phone</i>	District Engineer
Chace Arrington <i>by phone</i>	District Engineer
Sete Zare	MBS

**FIRST ORDER OF BUSINESS**

**Introduction**

**A. Roll Call**

Mr. Showe called the meeting to order and called roll. Four Board members were present in person constituting a quorum.

**B. Public Comment Period**

Mr. Showe stated there were no members of the public present nor were any members of the public attending by Zoom.

**C. Oath of Office**

Mr. Showe administered the oath of office to all of the Board members.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Confirmation of Notice of Meeting**

Mr. Showe confirmed the notice for this meeting was published in the Orlando Sentinel.

**B. Information on Community Development Districts and Public Official Responsibilities and Florida Statutes Chapter 190**

Mr. Showe stated I know all of the Board members are on other Boards and are well aware of these items. Mr. Zwang stated he would be happy to answer any questions. He noted Chapter 190 is the primary statutory authority for CDDs. He offered to take any questions regarding Sunshine law, public records, code of ethics and voting conflicts. Mr. Franklin asked to go through the process to make sure all the development agreements are in place.

**C. Election of Officers**

**1. Consideration of Resolution 2026-01 Electing Officers**

Mr. Bell nominated himself to serve as the Chair, Neil Weiderhaft to serve as Vice Chair, Stephanie Coffin, Amy Herskovitz, Tom Franklin, and Jason Showe as Assistant Secretaries. George Flint will also serve as a Secretary.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-01 Electing Officers as slated above, was approved.

**2. Consideration of Resolution 2026-02 Appointing Treasurer and Assistant Treasurer**

Mr. Showe stated Jill Burns will serve as Assistant Treasurer and Katie Costa and Sheik Neerooa will serve as Assistant Treasurers.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-02 Appointing Treasurer and Assistant Treasurer, was approved.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Contract for District Management Services**

**1. Consideration of Resolution 2026-03 Appointing District Manager, Methodology Consultant and Designating Public Records Custodian**

- B. Consideration of Agreement for District Counsel Services**
  - 1. Consideration of Resolution 2026-04 Appointing District Counsel**
- C. Consideration of Resolution 2026-05 Selection of Registered Agent and Office**
- D. Consideration of Resolution 2026-06 Appointing Interim District Engineer**
- E. Consideration of Interim District Engineering Agreement**
- F. Request Authorization to Issue RFQ for Engineering Services**
- G. Consideration of Resolution 2026-07 Designating a Qualified Public Depository**
- H. Consideration of Resolution 2026-08 Establishing Checking Account and Authorization of Bank Account Signatories**
- I. Consideration of Resolution 2026-9 Relating to Defense of Board Members**
- J. Consideration of Resolution 2026-10 Ratifying District Counsel’s Actions in Recording in the Property Records of Orange County, Florida the “Notice of Establishment” in accordance with Chapter 190.0485, Florida Statutes**
  - 1. Notice of Establishment**
- K. Consideration of Resolution 2026-11 Adopting Investment Guidelines**
- L. Consideration of Resolution 2026-12 Authorizing Execution of Public Depositor Report**
- M. Consideration of Resolution 2026-13 Designating a Policy for Public Comment**
- N. Consideration of Resolution 2026-14 Adopting Prompt Payment Policy**
- O. Consideration of Resolution 2026-15 Adopting a Records Retention Policy**
- P. Consideration of Resolution 2026-16 Adopting an Internal Controls Policy**
- Q. Consideration of Compensation to Board Members**
- R. Consideration of Resolution 2026-17 Designating the Primary Administrative Office and Principal Headquarters of the District**
- S. Consideration of Resolution 2026-18 Selecting Local District Records Office**
- T. Consideration of Website Services Agreement**
- U. Consideration of Resolution 2026-19 Authorizing Chairperson and Vice Chairperson to Execute Plats, Permits and Conveyances**
- V. Consideration of Resolution 2026-20 Authorizing Spending Authority**
- W. Consideration of Resolution 2026-21 Authorizing the Use of Electronic Documents and Signatures**
- X. Consideration of Resolution 2026-22 Authorizing Disbursement of Funds**
- Y. Consideration of Resolution 2026-23 Adopting Direct Purchase Forms**
- Z. Consideration of Fiscal Year 2026 Budget Funding Agreement**

Mr. Showe asked for a motion to approve the consent agenda. Mr. Showe offered to take any questions from anyone on the resolutions.

On MOTION by Mr. Weiderhaft, seconded by Mr. Bell, with all in favor, the Consent Agenda Items A-Z, were approved.
--

**FOURTH ORDER OF BUSINESS**

**New Business**

**A. Consideration of Resolution 2026-24 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026**

Mr. Showe stated the meetings will be on the third Thursday of the month at 8:30 a.m.

On MOTION by Mr. Bell, seconded by Ms. Weiderhaft, with all in favor, Resolution 2026-24 Designating Regular Monthly Meetings on the Third Thursday of the Month at 8:30 a.m., was approved.

**B. Consideration of Resolution 2026-25 Designation of Landowner’s Meeting Date, Time, and Location**

Mr. Showe stated part of the establishment is that they are required under Florida statutes to set a landowner’s meeting within 90 days of the District being created. Recommendation would be to set this for May 21, 2026 which gives enough time to do the full advertisement.

On MOTION by Mr. Bell, seconded by Ms. Herskovitz, with all in favor, Resolution 2026-25 Designating the Landowner’s Meeting for May 21, 2026, was approved.

**C. Designation of Date of Public Hearing to Adopt Rules of Procedure in accordance with Section 120.54, Florida Statutes**

**1. Consideration of Resolution 2026-26 Setting the Public Hearing to Consider the Proposed Rules of the District**

Mr. Showe stated they are required to advertise a public hearing on adopting rules of procedure for the District. Recommendation is to set the hearing for May 21<sup>st</sup>.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-26 Setting a Public Hearing for Proposed Rules on May 21, 2026, was approved.

**D. Designation of Date of Public Hearing on the Budget for Fiscal Year 2026**

**1. Consideration of Resolution 2026-27 Setting the Public Hearing and Approving the Proposed Fiscal Year 2026 Budget**

Mr. Showe noted Resolution 2026-27 is approving a proposed budget for the remainder of Fiscal Year 2026 as well as to set a public hearing to adopt that budget. Behind that is a proposed budget that is attached and also authorizes them to get this to the city within 60 days. This will all

be developer funded for the remainder of the year. Any expenses to the District will be directly requested from the developer for funding. Mr. Showe noted they haven't done the Fiscal Year 2027 budget yet because of getting the assessments done so it will take a little more work to get all the contracts and review all of those items for Fiscal Year 2027. He anticipates having numbers on that by the May meeting. Recommendation for the public hearing is June 18<sup>th</sup>.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-27 Setting a Public Hearing and Approving the Proposed Fiscal Year 2026 Budget on June 18, 2026, was approved.

**E. Consideration of Resolution 2026-28 Setting Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad-Valorem Assessments in accordance with Section 197.3632, Florida Statutes**

Mr. Showe stated they need to set a hearing that indicates that they will be using the uniform method which is to collect assessments on roll. It is a requirement for the CDD. Recommendation is the May 21<sup>st</sup> meeting.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-28 Setting a Public Hearing for 197 for May 21, 2026, was approved.

**F. Consideration of Resolution 2026-29 Adopting District Goals and Objectives**

Mr. Showe stated the District is required to create goals, objectives and performance measures. They are standardized goals and objectives which are things that the District is statutorily required to do. These are required annually along with a report that summarizes their goals and whether they have been achieved or not.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-29 Adopting Goals and Objectives, was approved.

**FIFTH ORDER OF BUSINESS**

**Capital Improvements**

**A. Appointment of Financing Team**

**1. Consideration of Resolution 2026-30 Appointing Bond Counsel**

Mr. Showe stated since they will start the bond process quickly, they have provided all the documents needed to get the bond financing team in order. Akerman has provided an engagement letter which is included as part of the agenda. Counsel drafted Resolution 2026-30 to appoint them as bond counsel.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-30 Appointing Akerman as Bond Counsel, was approved.

**2. Consideration of Resolution 2026-31 Appointing Investment Banker**

Mr. Showe stated appoints MBS Capital as your investment banker.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-31 Appointing MBS Capital as Investment Banker, was approved.

**3. Assessment Administrator**

Mr. Showe stated this is already approved as part of the District Manager’s agreement.

**4. Trustee**

Mr. Showe stated the Trustee will be US Bank.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, US Bank as Trustee, was approved.

**B. Approval of Financing Team Agreement**

Mr. Showe stated this is an agreement between the District and the developer stating they will pay for the cost if for some reason the bond financing doesn’t go through. The majority of the cost once the bonds are issued will be covered through that process but this provides some assistance to the District in case for some reason the bonds don’t get issued.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Financing Team Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Financing Matters**

**A. Consideration of Resolution 2026-32 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings**

Mr. Showe stated this would authorize the issuance of bonds as well as the commencement and validation process. Attached to this will be the form of the Master Trust Indenture which they will review. We ask the Board to approve this resolution subject to Counsel’s review of that Master Trust Indenture since they received it late last night.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-32 Authorizing Issuance of Bonds and Validation, was approved subject to counsel’s review.

**B. Imposition of Assessments**

**1. Consideration of Master Engineers Report**

Mr. Showe stated staff has already worked on the Master Engineer’s Report as well as the Master Methodology. They have been circulated and are in good form.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Master Engineer’s Report, was approved.

**2. Consideration of Master Assessment Methodology**

Mr. Showe noted they have prepared the Master Assessment Methodology. For purposes the Board will note that these will be considered maximum costs. They have taken the cost of everything in the engineer’s report and applied that to every lot throughout the proposed development. Typically, it is not assessed that high when the bonds are actually issued. For purposes of validation, they prepare it at the maximum amount to ensure the District has sufficient capacity.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Master Assessment Methodology, was approved.

**3. Consideration of Resolution 2026-33 Declaring Special Assessments and Setting a Public Hearing on Special Assessments**

Mr. Showe stated this is the document that will set the public hearing which will declare special assessments on the property. May 21<sup>st</sup> is recommended for this hearing to have time to get the advertisements in.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-33 Declaring Special Assessments and Setting a Public Hearing on Special Assessments on May 21, 2026, was approved.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

**A. Staff Reports**

**1. Attorney**

Mr. Zwang stated E-Verify requires all public agencies to verify employment eligibility for new employees under the US Department of Homeland Security regulations. There is a memorandum included for reference. He provided an update on the recent legislative session.

**2. Manager**

Mr. Showe had nothing further to report.

**B. Supervisors Requests**

There being no comments, the next item followed.

**C. Approval of Funding Request No. 1**

Mr. Showe stated they have put in enough request to cover both the insurance for the remainder of the year as well as some operating funds to get all the staff working and get all the advertisements made that are needed. It's an initial funding request of \$75K.

Mr. Bell noted the bill to is incorrect. The updated mailing address needs to be reflected. Mr. Showe noted he will get that updated before sending it out.

On MOTION by Mr. Bell seconded by Mr. Weiderhaft, with all in favor, Funding Request No. 1, was approved.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Bell seconded by Mr. Weiderhaft, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION V

# SECTION A

# SECTION 1

REFERENCE NO. 50190415

.....

# DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Master Engineer's Report

March 27, 2026



**ORIGINAL**

SUBMITTED BY  
Dewberry Engineers Inc.  
800 N. Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

SUBMITTED TO  
Dowden Central CDD  
Attention: George Flint  
219 E. Livingston Street  
Orlando, Florida 32801  
407.841.5524

# Table of Contents

<b>1. Introduction</b>	<b>3</b>
<b>2. Purpose and Scope</b>	<b>4</b>
<b>3. The Development</b>	<b>5</b>
<b>4. Capital Improvements</b>	<b>5</b>
<b>5. Capital Improvement Plan Components</b>	<b>5</b>
<b>5.1 Stormwater Management Facilities</b>	<b>5</b>
<b>5.2 Public Roadways</b>	<b>6</b>
<b>5.3 Water and Wastewater Facilities</b>	<b>6</b>
<b>5.4 Off-Site Improvements</b>	<b>6</b>
<b>5.5 Amenities and Parks</b>	<b>6</b>
<b>5.6 Electric Utilities and Lighting</b>	<b>7</b>
<b>5.7 Entry Feature</b>	<b>7</b>
<b>5.8 Miscellaneous</b>	<b>7</b>
<b>5.9 Permitting</b>	<b>7</b>
<b>6. Recommendation</b>	<b>8</b>
<b>7. Report Modification</b>	<b>8</b>
<b>8. Summary and Conclusion</b>	<b>8</b>
<b>9. Engineer's Certification</b>	<b>8</b>

# Table of Tables

Table 1.1 Land Use Summary .....	3
Table 1.2 Land Use Summary .....	4
Table 1.3 Land Use Summary .....	4
Table 5.1 Permit Status for Overall Development .....	7

# Table of Figures

General Location Map.....	Exhibit 1
Legal Description .....	Exhibit 2
District Boundary Map.....	Exhibit 3
Land Use Map.....	Exhibit 4A
Zoning Map.....	Exhibit 4B
Utility Location Map .....	Exhibit 5
Summary of Opinion of Probable Cost .....	Exhibit 6A
Summary of District Facilities.....	Exhibit 6B

## 1. Introduction

The Dowden Central Community Development District (the "District" or "CDD") is generally located north of Wewahootee Road, south of State Road 528, east of Launch Point Road, and west of Innovation Way. The District is located entirely within the city limits of Orlando, Florida ("City"). The District contains approximately 379.19 acres and is expected to consist of 835 residential lots of various sizes for single-family and townhomes with recreation/amenity areas, parks, and associated infrastructure.

The CDD was established under City Ordinance No. 2026-2, which was approved by the Orlando City Council and became effective on March 16, 2026. The City of Orlando will own the roadways within the District. The District is anticipated to own and operate the stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development. Orange County will own all utilities serving the District once they are completed.

The Master Developer Beachline South Residential LLC, an affiliate of Mattamy Homes ("Developer"), is based in Orlando, Florida. The Development is approved as a Planned Development (PD) for Residential Units and is divided into two (2) villages. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the city, county, South Florida Water Management District (SFWMD), and other applicable agencies with regulatory jurisdiction over the development, an overall estimate of the probable cost of the public improvements are provided in Exhibit 6A of this Report.

The Capital Improvement Plan ("CIP" or this "Engineer's Report") reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that any modifications will not diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY	
LAND USE	AREA (AC)
Master Stormwater System	30.42
Residential Land (Single-Family and Townhomes Lots)	144.57
Roadways Infrastructure & Public Facilities	59.76
Lakes	3.24
Amenity Center	1.33
Open Space/Conservation Areas/Parks	139.87
<b>TOTAL</b>	<b>379.19</b>

Table 1.2 Land Use Summary

PHASING SUMMARY	
PHASE	NUMBER OF UNITS
N-13N	212
N6	206
N-13N	203
N7	214
<b>TOTAL – Dowden Central CDD</b>	<b>835</b>

Table 1.3 Land Use Summary

LOT TYPES		
PHASE	LOT TYPE	NUMBER OF UNITS
N-13N	Townhome Lots	0
	40-ft Lots	0
	50-ft Lots	212
	60-ft Lots	0
N-6	Townhome Lots	206
	40-ft Lots	0
	50-ft Lots	0
	60-ft Lots	0
N-13S	Townhome Lots	98
	40-ft Lots	50
	50-ft Lots	34
	60-ft Lots	21
N-7	Townhome Lots	96
	40-ft Lots	39
	50-ft Lots	57
	60-ft Lots	22
<b>TOTAL LOTS – Dowden Central CDD</b>		<b>835</b>

## 2. Purpose and Scope

The purpose of this Report is to provide engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered and in specific instances has relied upon the information and documentation prepared or supplied by others to prepare this Engineer's Report.

### 3. The Development

The development will consist of a total of 835 residential units and associated infrastructure. The development is a planned residential community generally located north of Wewahootee Road, south of State Road 528, east of Launch Point Road, and west of Innovation Way, consisting of 379.19 acres. The District is located entirely within the City of Orlando. The land use for the District is planned unit development. The development will be constructed in two (2) villages and include up to four (4) phases.

### 4. Capital Improvements

The CIP consists of public infrastructure in each village and each phase of said village. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three (3) lift stations and one (1) master lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP that will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time as well as the three (3) lift stations and one (1) master lift station serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District.

As a part of the recreational component of the CIP, there are various amenity centers within the development and specifically for each of the villages of the development. There will be conservation areas as well that can serve as passive parks within the various villages and the development that are available to the public for utilization of the facilities. The amenity centers and recreational areas will have connectivity via sidewalks to the other portions of the District. The amenity centers and recreational areas will be accessed by the public roadways and sidewalks.

### 5. Capital Improvement Plan Components

The CIP for the District includes the following:

#### 5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the City and SFWMD. There are various conservation areas throughout the District and will be preserved in the existing condition and these will accept stormwater discharges from our ponds.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C0225G, effective date December 22, 2016, demonstrates that the property is located within Flood Zones X, and A. Based on this information and the site topography, it appears that 100-year compensation will be done in areas where we will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required by the city, county, and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by

the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA) and the City of Orlando. The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

## **5.2 Public Roadways**

The CIP includes subdivision roads within the District and off-site roadway improvements. Generally, all roads will be two-lane undivided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping, signage, and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders and will be owned and maintained by the City of Orlando. All roads will be designed in accordance with City of Orlando, Orange County and FDOT standards, and all roadway improvements financed by the District shall be available for use by the general public and are anticipated to be dedicated to the City of Orlando for ownership, operation and maintenance.

## **5.3 Water and Wastewater Facilities**

A potable drinking water system inclusive of water main, gate valves, fire hydrants, and appurtenances will be installed for the District. The water service provider will be Orange County Public Utilities. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Laterals will branch off from these sewer lines to serve the individual lots.

All water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

The water and wastewater collection systems for all phases will be completed by the district and dedicated to Orange County Utilities for operation and maintenance.

## **5.4 Off-Site Improvements**

The District will provide funding for the anticipated turn lanes, and utility extensions at the development entrances. The site construction activities associated with the CIP are anticipated to be completed by villages and phases based on the estimated schedule for each village and phase. The schedule is shown on Exhibit 6A. Upon completion of each phase within each village, the improvements will be through the required inspections as well as final certifications of completions will be obtained from SFWMD, FDEP (wastewater collection), and the City/County.

## **5.5 Amenities and Parks**

In conjunction with the construction of the CIP, the District intends to construct playgrounds, walking paths, courts, benches, open fields, and other passive amenities. These improvements will be funded by the District and owned and operated by the HOA (Home Owners Association), with the exception of some monuments and open spaces which will be owned by the District.

The Developer may also choose to construct and finance entry monuments, open spaces, and other amenity facilities. Any such improvements privately constructed and financed by the Developer will be considered common elements for the exclusive benefit of the District landowners.

### 5.6 Electric Utilities and Lighting

The District intends to lease streetlights through an agreement with the Orlando Utilities Commission (“OUC”) in which case the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP. The CIP does, however, include the incremental cost of undergrounding electrical utility lines within right-of-way utility easements. Any lines and transformers located in such areas would be owned by the OUC and not paid for by the District as part of the CIP.

### 5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The irrigation system will use reclaimed water or an irrigation well. The irrigation water mains to the various phases of the development will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned, and maintained by the CDD. It is noted that the City requires the walls as a buffer the development and thus will be funded together with the landscaping. There are no hard gates in the District and the District is accessible to the public.

### 5.8 Miscellaneous

The District will construct and/or install landscaping and hardscaping within District common areas and rights-of-way. The hardscaping will consist of entry features and landscaping. All such landscaping and hardscaping will be owned, maintained, and funded by the District. The District also intends to construct an irrigation system for the development that will provide a lower cost alternative to potable water for District landowners. The system will also provide water for the common areas, pond side slopes, etc. Installation, operation, and maintenance of any irrigation system will be the responsibility of the District.

### 5.9 Permitting

Construction permits for all phases are required and include the SFWMD Environmental Resource Permit (ERP), Orange County Public Utilities, FDEP, and City construction plan approval.

Table 5.1 Permit Status for Overall Development

PERMITTING				
PERMITS/APPROVALS	APPROVAL STATUS			
	N-13N	N-6	N-13S	N-7
Zoning Approval	Approved (10/17/23)	Pending	Approved (10/17/23)	Approved (10/17/23)
Preliminary Plat	Pending	Pending	Recorded (11/19/25)	Recorded (8/8/25)
SFWMD ERP	Approved (11/19/24)	Pending	Approved (6/5/25)	Approved (5/7/24)
Construction Permits	Approved (10/9/25)	Pending	Approved (12/9/24)	Approved (8/21/25)
Orange County Public Utilities Water Sanitary Sewer Collection and Reuse Water Mains	Approved (10/9/25)	Pending	Approved (12/9/24)	Approved (8/21/25)
FDEP Water and Sanitary Sewer General Permit	Water Approved (11/13/24) Sewer Approved (10/21/24)	Pending	Water Approved (10/9/25) Sewer Pending	Water Approved (9/24/25) Sewer Approved (9/19/25)
FDEP NPDES NOI	Approved (11/8/24)	Pending	Approved (11/8/24)	Approved (6/20/24)

## 6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the City and County. The site planning, engineering design, and construction plans for the infrastructure are or will be in accordance with the applicable requirements of the City, the County, and the SFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SFWMD, Orange County, and the City regulations.

## 7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

## 8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current government regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

## 9. Engineer's Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. It is noted that all financed property improvements will be located on district owned lands that is or will be at the time of conveyance to the district or subject to a permanent easement in favor of the district or another public governmental entity.

The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and city. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control.

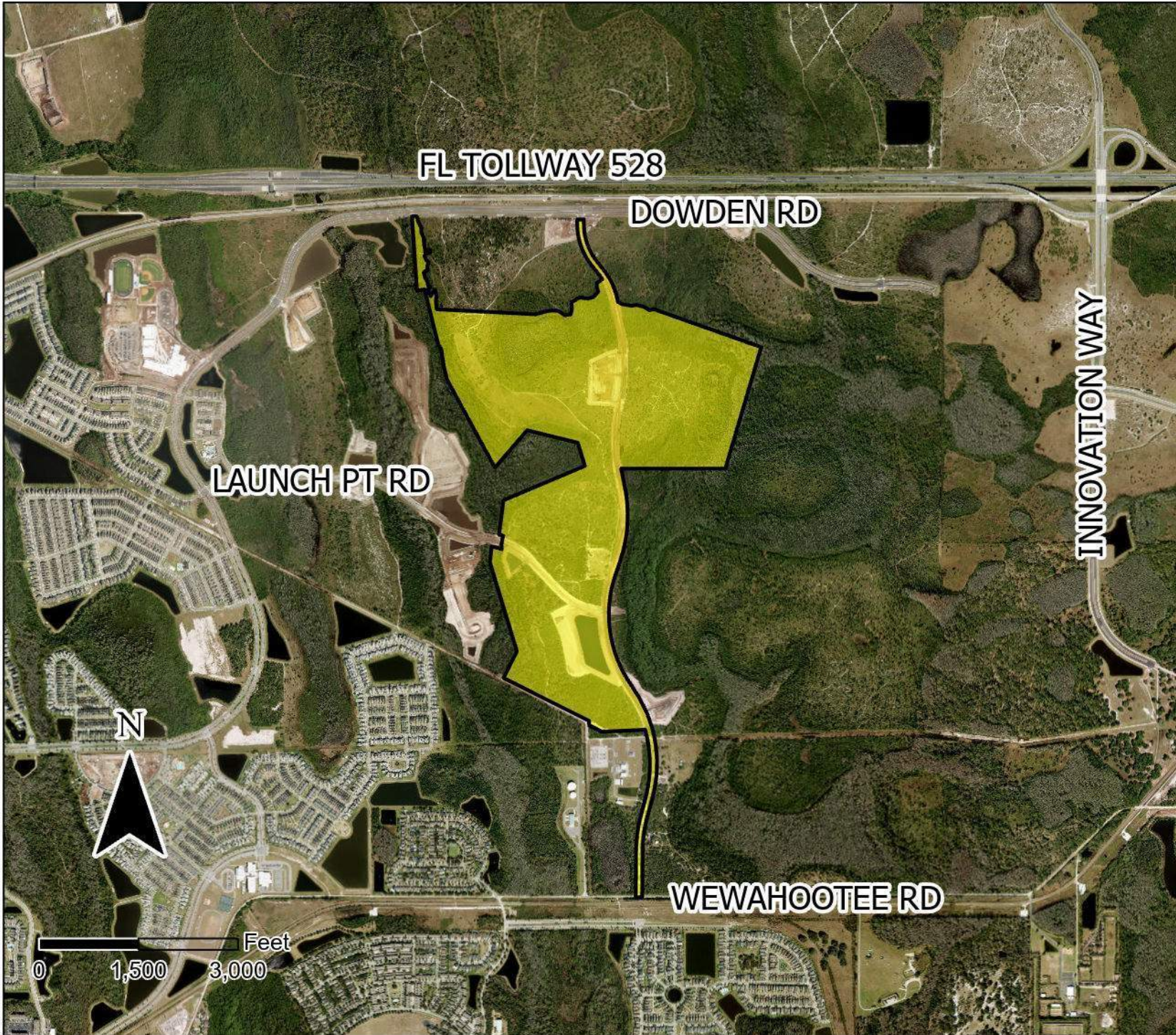
Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefiting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.


I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Dowden Central Community Development District.



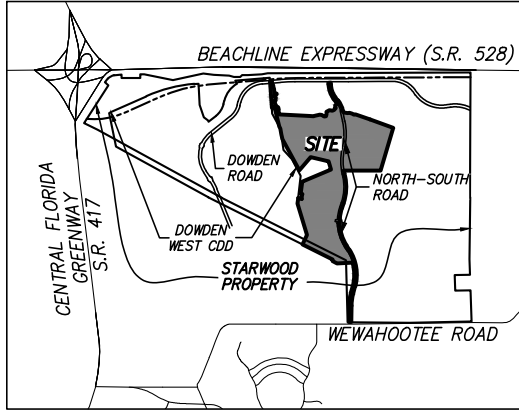
Reinardo Malavé, P.E.  
Florida License No. 31588



### Legend

 Dowden Central CDD

### Exhibit 1 General Location Map Dowden Central CDD



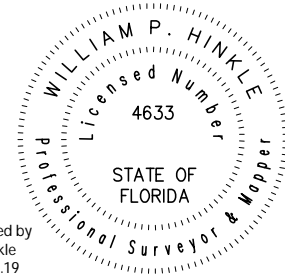
**VICINITY MAP**  
NOT TO SCALE

**LEGEND:**

PC	POINT OF CURVATURE	PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE	L	LENGTH
PNT	POINT OF NON-TANGENCY	R	RADIUS
PT	POINT OF TANGENCY	Δ	CENTRAL ANGLE
R/W	RIGHT OF WAY	CB	CHORD BEARING
O.R.B.	OFFICIAL RECORDS BOOK	CH	CHORD LENGTH
INSTRUMENT #	INSTRUMENT NUMBER	SF	SQUARE FEET
SECTION #-T#S-R#E	SECTION NUMBER, TOWNSHIP NUMBER SOUTH, RANGE NUMBER EAST	AC	ACRES
		LB	LICENSED BUSINESS
		P.B.	PLAT BOOK
		CDD	COMMUNITY DEVELOPMENT DISTRICT
○	CHANGE OF DIRECTION		

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AS BEING S00°08'54"W.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS IS NOT A BOUNDARY SURVEY.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 11/19/2025 PER FAC 5J-17.062(2).



William P Hinkle  
Digitally signed by William P Hinkle  
Date: 2025.11.19 18:52:45 -05'00'

WILLIAM P. HINKLE  
FLORIDA LICENSED SURVEYOR & MAPPER  
NO. LS 4633

DATE

SHEET 1 OF 12

(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)  
(SEE SHEET 6 FOR KEY SHEET)  
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
-OF-  
DOWDEN CENTRAL  
CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST

ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH  
RESIDENTIAL, LLC

DATE: 10/31/2025  
REV DATE: 11/18/2025  
SCALE 1" = N/A

PROJ: 50190415  
DRAWN BY: AS  
CHECKED BY: GLM

Drawing name: S:\Alpha\_Brunetti\DWG-Civil 3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD\_111925.dwg DEW desc. & sketch Sheet 1 Nov 19, 2025 1:23pm by: asdeleque

**LEGAL DESCRIPTION:**

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY;

**SHEET 2 OF 12**

(SEE SHEET 1 FOR NOTES AND LEGEND)  
(SEE SHEET 6 FOR KEY SHEET)  
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
-OF-  
**DOWDEN CENTRAL**  
**CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST  
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH**  
**RESIDENTIAL, LLC**

DATE: 10/31/2025      PROJ: 50190415  
REV DATE: 11/18/2025      DRAWN BY: AS  
SCALE 1" = N/A      CHECKED BY: GLM

**Exhibit 2**  
**Legal Description**  
**Dowden Central CDD**

Drawing name: S:\Alpha\_Brunetti\DWG-Civil 3D\Sketch and Legal Descriptions\Dowden Central\CDD-11925.dwg    DEW desc. & sketch    Sheet 2    Nov 19, 2025    1:23pm    by: asadeque

**LEGAL DESCRIPTION:** (CONTINUED)

THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET;

SHEET 3 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)  
(SEE SHEET 6 FOR KEY SHEET)  
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**

— OF —

**DOWDEN CENTRAL  
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST

ORANGE COUNTY

FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

DATE: 10/31/2025  
REV DATE: 11/18/2025  
SCALE 1" = N/A

PROJ: 50190415  
DRAWN BY: AS  
CHECKED BY: GLM

Drawing name: S:\Alpha\_Brune\1\DWG-Civ\3D\Sketch and Legal Descriptions\Downden Central\Downden Central CDD-11925.dwg DEW desc. & sketch Sheet 3 Nov 19, 2025 1:23pm by: acadadque

**Exhibit 2**  
**Legal Description**  
**Dowden Central CDD**

**LEGAL DESCRIPTION:** (CONTINUED)

THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET;

SHEET 4 OF 12 (SEE SHEET 1 FOR NOTES AND LEGEND) (SEE SHEET 6 FOR KEY SHEET)  
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
-OF-  
**DOWDEN CENTRAL  
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST  
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

DATE: 10/31/2025  
REV DATE: 11/18/2025  
SCALE 1" = N/A

PROJ: 50190415  
DRAWN BY: AS  
CHECKED BY: GLM

**Exhibit 2**  
**Legal Description**  
**Dowden Central CDD**

**LEGAL DESCRIPTION:** (CONTINUED)

THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

SHEET 5 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)  
(SEE SHEET 6 FOR KEY SHEET)  
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
-OF-  
**DOWDEN CENTRAL**  
**CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST  
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

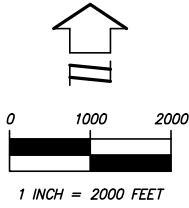
PREPARED FOR:

**BEACHLINE SOUTH**  
**RESIDENTIAL, LLC**

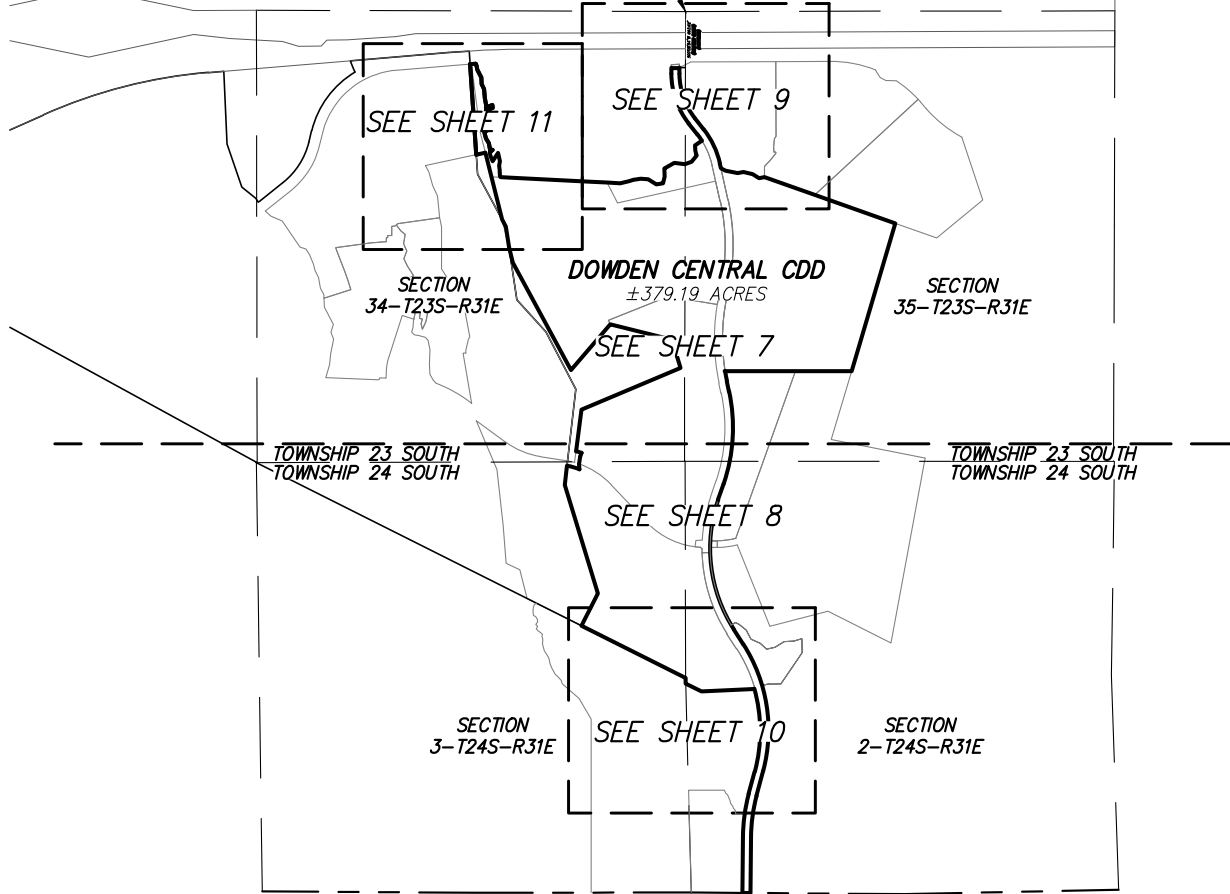
DATE: 10/31/2025      PROJ: 50190415  
REV DATE: 11/18/2025      DRAWN BY: AS  
SCALE 1" = N/A      CHECKED BY: GLM

Drawing name: S:\Alpha\_Brunett\DWG-Civil\_3D\Sketch and Legal Descriptions\Downden Central CDD\_111925.dwg    DEW desc. & sketch Sheet 5    Nov 19, 2025 1:23pm    by: asadeque

**Exhibit 2**  
**Legal Description**  
**Dowden Central CDD**



**POINT OF COMMENCEMENT**  
NW CORNER OF SECTION 35-T23S-R31E



**SHEET 6 OF 12**

(SEE SHEET 1 FOR NOTES AND LEGEND)  
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)  
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
-OF-  
**DOWDEN CENTRAL CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST

ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

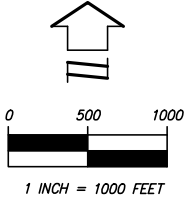
PREPARED FOR:

**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

DATE: 10/31/2025  
REV DATE: 11/18/2025  
SCALE 1" = 2000'

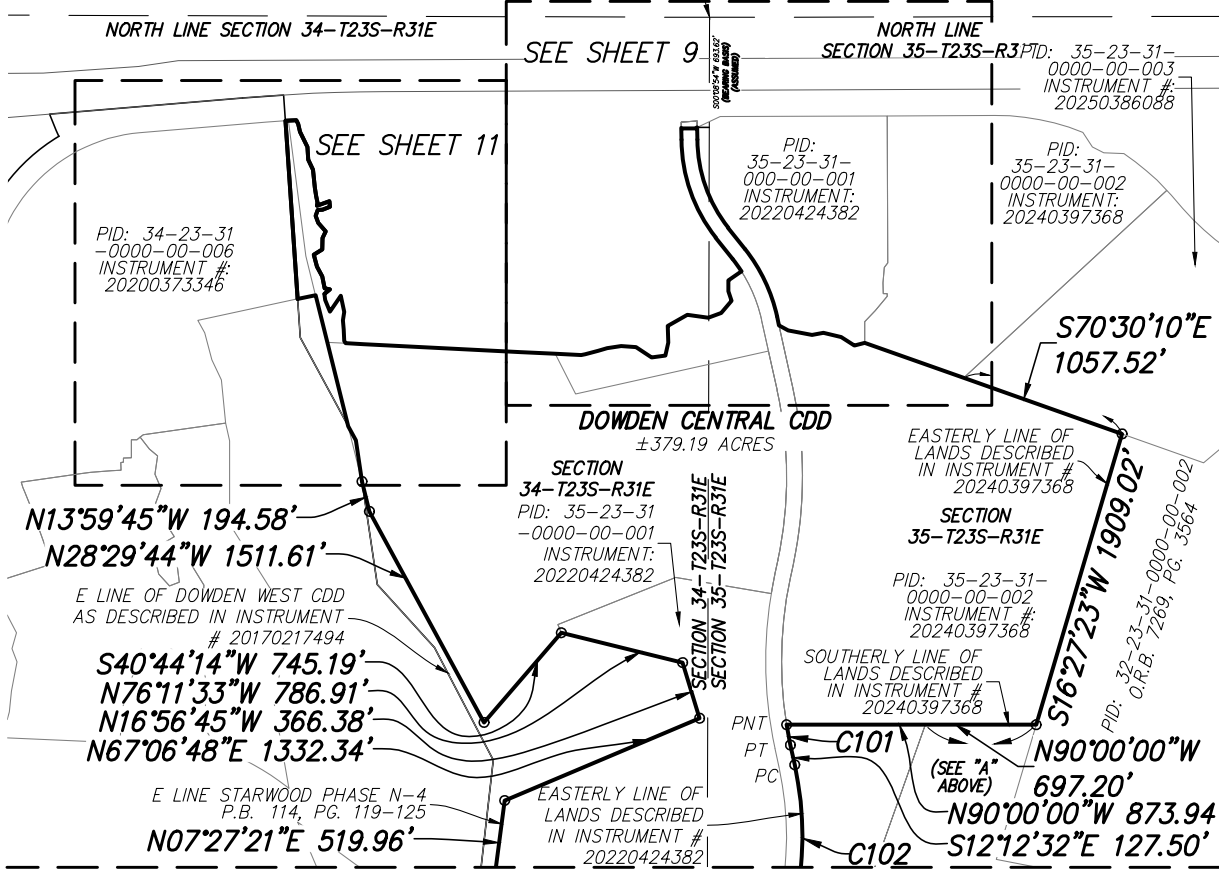
PROJ: 50190415  
DRAWN BY: AS  
CHECKED BY: GLM

**Exhibit 2**  
**Legal Description**  
**Dowden Central CDD**



**POINT OF COMMENCEMENT**  
NW CORNER OF SECTION 35-T23S-R31E

A: PID: 02-24-31-0000-00-006  
INSTRUMENT #: 20250386088



MATCHLINE "A" - SEE SHEET 8

SHEET 7 OF 12

(SEE SHEET 1 FOR NOTES AND LEGEND)  
(SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)  
(SEE SHEET 6 FOR KEY SHEET)  
(SEE SHEET 12 FOR LINE AND CURVE TABLES)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
-OF-  
**DOWDEN CENTRAL  
CDD**

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST

ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

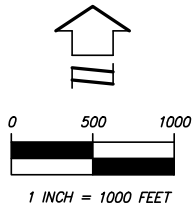
PREPARED FOR:

**BEACHLINE SOUTH  
RESIDENTIAL, LLC**

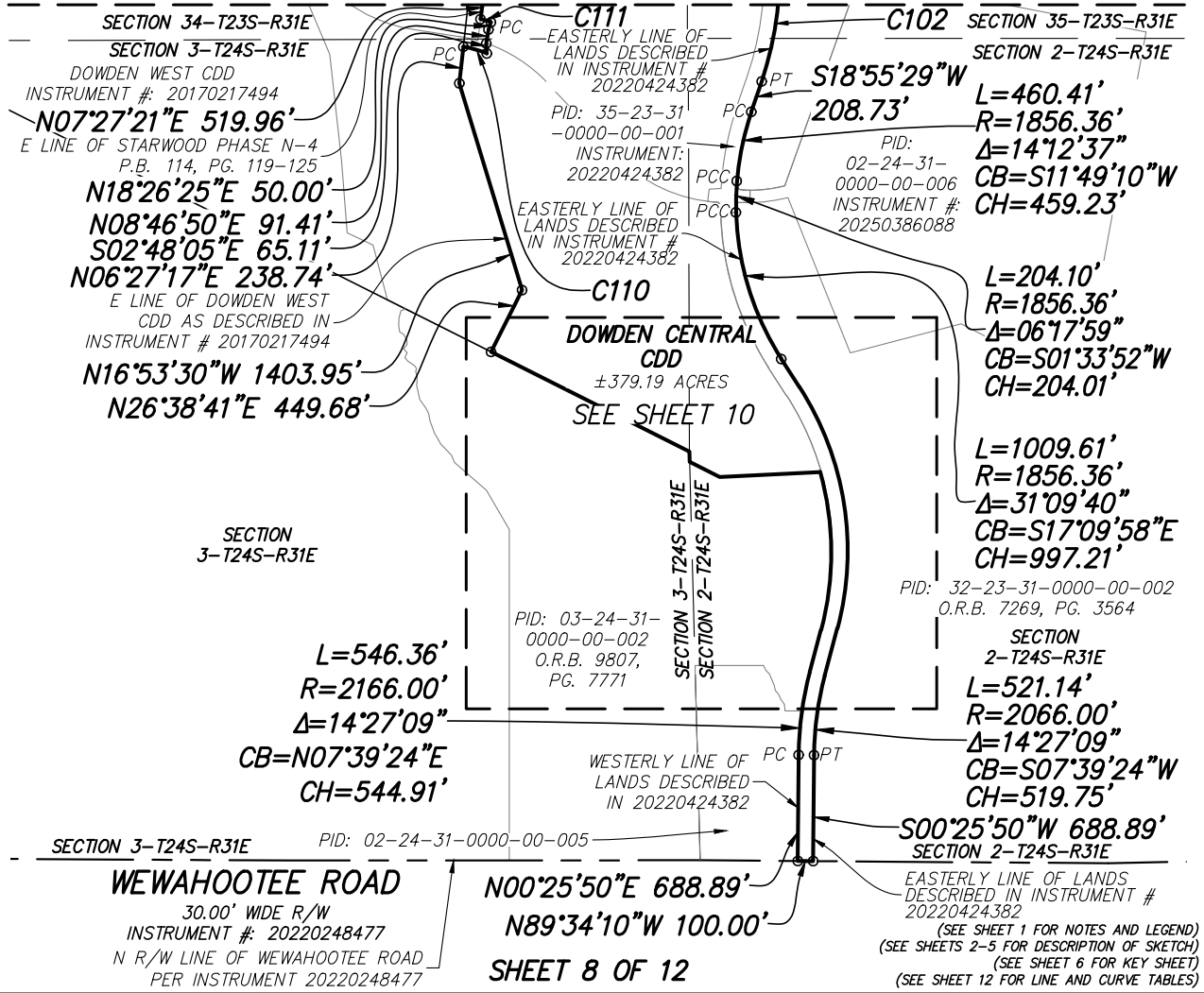
DATE: 10/31/2025  
REV DATE: 11/18/2025  
SCALE 1" = 1000'  
PROJ: 50190415  
DRAWN BY: AS  
CHECKED BY: GLM

Drawing name: S:\Mkls\_Burnett\DWG-Civil\_3D\Sketch and Legal Descriptions\Downden Central CDD-111925.dwg DEW desc. & sketch Sheet 7 Nov 19, 2025 1:24pm by oasdepue

**Exhibit 2**  
**Legal Description**  
**Dowden Central CDD**



MATCHLINE "A" - SEE SHEET 7



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
-OF-  
DOWDEN CENTRAL  
CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
RANGE 31 EAST  
SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST  
ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32803  
PHONE: 321.354.9817  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION No. LB 8011

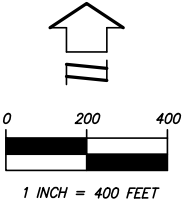
PREPARED FOR:

BEACHLINE SOUTH  
RESIDENTIAL, LLC

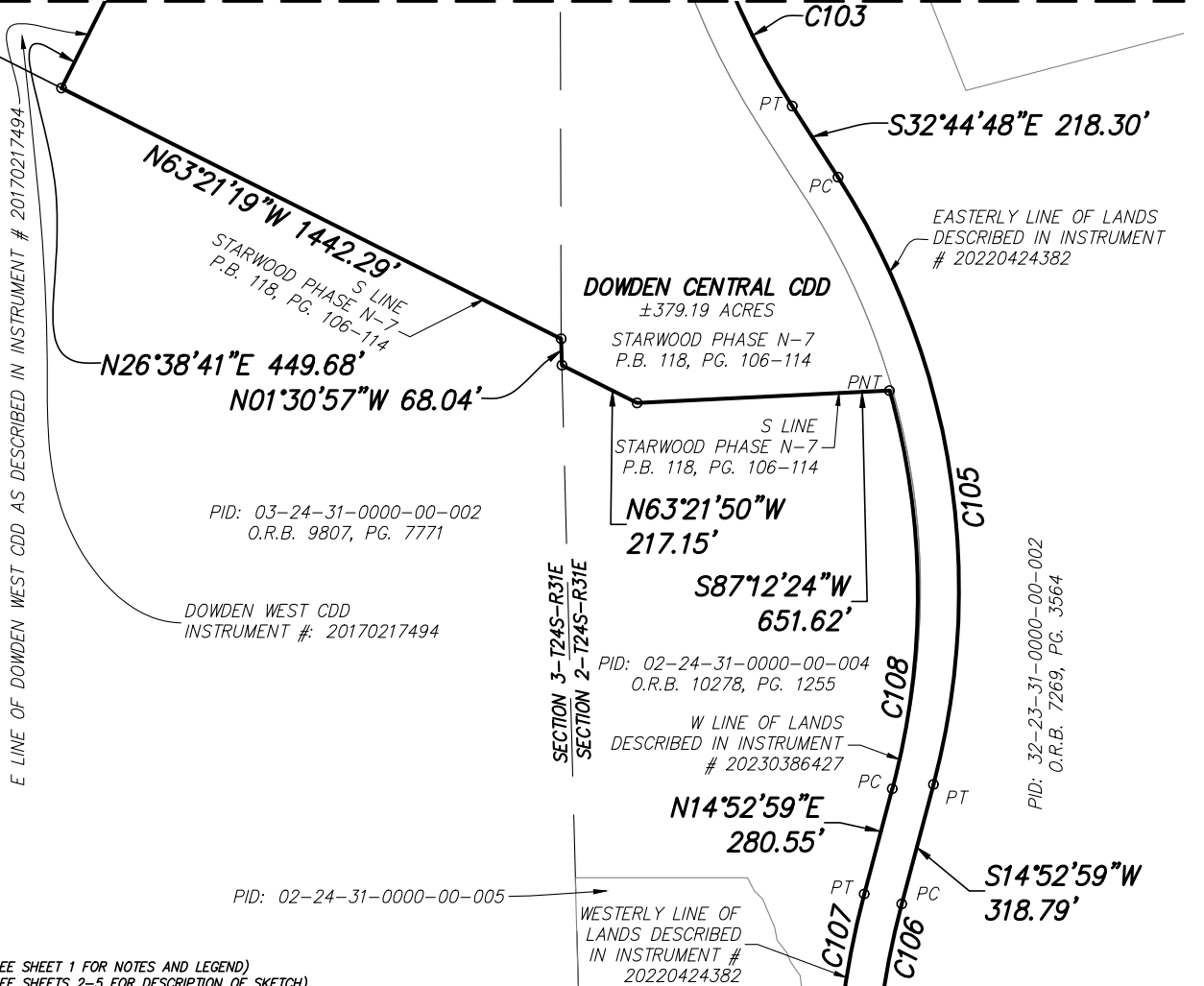
DATE: 10/31/2025  
REV DATE: 11/18/2025  
SCALE 1" = 1000'  
PROJ: 50190415  
DRAWN BY: AS  
CHECKED BY: GLM

Exhibit 2  
Legal Description  
Dowden Central CDD





MATCHLINE - SEE SHEET 8



(SEE SHEET 1 FOR NOTES AND LEGEND)  
 (SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)  
 (SEE SHEET 6 FOR KEY SHEET)  
 (SEE SHEET 12 FOR LINE AND CURVE TABLES)

SHEET 10 OF 12

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
 -OF-  
 DOWDEN CENTRAL  
 CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
 RANGE 31 EAST  
 SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
 RANGE 31 EAST  
 ORANGE COUNTY FLORIDA



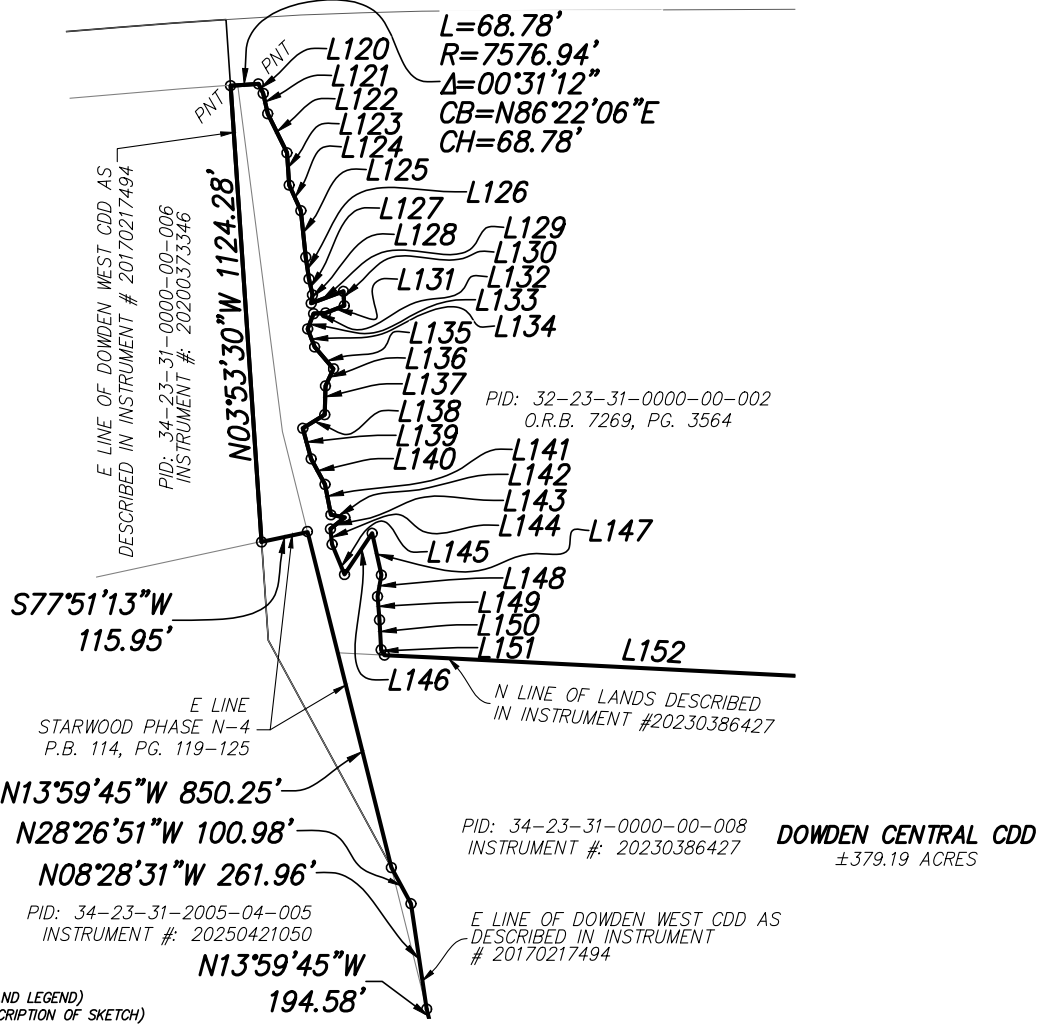
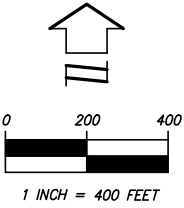
800 NORTH MAGNOLIA AVENUE, SUITE 1000  
 ORLANDO, FLORIDA 32803  
 PHONE: 321.354.9817  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

BEACHLINE SOUTH  
 RESIDENTIAL, LLC

DATE: 10/31/2025      PROJ: 50190415  
 REV DATE: 11/18/2025      DRAWN BY: AS  
 SCALE 1" = 400'      CHECKED BY: GLM

Exhibit 2  
 Legal Description  
 Dowden Central CDD



(SEE SHEET 1 FOR NOTES AND LEGEND)  
 (SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)  
 (SEE SHEET 6 FOR KEY SHEET)  
 (SEE SHEET 12 FOR LINE AND CURVE TABLES)

SHEET 11 OF 12

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
 -OF-  
 DOWDEN CENTRAL  
 CDD

SECTIONS 34 & 35, TOWNSHIP 23 SOUTH,  
 RANGE 31 EAST  
 SECTIONS 2 & 3, TOWNSHIP 24 SOUTH,  
 RANGE 31 EAST  
 ORANGE COUNTY FLORIDA



800 NORTH MAGNOLIA AVENUE, SUITE 1000  
 ORLANDO, FLORIDA 32803  
 PHONE: 321.354.9817  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH  
 RESIDENTIAL, LLC

DATE: 10/31/2025  
 REV DATE: 11/18/2025  
 SCALE 1" = 400'  
 PROJ: 50190415  
 DRAWN BY: AS  
 CHECKED BY: GLM

Exhibit 2  
 Legal Description  
 Dowden Central CDD

Drawing name: S:\Alpha\_Brunett\DWG-Civil\_3D\Sketch and Legal Descriptions\Downden Central\Downden Central.CDD-111925.dwg DEW desc. &amp; sketch Sheet 12 Nov 19, 2025 1:24pm by: asodeque

LINE TABLE		
LINE	BEARING	LENGTH
L8	S60°13'58"E	7.51'
L9	N89°46'02"E	80.00'
L10	N64°46'02"E	14.90'
L100	S12°32'06"E	57.81'
L101	S60°51'06"E	65.89'
L102	S79°30'16"E	152.71'
L103	N79°07'58"E	73.73'
L104	S76°04'22"E	115.36'
L105	S57°46'03"E	97.61'
L120	S26°53'00"E	26.15'
L121	S12°10'47"E	51.19'
L122	S26°14'50"E	107.30'
L123	S03°51'21"E	79.51'
L124	S24°34'26"E	69.11'
L125	S06°03'53"E	114.79'
L126	S08°21'41"E	54.25'
L127	S12°15'42"E	40.05'
L128	S07°55'32"W	21.05'
L129	N69°29'37"E	84.30'
L130	S03°29'17"E	35.35'
L131	S68°36'33"W	49.22'
L132	S86°49'22"W	29.51'
L133	S21°23'23"W	40.23'
L134	S21°02'51"E	47.72'
L135	S41°02'09"E	70.79'
L136	S25°10'29"W	46.76'
L137	S01°20'46"W	70.63'
L138	S58°11'06"W	63.53'
L139	S15°14'36"E	77.69'
L140	S28°28'18"E	71.54'

LINE TABLE		
LINE	BEARING	LENGTH
L141	S10°53'59"E	76.24'
L142	S79°42'14"E	34.76'
L143	S51°07'29"W	45.45'
L144	S06°11'10"E	37.88'
L145	S22°22'24"E	80.50'
L146	N33°49'25"E	122.12'
L147	S12°23'01"E	105.24'
L148	S10°13'56"W	53.49'
L149	S04°59'42"E	57.80'
L150	S02°58'32"E	73.43'
L151	S32°25'25"E	15.65'
L152	S87°06'25"E	1321.17'
L154	S87°06'25"E	163.56'
L155	N77°06'19"E	25.43'
L156	N75°29'56"E	85.44'
L157	N73°40'37"E	58.80'
L158	N81°06'43"E	90.03'
L159	S85°50'34"E	92.43'
L160	S56°31'03"E	118.99'
L161	N81°40'05"E	87.26'
L162	N12°34'41"E	82.86'
L163	N01°55'19"W	104.62'
L164	N60°28'01"E	142.00'
L165	S82°08'13"E	132.31'
L166	N69°29'56"E	88.26'
L167	N40°13'33"E	100.42'
L168	N18°18'04"W	63.33'
L169	N00°19'14"W	67.91'
L170	N55°29'12"E	99.23'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C100	66.95'	17187.00	00°13'24"	66.95'	N75°39'33"E
C101	130.30'	2492.98	02°59'41"	130.28'	S10°42'41"E
C102	1161.19'	2136.98	31°08'00"	1146.96'	S03°21'28"W
C103	1009.61'	1856.36	31°09'40"	997.21'	S17°09'58"E
C105	1632.12'	1963.36	47°37'46"	1585.53'	S08°55'55"E
C106	521.14'	2066.00	14°27'09"	519.75'	S07°39'24"W
C107	546.36'	2166.00	14°27'09"	544.91'	N07°39'24"E
C108	1039.30'	1950.00	30°32'14"	1027.04'	N00°23'08"W
C109	95.44'	949.95	05°45'23"	95.40'	N35°27'29"W
C110	158.25'	942.00	09°37'31"	158.06'	S74°00'14"W
C111	70.33'	1142.00	03°31'44"	70.32'	N73°19'27"W

(SEE SHEET 1 FOR NOTES AND LEGEND)  
 (SEE SHEETS 2-5 FOR DESCRIPTION OF SKETCH)  
 (SEE SHEET 6 FOR KEY SHEET)  
 (SEE SHEETS 5-11 FOR SKETCH OF DESCRIPTION)

### SHEET 12 OF 12

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

<p style="text-align: center;"><b>SKETCH OF DESCRIPTION</b> -OF-</p> <p style="text-align: center;"><b>DOWDEN CENTRAL CDD</b></p> <p style="text-align: center;">SECTIONS 34 &amp; 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST SECTIONS 2 &amp; 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST</p> <p>ORANGE COUNTY <span style="float: right;">FLORIDA</span></p>	 <p><b>Dewberry</b></p> <p>800 NORTH MAGNOLIA AVENUE, SUITE 1000              ORLANDO, FLORIDA 32803              PHONE: 321.354.9817              WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p><b>BEACHLINE SOUTH RESIDENTIAL, LLC</b></p> <p>DATE: 10/31/2025      PROJ: 50190415              REV DATE: 11/18/2025      DRAWN BY: AS              SCALE 1" = NA      CHECKED BY: GLM</p>
--	--	---

**Exhibit 2**  
**Legal Description**  
 Dowden Central CDD

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY; THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID

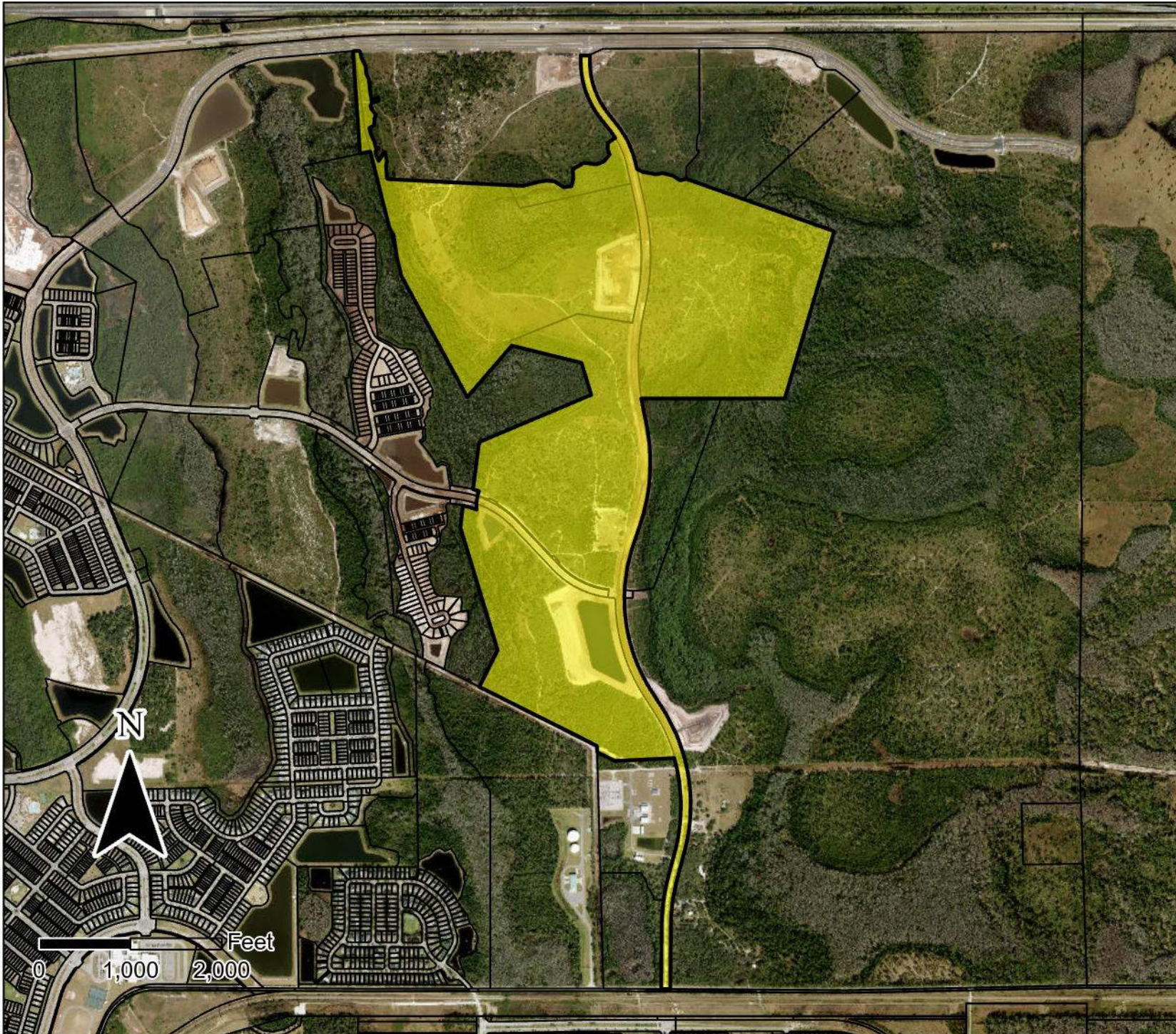
EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET; THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A

DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET; THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

### Legend

-  Dowden Central CDD
-  Orange County Parcels



### Exhibit 3 District Boundary Map Dowden Central CDD

### Legend

 Dowden Central CDD

### Zoning

 PD

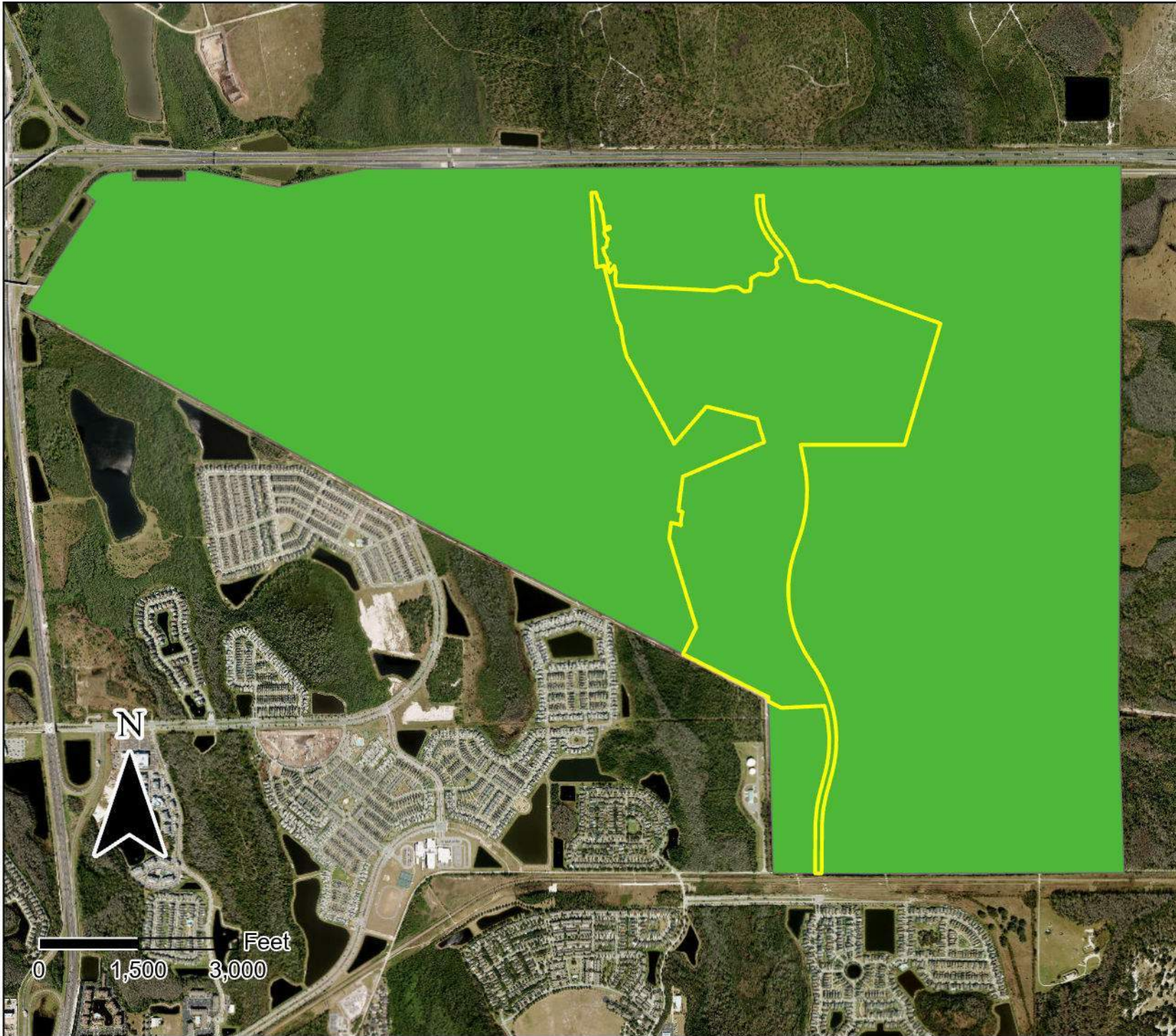
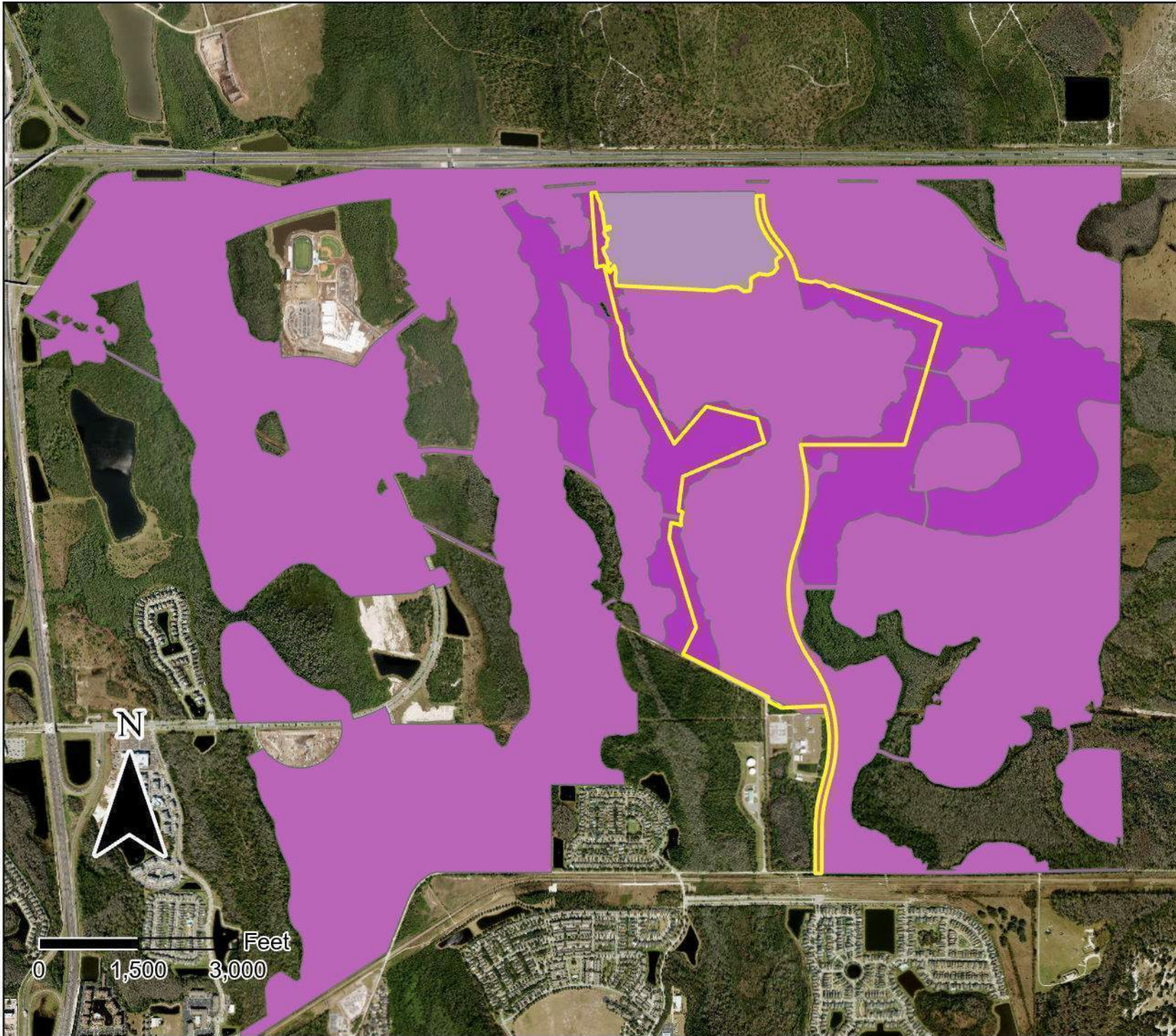



Exhibit 4A  
Land Use Map  
Dowden Central CDD



### Legend

 Dowden Central CDD

#### LanduseTyp

 COMM-AC

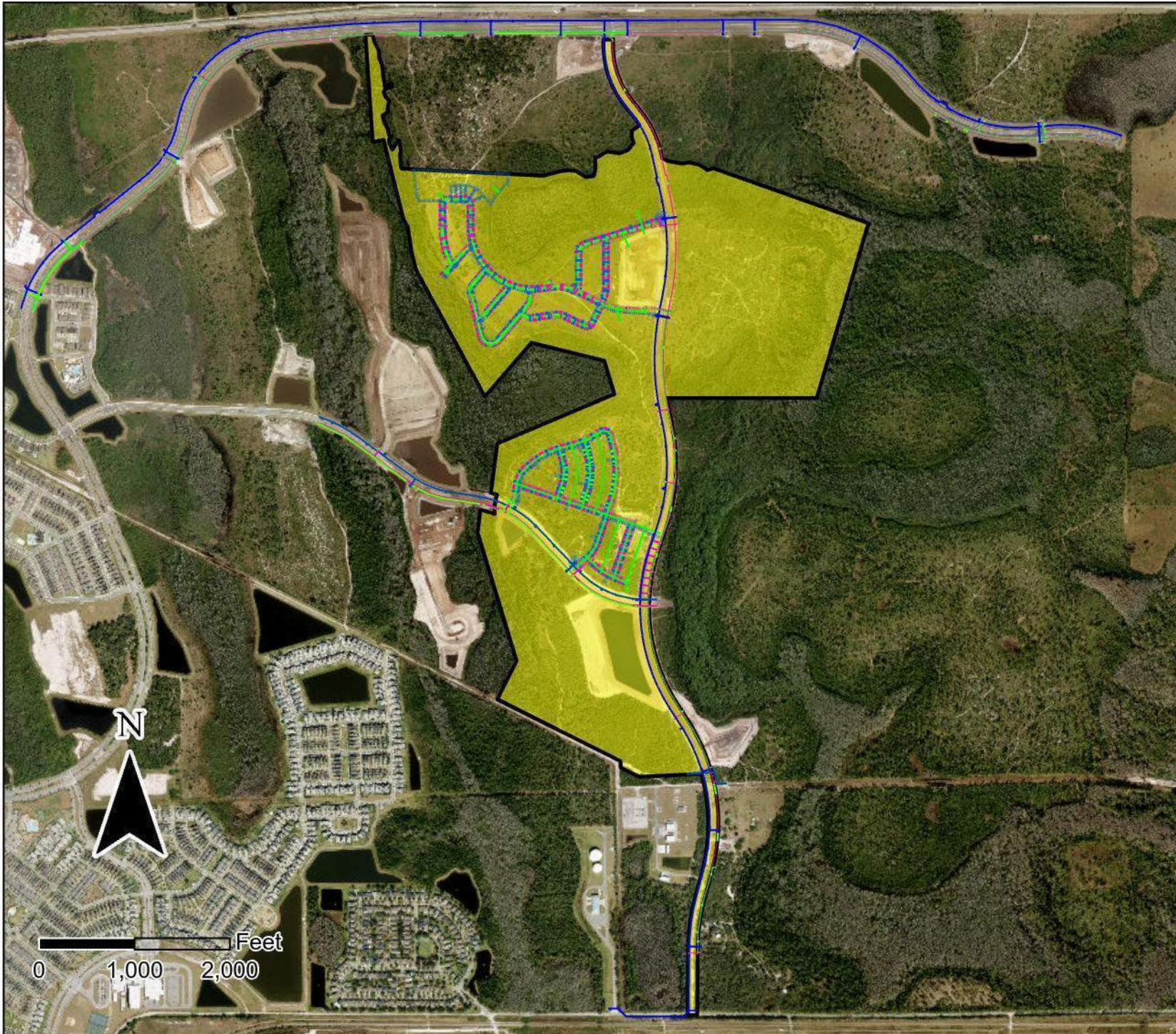
 CONSERV

 OFFICE-LOW

### Exhibit 4B Zoning Map Dowden Central CDD

**Legend**

-  Sewer
-  Water
-  Reuse
-  Dowden Central CDD



**Exhibit 5**  
**Utility Location Map**  
**Dowden Central CDD**

**EXHIBIT 6A OPINION OF  
PROBABLE COST**

<b>INFRASTRUCTURE</b>	<b>N-13N (212 LOTS) 2026</b>	<b>N-6 (206 LOTS) 2026</b>	<b>N-13S (203 LOTS) 2026</b>	<b>N-7 (214 LOTS) 2028</b>	<b>Total (835 LOTS)</b>
Stormwater Management (1)(5)(7)(9)(11)	\$4,925,000.00	\$4,925,000.00	\$4,925,000.00	\$4,925,000.00	<b>\$ 19,700,000.00</b>
Utilities (Water, Sewer, & Reuse) (1) (5)(7) (9)(11)	\$3,547,000.00	\$3,670,000.00	\$3,647,000.00	\$3,580,000.00	<b>\$ 14,444,000.00</b>
Undergrounding of Electrical Service (1)(5)(7)(9)(10)	\$846,000.00	\$891,000.00	\$883,000.00	\$858,000.00	<b>\$ 3,478,000.00</b>
Roadway (1)(4)(5)(7)	\$1,388,000.00	\$1,462,000.00	\$1,449,000.00	\$1,408,000.00	<b>\$ 5,707,000.00</b>
General Condition (1)(7)(8)(10)	\$83,000.00	\$87,000.00	\$86,000.00	\$84,000.00	<b>\$ 340,000.00</b>
Parks and Amenities (1)(7)(11)	\$459,000.00	\$483,000.00	\$479,000.00	\$465,000.00	<b>\$ 1,886,000.00</b>
<b>Subtotal</b>	<b>\$ 11,248,000.00</b>	<b>\$ 11,518,000.00</b>	<b>\$ 11,469,000.00</b>	<b>\$ 11,320,000.00</b>	<b>\$ 45,555,000.00</b>
Professional Fees	<b>\$ 1,124,800.00</b>	<b>\$ 1,151,800.00</b>	<b>\$ 1,146,900.00</b>	<b>\$ 1,132,000.00</b>	<b>\$ 4,555,500.00</b>
Contingency	<b>\$ 1,237,280.00</b>	<b>\$ 1,266,980.00</b>	<b>\$ 1,261,590.00</b>	<b>\$ 1,245,200.00</b>	<b>\$ 5,011,050.00</b>
<b>Total</b>	<b>\$ 13,610,080.00</b>	<b>\$ 13,936,780.00</b>	<b>\$ 13,877,490.00</b>	<b>\$ 13,697,200.00</b>	<b>\$ 55,121,550.00</b>

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by the home builder.
3. Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2026 cost.
8. Includes entry features, signage, hardscape, landscape, irrigation, and buffer fencing.
9. CDD will enter into a Lighting Agreement with OUC for the street light poles and lighting service. Includes only the incremental cost of undergrounding.
10. Estimates based on 835 lots.
11. The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (all phases).



**EXHIBIT 6B SUMMARY OF PROPOSED DISTRICT FACILITIES**

DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING*	OPERATION AND MAINTENANCE
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer/Reuse	District	Orange County****	District Bonds	Orange County****
Street Lighting/Conduit- Undergrounding	District	OUC/District**	District Bonds	OUC/District***
Road Construction	District	City of Orlando	District Bonds	City of Orlando
Parks & Amenities	District	District/HOA*****	District Bonds	District/HOA*****
Offsite Roadway Improvements	District	City of Orlando	District Bonds	City of Orlando

\*Costs not funded by bonds will be funded by the developer.

\*\* District will fund incremental cost of undergrounding of electrical conduit.

\*\*\*District will fund street lighting maintenance services with funds other than tax-exempt bonds.

\*\*\*\* Orange County will own and maintain the water and sewer infrastructure within the District.

\*\*\*\*\* Parks and Amenities will be owned and maintained by the Homeowner's Association. However, some entry monuments and open spaces will be owned and maintained by the District.

# SECTION 2

**MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
DOWDEN CENTRAL  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: March 27, 2026**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801**



**V5 3.23.2026**

Table of Contents

1.0 Introduction .....	3
1.1 Purpose .....	3
1.2 Background.....	3
1.3 Special Benefits and General Benefits .....	4
1.4 Requirements of a Valid Assessment Methodology .....	4
1.5 Special Benefits Exceed the Costs Allocated .....	5
2.0 Assessment Methodology .....	5
2.1 Overview .....	5
2.2 Allocation of Debt.....	6
2.3 Allocation of Benefit .....	6
2.4 Lienability Test: Special and Peculiar Benefit to the Property .....	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments .....	7
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll .....	8
5.0 Appendix .....	9
Table 1: Development Program .....	9
Table 2: Infrastructure Cost Estimates .....	10
Table 3: Bond Sizing.....	11
Table 4: Allocation of Benefit .....	12
Table 5: Allocation of Benefit/Total Par Debt to Each Product Type .....	13
Table 6: Par Debt and Annual Assessments .....	14
Table 7: Preliminary Assessment Roll .....	15

**GMS-CF, LLC does not represent the Dowden Central Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Dowden Central Community Development District with financial advisory services or offer investment advice in any form.**

**1.0 Introduction**

The Dowden Central Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$72,500,000 of special assessment bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the *Dowden Central Community Development District Master Engineer’s Report*, dated March 27, 2026, prepared by Dewberry Engineer’s, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

**1.1 Purpose**

This Master Assessment Methodology Report (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190, 197 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

**1.2 Background**

The District currently includes approximately 379.19 acres located entirely within the city limits of Orlando, Florida. The development program currently envisions approximately 835 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain

stormwater management, utilities (water, sewer, & reuse), undergrounding of electrical service, roadway, general condition, parks & amenities, professional fees, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties outside its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District are equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$55,121,550. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$72,500,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by Beachline South Residential, LLC or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District is planning to issue up to \$72,500,000 in Bonds, in one or more series to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$72,500,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development and these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$55,121,550. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$72,500,000. Table 3 shows the breakdown of the bond sizing.

## 2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District. The initial assessments will be levied to the platted lots within the District and then on an equal acreage basis to all remaining acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

When platting, site planning, or the recording of declaration of condominium, (“Assigned Properties”) occurs, assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis (“Unassigned Properties”). In the event that property is sold to a third party, debt will be assigned on a per unit basis upon the sale of the property based on entitlements transferred thereto. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 835 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## 2.3 Allocation of Benefit

The CIP consists of stormwater management, utilities (water, sewer, & reuse), undergrounding of electrical service, roadway, general condition, parks & amenities, professional fees, and contingency. There are *four* residential product types within the planned development. The Single Family 50’ Lot has been set as the base unit and has

been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units equals or exceeds the cost that the units will be paying for such benefits. If new product types are identified in the course of development, the District’s Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of the existing product type and its corresponding ERU. For example, if a Single-family 50’ unit has an ERU of 1.00, and a Single-family 60’ unit would have an ERU of 1.20, then a new Single-family 55’ unit would have an ERU of 1.10.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include public stormwater management, utilities (water, sewer, & reuse), undergrounding of electrical service, roadway, general condition, parks & amenities, professional fees, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer’s Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

### **4.0 Assessment Roll**

The District will initially distribute the liens to the platted lots within the District and then across the remaining acres within the District boundaries on an equal gross acreage basis. When Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 7. If the land use plan changes, then the District will update Tables 1, 4, 5 and 6

to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

**TABLE 1**  
**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**MASTER ASSESSMENT METHODOLOGY**

Product Types	No. of Units*	ERUs per Unit (1)	Total ERUs	ERU %
Townhome	400	0.50	200	31.96%
Single Family 40'	89	0.80	71	11.38%
Single Family 50'	303	1.00	303	48.42%
Single Family 60'	43	1.20	52	8.25%
<b>Total Units</b>	<b>835</b>		<b>626</b>	<b>100.00%</b>

(1) Benefit is allocated on an ERU basis based on the special benefit received from the CIP improvements. The allocation is based on density of planned development, with a Single Family 50' Unit equal to 1 ERU. The District has determined that this allocation methodology provides a fair and reasonable apportionment of the debt among the benefited properties in accordance with Section 170.201, Florida Statutes.

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2  
 DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
 INFRASTRUCTURE COST ESTIMATES  
 MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Stormwater Management	\$19,700,000
Utilities (Water, Sewer, & Reuse)	\$14,444,000
Undergrounding of Electrical Service	\$3,478,000
Roadway	\$5,707,000
General Condition	\$340,000
Parks and Amenities	\$1,886,000
Professional Fees	\$4,555,500
Contingency	\$5,011,050
<b>Total</b>	<b>\$55,121,550</b>

(1) A detailed description of these improvements is provided in the *Dowden Central Community Development District Master Engineer's Report*, dated March 27, 2026

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**MASTER ASSESSMENT METHODOLOGY**

<b>Description</b>	<b>Total</b>
Construction Funds	\$55,121,550
Debt Service Reserve	\$5,551,865
Capitalized Interest	\$9,425,000
Underwriters Discount	\$1,450,000
Cost of Issuance	\$950,000
Rounding	\$1,585
<b>Par Amount*</b>	<b>\$72,500,000</b>

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4  
DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
ALLOCATION OF BENEFIT  
MASTER ASSESSMENT METHODOLOGY**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	400	0.50	200	31.96%	\$17,616,347	\$44,041
Single Family 40'	89	0.80	71	11.38%	\$6,271,420	\$70,465
Single Family 50'	303	1.00	303	48.42%	\$26,688,766	\$88,082
Single Family 60'	43	1.20	52	8.25%	\$4,545,018	\$105,698
<b>Totals</b>	<b>835</b>		<b>626</b>	<b>100.00%</b>	<b>\$55,121,550</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE**  
**MASTER ASSESSMENT METHODOLOGY**

Product Types	No. of Units *	Total Improvements	Allocation of Par	Par Debt Per Unit
		Costs Per Product Type	Debt Per Product Type	
Townhome	400	\$17,616,347	\$23,170,342	\$57,926
Single Family 40'	89	\$6,271,420	\$8,248,642	\$92,681
Single Family 50'	303	\$26,688,766	\$35,103,068	\$115,852
Single Family 60'	43	\$4,545,018	\$5,977,948	\$139,022
Totals	835	\$55,121,550	\$72,500,000	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6**  
**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**MASTER ASSESSMENT METHODOLOGY**

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	400	\$23,170,342	\$57,926	\$1,774,326	\$4,436	\$4,719
Single Family 40'	89	\$8,248,642	\$92,681	\$631,660	\$7,097	\$7,550
Single Family 50'	303	\$35,103,068	\$115,852	\$2,688,103	\$8,872	\$9,438
Single Family 60'	43	\$5,977,948	\$139,022	\$457,776	\$10,646	\$11,325
Totals	835	\$72,500,000		\$5,551,865		

(1) This amount includes 6% for collection fees and early payment discounts when collected on the Orange County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7  
DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
MASTER ASSESSMENT METHODOLOGY

N-7 Platted

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-081	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-082	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-083	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-084	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-085	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-086	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-087	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-088	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-089	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-090	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-091	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-092	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-093	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-094	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-095	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-096	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-097	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-098	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-099	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-100	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-101	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-102	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-103	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-104	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-105	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-106	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-107	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-108	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-109	50	1	\$115,852	\$8,872	\$9,438

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-110	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-111	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-112	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-113	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-114	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-115	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-116	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-117	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-118	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-119	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-120	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-121	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-122	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-123	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-124	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-125	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-126	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-127	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-128	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-129	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-130	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-131	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-132	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-133	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-134	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-135	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-136	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-137	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-138	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-139	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-140	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-141	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-142	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-143	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-144	TH	1	\$57,926	\$4,436	\$4,719



Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-180	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-181	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-182	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-183	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-184	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-185	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-186	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-187	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-188	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-189	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-190	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-191	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-192	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-193	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-194	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-195	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-196	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-197	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-198	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-199	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-200	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-201	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-202	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-203	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-204	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-205	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-206	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-207	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-208	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-209	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-210	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-211	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-212	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-213	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-214	50	1	\$115,852	\$8,872	\$9,438

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-215	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-216	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-217	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-218	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-219	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-220	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-221	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-222	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-223	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-224	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-225	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-226	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-227	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-228	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-229	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-230	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-231	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-232	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-233	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-234	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-235	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-236	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-237	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-238	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-239	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-240	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-241	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-242	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-243	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-244	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-245	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-246	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-247	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-248	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-249	50	1	\$115,852	\$8,872	\$9,438

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-250	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-251	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-252	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-253	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-254	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-255	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-256	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-257	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-258	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-259	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-260	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-261	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-262	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-263	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-264	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-265	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-266	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-267	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-268	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-269	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-270	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-271	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-272	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-273	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-274	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-275	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-276	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-277	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-278	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-279	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-280	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-281	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-282	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-283	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-284	TH	1	\$57,926	\$4,436	\$4,719

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-285	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-286	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-287	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-288	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-289	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-290	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-291	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-292	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-293	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	03-24-31-8965-01-294	TH	1	\$57,926	\$4,436	\$4,719
<b>Total N-7 Platted</b>			<b>214</b>	<b>\$18,837,488</b>	<b>\$1,442,527</b>	<b>\$1,534,603</b>

N-13S Platted

Owner	Plat Book, Page, Lot #*	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1295	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1296	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1297	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1298	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1299	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1300	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1301	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1302	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1303	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1304	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1305	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1306	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1307	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1308	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1309	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1310	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1311	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1312	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1313	60	1	\$139,022	\$10,646	\$11,325

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1314	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1315	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1316	60	1	\$139,022	\$10,646	\$11,325
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1317	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1318	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1319	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1320	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1321	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1322	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1323	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1324	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1325	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1326	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1327	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1328	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1329	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1330	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1331	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1332	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1333	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1334	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1335	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1336	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1337	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1338	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1339	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1340	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1341	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1342	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1343	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1344	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1345	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1346	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1347	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1348	TH	1	\$57,926	\$4,436	\$4,719





Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1419	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1420	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1421	TH	1	\$57,926	\$4,436	\$4,719
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1422	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1423	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1424	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1425	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1426	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1427	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1428	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1429	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1430	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1431	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1432	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1433	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1434	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1435	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1436	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1437	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1438	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1439	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1440	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1441	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1442	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1443	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1444	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1445	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1446	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1447	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1448	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1449	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1450	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1451	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1452	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1453	40	1	\$92,681	\$7,097	\$7,550

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1454	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1455	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1456	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1457	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1458	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1459	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1460	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1461	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1462	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1463	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1464	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1465	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1466	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1467	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1468	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1469	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1470	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1471	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1472	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1473	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1474	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1475	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1476	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1477	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1478	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1479	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1480	40	1	\$92,681	\$7,097	\$7,550
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1481	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1482	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1483	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1484	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1485	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1486	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1487	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1488	50	1	\$115,852	\$8,872	\$9,438

Owner	Parcel ID	Type	Units	Total Par Debt Allocated	Net Annual Debt	Gross Annual
					Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1489	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1490	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1491	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1492	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1493	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1494	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1495	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1496	50	1	\$115,852	\$8,872	\$9,438
BEACHLINE SOUTH RESIDENTIAL LLC	PB 119, PG 89-103, Lot 1497	50	1	\$115,852	\$8,872	\$9,438
Total N-13S			203	\$17,169,223	\$1,314,775	\$1,398,697

Unplatted

Owner	Property**	Par		Total Par Debt Allocated	Net Annual Debt	Gross Annual
		Debt/Acre	Acres		Assessment Allocation	Debt Assessment Allocation (1)
BEACHLINE SOUTH RESIDENTIAL LLC	Phase N-7 & N-13N	\$223,943	247.075	\$55,330,777	\$4,237,089	\$4,507,542
Total Unplatted			247.075	\$55,330,777	\$4,237,089	\$4,507,542
Combined Total				\$72,500,000	\$5,551,865	\$5,906,239

(1) This amount includes 6% to cover collection costs and early payment discounts as authorized by Section 197.3632, Florida Statutes, when collected utilizing the uniform method of collection pursuant to Chapter 197, Florida Statutes.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$5,551,865

\*LOTS 1,295 THRU 1,497, INCLUSIVE, AS SHOWN ON THE PLAT KNOWN AS MERIDIAN PARKS PHASE N-13S, RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA PB 118 PG 106 THRU 114

\*\*See metes and bounds, attached as Exhbi A

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY; THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID

EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET; THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A

DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET; THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

**Exhibit A Continued**

LESS AND EXCEPT:

LOTS 1,081 THRU 1,294, INCLUSIVE, AS SHOWN ON THE PLAT KNOWN AS STARWOOD PHASE N-7, RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA PLAT BOOK 118 PAGES 106 THRU 114.

Approximately 60.305 acres.

&

LOTS 1,295 THRU 1,497, INCLUSIVE, AS SHOWN ON THE PLAT KNOWN AS MERIDIAN PARKS PHASE N-13S, RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA PB 118 PG 106 THRU 114

Approximately 71.81 acres

# SECTION 3

**RESOLUTION 2026-36**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT’S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, Dowden Central Community Development District (the “**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District Board of Supervisors (the “**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct a stormwater management system; public roadways and related sidewalks, signage, and striping; water and wastewater facilities, including lift stations; off-site improvements, including turn lanes and utility extensions; recreational amenities and parks; undergrounding of electrical utility lines within rights-of-way; entry features, perimeter walls, and landscaping and hardscaping within District

common areas and rights-of-way; an irrigation system; and other related infrastructure projects and services necessitated by the development of, and serving lands within, the District (together, the “**Capital Improvements**”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Capital Improvements, the nature and location of which is described in the *Dowden Central Community Development District Master Engineer’s Report*, dated March 27, 2026 (the “**Engineer’s Report**”) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which plans and specifications are on file and available for public inspection during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District Records Offices**”); (ii) the cost of such Capital Improvements be assessed against the lands specially benefited by such Capital Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Capital Improvements, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Capital Improvements which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2026-33, the Board determined to provide the Capital Improvements and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the Capital Improvements prior to the collection of such Assessments. Resolution 2026-33 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-33, said Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2026-33, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-33, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein

may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, including the Capital Improvements, (2) the cost thereof, (3) the manner of payment therefor, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On May 21, 2026, at the time and place specified in Resolution 2026-33 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Capital Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

- i. that the estimated costs of the Capital Improvements are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and
- ii. it is reasonable, proper, just and right to assess the cost of such Capital Improvements against the properties specially benefited thereby using the method determined by the Board set forth in *Dowden Central Community Development District Master Special Assessment Methodology Report*, dated March 27, 2026, as may be supplemented from time to time (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such **Exhibit B** (the "**Assessments**"); and
- iii. the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;
- iv. it is hereby declared that the Capital Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in **Exhibit B**;
- v. that the costs of the Capital Improvements are fairly and reasonably apportioned to the properties specially benefited as set forth in **Exhibit B**;
- vi. it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

- vii. it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Capital Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That construction of Capital Improvements initially described in Resolution No. 2026-33, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF CAPITAL IMPROVEMENTS.** The total estimated costs of the Capital Improvements and the costs to be paid by Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Assessments on the parcels specially benefited by the Capital Improvements, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Assessments, as reflected in **Exhibit B** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, and municipal taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Capital Improvements project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate

part of the actual costs of the Capital Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

**SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION; DEFAULT AND REMEDIES.**

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest, calculated in accordance with the Assessment Report and any applicable bond indenture or supplemental resolution. The Assessments may be paid in full without interest at any time within thirty (30) days after both (i) the completion of the Capital Improvements and (ii) the adoption by the Board of a resolution accepting the Capital Improvements, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Capital Improvements costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Capital Improvements have been completed and a resolution accepting the Capital Improvements has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment, except as may be expressly provided in the applicable bond indenture or supplemental resolution for a particular series of Bonds.

(b) The District hereby elects to use the method of collecting Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”), unless the Board determines by subsequent resolution that an alternative collection method is in the District's best interest. The District has heretofore taken or hereby commits to take within the timeframes required by law, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly

assessing landowner(s) and enforcing said collection in any manner authorized by law, including but not limited to filing foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or pursuing any other available legal or equitable remedies.

(c) For the period the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Orange County, Florida, who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

## **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) Pursuant to the Assessment Report attached hereto as **Exhibit B**, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with **Exhibit B**, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth (the "**True-Up Methodology**"). Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with landowner and/or developer that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Capital Improvements, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Capital Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any

unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

**(d)** The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the project funded by the corresponding series of Bonds issued or to be issued.

**SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific written consent thereto from the applicable governmental unit. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Orange County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

[Signature Page Follows]

**APPROVED AND ADOPTED** this 21st day of May, 2026.

Attest:

**DOWDEN CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Dowden Central Community Development District Master Engineer's Report*, dated March 27, 2026

**Exhibit B:** *Dowden Central Community Development District Master Special Assessment Methodology Report*, dated March 27, 2026

**Exhibit A**

*Dowden Central Community Development District  
Master Engineer's Report, dated March 27, 2026*

**Exhibit B**

*Dowden Central Community Development District  
Master Special Assessment Methodology Report, dated March 27, 2026*

# SECTION 4

This instrument was prepared by:

Jennifer Kilinski, Esq.  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

---

**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MASTER SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD  
(Master Debt Assessments)**

**PLEASE TAKE NOTICE** that the Board of Supervisors of Dowden Central Community Development District (“**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, previously adopted Resolution Nos. 2026-33 and 2026-36 (together, “**Master Assessment Resolutions**”). The Master Assessment Resolutions levy and impose one or more non-ad valorem, debt service special assessment lien(s) (“**Master Assessments**”), which are levied on the property described in **Exhibit A** (“**Master Assessment Area**”) and are intended to secure the District’s repayment of debt service on future special assessment revenue bonds (“**Master Bonds**”). Such Master Bonds are intended to finance all or a portion of the District’s capital improvement plan, which is defined in the Master Assessment Resolutions and described in *Dowden Central Community Development District Master Engineer’s Report*, dated March 27, 2026, as may be amended or supplemented from time to time (“**Master Engineer’s Report**”). The Master Assessments are further described in the District’s *Dowden Central Community Development District Master Special Assessment Methodology Report*, dated March 27, 2026, as may be amended or supplemented from time to time (“**Master Assessment Report**”).

A copy of the Master Engineer’s Report, Master Assessment Report and Master Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Manager by mail at c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by phone at (407) 841-5524.

The Master Assessments were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims, except for liens of state, county, district, and municipal taxes. Please note that, as part of the Master Assessments, the Master Assessment Resolutions require that certain “True-Up Payments” be made in certain circumstances including those described in the Master Assessment Report, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens. Failure to make required True-Up Payments when due shall constitute a default under the Master Assessments and may result in foreclosure proceedings.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective even if the District undergoes merger, boundary amendment, or name change. Further, upon recording, this notice shall constitute a lien of record under Florida law, including but not limited to Chapters 170, 190 and 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE ASSESSMENT AREA.**

**THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice shall be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026, and shall be recorded in the Public Records of Orange County, Florida.

**WITNESSES**

**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2026, by Jason Showe as District Manager of **Dowden Central Community Development District**, who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A**

**Legal Description of Master Assessment Area (District Boundaries)**

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY;

THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET;

THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES; THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET;

THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

# SECTION B

# SECTION 1

**RESOLUTION 2026-37**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Dowden Central Community Development District (“**District**”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “**Uniform Method**”); and

**WHEREAS**, the Board previously adopted a resolution setting the date of public hearing declaring the intent to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over certain lands within the District as described therein; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District’s intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Orange County for four (4) consecutive weeks prior to such hearing; and

**WHEREAS**, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, where public and landowners were allowed to give testimony regarding the use of the Uniform Method; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, for special assessments, including benefit and maintenance assessments, over all the lands in the District as further described in **Exhibit A**.

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

**SECTION 1.** The District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its need and intent to use the Uniform Method of collecting assessments imposed by the District over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments that may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the Uniform Method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Orange County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of May 2026.

ATTEST:

**DOWDEN CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**EXHIBIT A:** Legal Description of Dowden Central Community Development District

**EXHIBIT A**  
**Legal Description of Dowden Central Community Development District**

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY; THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID

EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET; THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A

DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET; THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

# SECTION C

# SECTION 1

**RESOLUTION 2026-38**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Dowden Central Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and being situated in the City of Orlando, Florida; and

**WHEREAS**, the Act authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Rules of Procedure are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. These Rules of Procedure shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 21<sup>ST</sup> day of May, 2026.

**ATTEST:**

**DOWDEN CENTRAL  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Rules of Procedure

**EXHIBIT A**  
Rules of Procedure

**RULES OF PROCEDURE**  
**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**

**EFFECTIVE AS OF MAY 21, 2026**

**TABLE OF CONTENTS**

<a href="#"><u>Rule 1.0</u></a>	<a href="#"><u>General</u></a> .....	3
<a href="#"><u>Rule 1.1</u></a>	<a href="#"><u>Board of Supervisors; Officers and Voting</u></a> .....	4
<a href="#"><u>Rule 1.2</u></a>	<a href="#"><u>District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination</u></a> .....	8
<a href="#"><u>Rule 1.3</u></a>	<a href="#"><u>Public Meetings, Hearings, and Workshops</u></a> .....	11
<a href="#"><u>Rule 1.4</u></a>	<a href="#"><u>Internal Controls to Prevent Fraud, Waste and Abuse</u></a> .....	16
<a href="#"><u>Rule 2.0</u></a>	<a href="#"><u>Rulemaking Proceedings</u></a> .....	17
<a href="#"><u>Rule 3.0</u></a>	<a href="#"><u>Competitive Purchase</u></a> .....	22
<a href="#"><u>Rule 3.1</u></a>	<a href="#"><u>Procedure Under the Consultants' Competitive Negotiations Act</u></a> .....	26
<a href="#"><u>Rule 3.2</u></a>	<a href="#"><u>Procedure Regarding Auditor Selection</u></a> .....	29
<a href="#"><u>Rule 3.3</u></a>	<a href="#"><u>Purchase of Insurance</u></a> .....	32
<a href="#"><u>Rule 3.4</u></a>	<a href="#"><u>Pre-qualification</u></a> .....	34
<a href="#"><u>Rule 3.5</u></a>	<a href="#"><u>Construction Contracts, Not Design-Build</u></a> .....	39
<a href="#"><u>Rule 3.6</u></a>	<a href="#"><u>Construction Contracts, Design-Build</u></a> .....	43
<a href="#"><u>Rule 3.7</u></a>	<a href="#"><u>Payment and Performance Bonds</u></a> .....	47
<a href="#"><u>Rule 3.8</u></a>	<a href="#"><u>Goods, Supplies, and Materials</u></a> .....	48
<a href="#"><u>Rule 3.9</u></a>	<a href="#"><u>Maintenance Services</u></a> .....	52
<a href="#"><u>Rule 3.10</u></a>	<a href="#"><u>Contractual Services</u></a> .....	55
<a href="#"><u>Rule 3.11</u></a>	<a href="#"><u>Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9</u></a> .....	56
<a href="#"><u>Rule 4.0</u></a>	<a href="#"><u>Effective Date</u></a> .....	59

**Rule 1.0      General.**

- (1) Dowden Central Community Development District (“District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (“Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Rule 1.1 Board of Supervisors; Officers and Voting.**

- (1) Board of Supervisors. The Board of Supervisors of the District (“Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District, and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
  - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three (3) or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
  - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
  - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
  - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
  - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District’s manager (“District Manager”) or District Counsel, in whole or in part.
  - (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the

District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of One Million Dollars (\$1,000,000.00), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of One Million Dollars (\$1,000,000.00) that names the District as an additional insured.
  - (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of One Million Dollars (\$1,000,000.00), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of One Million Dollars (\$1,000,000.00) that names the District as an additional insured.
  - (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
  - (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
  - (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.
- (4) Record Book. The Board shall keep a permanent record book entitled "Record of Proceedings," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowners' election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the Board member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner.

- (d) In the event that a Board member elected at a landowners' election or appointed to fill a vacancy of a seat last filled at a landowners' election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 112.3143, 190.006, 190.007, Fla. Stat.

**Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.**

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior twenty-four (24) months and next meeting;
  - (b) Official minutes of meetings, including adopted resolutions of the Board;
  - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
  - (d) Adopted engineer's reports;
  - (e) Adopted assessment methodologies/reports;
  - (f) Adopted disclosure of public financing;
  - (g) Limited Offering Memorandum for each financing undertaken by the District;
  - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
  - (i) District policies and rules;
  - (j) Fiscal year end audits; and
  - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create

records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of One Dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than fifteen (15) minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including, but not limited to, special service charges, are anticipated to exceed Twenty-Five Dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.
- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics

("Commission"). The Coordinator shall create, maintain, and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to their affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

**Rule 1.3 Public Meetings, Hearings, and Workshops.**

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least twenty-five (25) percent of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five (5) days a week, unless the only newspaper in the county is published less than five (5) days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:
- (a) The date, time, and place of the meeting, hearing, or workshop;
  - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
  - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda;
  - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least three (3) business days before the meeting/hearing/workshop by contacting the District Manager at Jason Showe, jshowe@gmscfl.com, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.";
  - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."; and
  - (f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days before each meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deem necessary for Board approval ("Meeting Materials"). Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into Meeting Materials. For good cause, which includes, but is not limited to, emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
  - (a) District Counsel
  - (b) District Engineer
  - (c) District Manager
    - 1. Financial Report
    - 2. Approval of Expenditures
- Supervisor's requests and comments
- Public comment
- Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with subsections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, including the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one (1) newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date, and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers, the meeting agenda, and other reasonable factors, at each meeting for public comment, and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided, however, that at least three (3) Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary

circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.

- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
  - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
  - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
  - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency, or as may be otherwise authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion.

Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.069(2)(a)15, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

**Rule 1.4      Internal Controls to Prevent Fraud, Waste, and Abuse**

(1)      Internal Controls. The District shall establish and maintain internal controls designed to:

- (a)      Prevent and detect “fraud,” “waste,” and “abuse” as those terms are defined in section 11.45(1), Florida Statutes; and
- (b)      Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; and
- (c)      Support economical and efficient operations; and
- (d)      Ensure reliability of financial records and reports; and
- (e)      Safeguard assets.

(2)      Adoption. The internal controls to prevent fraud, waste, and abuse shall be adopted and amended by the District in the same manner as District policies.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 218.33(3), Fla. Stat.

## **Rule 2.0 Rulemaking Proceedings.**

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District Rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals, or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
  - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least seven (7) days before the notice of rulemaking described in Section 2.0(3), infra., and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
  - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
  - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District’s statement of estimated regulatory costs and the website address where the complete statement of estimated regulatory costs may be viewed, if such a statement has been prepared pursuant to Section 120.541(2), Florida Statutes, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include

a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.
  - (c) The notice shall be mailed, delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.
- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
  - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
  - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
  - (d) The published notice.

- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure protects the public interest and complies with applicable law and these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation in the county in which the District is located.
- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
  - (a) The texts of the proposed rule and the adopted rule;
  - (b) All notices given for a proposed rule;
  - (c) Any statement of estimated regulatory costs for the rule;
  - (d) A written summary of hearings, if any, on the proposed rule;
  - (e) All written comments received by the District and responses to those written comments; and
  - (f) All notices and findings pertaining to an emergency rule.
- (11) Petitions to Challenge Existing Rules.

- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
  - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
  - (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer. The hearing officer shall conduct a hearing within thirty (30) days after such designation, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
  - (d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.
  - (e) Hearings held under this section shall be de novo in nature. The petitioner has the burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
    - (i) Administer oaths and affirmations;
    - (ii) Rule upon offers of proof and receive relevant evidence;
    - (iii) Regulate the course of the hearing, including any pre-hearing matters;
    - (iv) Enter orders; and
    - (v) Make or receive offers of settlement, stipulation, and adjustment.
  - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variations and Waivers. A "variance" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "waiver" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:

- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that: (i) the purpose of the underlying statute will be or has been achieved by other means by the person; and (ii) application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
  - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District's Rule. Each petition shall specify:
    - (i) The rule from which a variance or waiver is requested;
    - (ii) The type of action requested;
    - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
    - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
  - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
  - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board within ninety (90) days after receipt of: (i) the original petition; (ii) the last item of timely requested additional material; or (iii) the petitioner's written request to finish processing the petition, whichever occurs last. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals, and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals, or other charges may be, but are not required to be, implemented through rulemaking proceedings.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

**Law Implemented:** §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

**Rule 3.0 Competitive Purchase.**

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055, and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
  - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
  - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District: (i) for projects in which the costs do not exceed Two Million Dollars (\$2,000,000.00); (ii) for a study activity when the fee for such Professional Services to the District does not exceed Two Hundred Thousand Dollars (\$200,000.00); or (iii) for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
  - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes and Rules 3.5 or 3.6.
  - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.
  - (e) “Design-Build Firm” means a partnership, corporation, or other legal entity that:
    - (i) Is certified under Section 489.119 of the Florida Statutes to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
    - (ii) Is certified under Section 471.023 of the Florida Statutes to practice or to offer to practice engineering; certified under Section 481.219 of the

Florida Statutes to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes to practice or to offer to practice landscape architecture.

- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.
- (i) “Invitation to Bid” is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.

- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
  - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
  - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
  - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional, or local governmental entity or political subdivision of the State of Florida.
- (o) “Request for Proposals” or “RFP” is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
  - (i) The ability and adequacy of the professional personnel employed by the entity/individual;

- (ii) The past performance of the entity/individual for the District and in other professional employment;
- (iii) The willingness of the entity/individual to meet time and budget requirements;
- (iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;
- (v) The recent, current, and projected workloads of the entity/individual;
- (vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, Florida Statutes, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;
- (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
  - (viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, Florida Statutes.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply, or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

**Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.**

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
  - (a) Hold all required applicable state professional licenses in good standing;
  - (b) Hold all required applicable federal licenses in good standing, if any;
  - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
  - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.
- (4) Competitive Selection.
  - (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance

ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by, consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

- (i) The ability and adequacy of the professional personnel employed by each consultant;
  - (ii) Whether a consultant is a certified minority business enterprise;
  - (iii) Each consultant's past performance;
  - (iv) The willingness of each consultant to meet time and budget requirements;
  - (v) The geographic location of each consultant's headquarters, office, and personnel in relation to the project;
  - (vi) The recent, current, and projected workloads of each consultant; and
  - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
  - (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
  - (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (5) Competitive Negotiation.
- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

### **Rule 3.2 Procedure Regarding Auditor Selection.**

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Definitions.
  - (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
  - (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.
- (2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three (3) individuals, at least one (1) of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided, however, such individuals may serve the Committee in an advisory capacity without voting rights.
- (3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
  - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;
    - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
  - (i) Ability of personnel;
  - (ii) Experience;
  - (iii) Ability to furnish the required services; and
  - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("RFP"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.
- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three (3) firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three (3) firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.

- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
  - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
  - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
  - (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
  - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
  - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
  - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing; and

- (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.  
**Law Implemented:** §§ 119.0701, 218.33, 218.391, Fla. Stat.

### **Rule 3.3 Purchase of Insurance.**

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including, but not limited to, liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
  - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
  - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
  - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
  - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
  - (e) If only one (1) response to an Invitation to Bid is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
  - (f) The Board has the right to reject any and all bids, and such reservations shall be included in all solicitations and advertisements.

- (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service the District's needs, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.
  
- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 112.08, Fla. Stat.

**Rule 3.4 Pre-qualification**

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
  - (a) The Board shall cause to be prepared a Request for Qualifications.
  - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
  - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under Two Hundred Fifty Thousand Dollars (\$250,000.00). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over Two Hundred Fifty Thousand Dollars (\$250,000.00) and thirty (30) days for construction services estimated to cost over Five Hundred Thousand Dollars (\$500,000.00).
  - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
  - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

- i. One of the circumstances specified under Section 337.16(2), Florida Statutes, has occurred.
- ii. Affiliated contractors submitted more than one (1) proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
- iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- viii. The vendor failed to notify the District within ten (10) days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims, or defaults.
- xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- xii. The vendor or affiliate(s) has been convicted of a contract crime.
  1. The term "contract crime" means any violation of state or federal antitrust laws with respect to a District contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a District contract.

2. The term “convicted” or “conviction” means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere, and shall include any conviction that has not been overturned on appeal or otherwise set aside.
  - xiii. Any other circumstance constituting “good cause” under Section 337.16(2), Florida Statutes, exists.
- (b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), Florida Statutes, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor’s bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor’s obligations under any preexisting contract.
- (e) If a contractor’s pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.
- (f) In the case of contract crimes, the vendor’s pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor’s conviction for contract crimes, the revocation, denial, or suspension of a vendor’s pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
- ii. Unsafe conditions allowed to exist;
- iii. Complaints from the public;
- iv. Delay or interference with the bidding process;
- v. The potential for repetition;
- vi. Integrity of the public contracting process; and

vii. Effect on the health, safety, and welfare of the public.

- (g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of thirty-six (36) months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) Reapplication and Reinstatement

- (a) A contractor whose qualification to bid has been revoked or denied because of contract crime may, at any time after revocation or denial, file a petition for reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of twenty-four (24) months after revocation or denial for a subsequent conviction occurring within ten (10) years of a previous denial or revocation for contract crime.
- (b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine (9) months following the date of the final order of revocation or denial.
- (c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

- (a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.
- (b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.
- (c) The District, within ten (10) days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the ten (10)-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

**Rule 3.5 Construction Contracts, Not Design-Build.**

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than Five Hundred Thousand Dollars (\$500,000.00) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects, including, but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deemed ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided, however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation,

discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
  - (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
  - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include, but is not limited to, a direct purchase of the construction services without further competitive selection processes.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary,

along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

- (a) The project is undertaken as repair or maintenance of an existing public facility;
- (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.6 Construction Contracts, Design-Build.**

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
  - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
  - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
  - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
    - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
    - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards, and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:
      1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than Five Hundred Thousand Dollars (\$500,000.00) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
  - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
  - b. Hold all required applicable federal licenses in good standing, if any;
  - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
  - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects, including, but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one (1) district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including, but not limited, to

qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include, but is not limited to, a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive, and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval detailed working drawings of the project.
  10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
  - (4) Emergency Purchase. The Board may, in case of a public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
  - (5) Exceptions. This Rule is inapplicable when:
    - (a) The project is undertaken as repair or maintenance of an existing public facility;
    - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
    - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
    - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

**Rule 3.7      Payment and Performance Bonds.**

- (1)    Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
  
- (2)    Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of Two Hundred Thousand Dollars (\$200,000.00), the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
  
- (3)    Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding Two Hundred Thousand Dollars (\$200,000.00), the contractor may be exempted from executing a payment and performance bond.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 255.05, Fla. Stat.

**Rule 3.8 Goods, Supplies, and Materials.**

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days from the date of publication for submittal of bids, proposals, replies, or responses.
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
    - (ii) Hold all required applicable federal licenses in good standing, if any;
    - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
    - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
  - (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
  - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
  - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include, but is not limited to, a direct purchase of the goods, supplies, and materials without further competitive selection processes.
- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies, or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

**Rule 3.9      Maintenance Services.**

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
  
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
  - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
  
  - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days from the date of publication for submittal of bids, proposals, replies, or responses.
  
  - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
  
  - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
  
  - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
    - (i) Hold all required applicable state professional licenses in good standing;
  
    - (ii) Hold all required applicable federal licenses in good standing, if any;
  
    - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
  
    - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided, however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no

Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include, but is not limited to, a direct purchase of the maintenance services without further competitive selection processes.

- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
- (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

**Specific Authority:** §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.033, 287.017, Fla. Stat.

**Rule 3.10 Contractual Services.**

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods, supplies, and materials, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including, but not limited to, protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
  
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

**Rule 3.11      Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.**

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1)      Filing.

- (a)      With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
  
- (b)      Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
  
- (c)      If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission, except as may be specifically authorized in writing by the District Manager. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified mail, hand delivery, or email with delivery confirmation to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:
  - (a) Administer oaths and affirmations;
  - (b) Rule upon offers of proof and receive relevant evidence;
  - (c) Regulate the course of the hearing, including any pre-hearing matters;
  - (d) Enter orders; and
  - (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time, and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within ten (10) calendar days of the initial protest filing, on terms that shall not unduly delay the proceedings.

- (6) Rejection of all Qualifications, Bids, Proposals, Replies, and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** § 190.033, Fla. Stat.

**Rule 4.0      Effective Date.**

These Rules shall be effective May 21, 2026, except that no election of officers required by these Rules shall be required until after the next regularly scheduled election for the Board.

**Specific Authority:** §§ 190.011(5), 190.011(15), Fla. Stat.

**Law Implemented:** §§ 190.011(5), 190.011(15), Fla. Stat.

# SECTION VI

**RESOLUTION 2026-39**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Dowden Central Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2026

HOUR: \_\_\_\_\_

LOCATION: Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Orlando and Orange County, Florida, at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY 2026.**

ATTEST:

**DOWDEN CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**Exhibit A**

**Proposed Budget for Fiscal Year 2027**

***Dowden Central***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



# Table of Contents

**1** General Fund

**2-4** General Fund Narratives

**5** Assessment Rate Sheet

**Dowden Central**  
**Community Development District**  
Proposed Budget  
General Fund

Description	Proposed Budget FY 2027
<b>REVENUES:</b>	
Special Assessments - On Roll	\$ 416,967
Special Assessments - Direct	73,353
Developer Contributions	591,980
<b>TOTAL REVENUES</b>	<b>\$ 1,082,300</b>
<b>EXPENDITURES:</b>	
<b>Administrative</b>	
Supervisor Fees	\$ 12,000
PR-FICA	918
Engineering	15,000
Attorney	25,000
Arbitrage Rebate*	550
Dissemination Agent*	5,000
Annual Audit	5,000
Trustee Fees*	4,500
Assessment Administration*	6,000
Management Fees	40,000
Information Technology	1,500
Website Maintenance	1,500
Telephone	300
Postage & Delivery	1,000
Printing & Binding	1,000
Insurance General Liability	5,000
Legal Advertising	15,000
Office Supplies	625
Travel Per Diem	660
Other Current Charges	5,000
Dues, Licenses & Subscriptions	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 145,728</b>
<b>Field Operations &amp; Maintenance</b>	
<b>Contract Services</b>	
Field Management	\$ 15,000
Landscape Maintenance	540,072
Lake Maintenance	25,000
Mitigation Monitoring	10,000
Pest Control	30,000
<b>Repairs &amp; Maintenance</b>	
General Repairs & Maintenance	2,500
Operating Supplies	500
Landscape Replacement	10,000
Irrigation Repairs	3,000
Alleway Maintenance	5,000
Signage	3,500
<b>Utilities</b>	
Electric	2,000
Water & Sewer	75,000
Streetlights	200,000
<b>Other</b>	
Property Insurance	5,000
Contingency	10,000
<b>TOTAL FIELD OPERATIONS &amp; MAINTENANCE</b>	<b>\$ 936,572</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,082,300</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>

Note:

\*Bond-related expenses.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments - Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments - Direct**

The District will enter into a Direct Bill Agreement with the Developer to fund the operating expenditures for unplatted lots for the Fiscal Year.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation prepared for bonds series exceeding \$5M.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from bids plus anticipated increase.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Assessment Administration**

GMS-CFL, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – Central Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-CFL, LLC and updated monthly.

**Telephone**

New internet and Wi-Fi service for Office.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Administrative (continued)**

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Travel Per Diem**

This includes expenses related to travel to and from board of supervisors' meeting venues scheduled throughout the fiscal year.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

**Expenditures - Field**

**Field Manager**

The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

<b>VENDOR:</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
Governmental Mgmt Services C-FL, LLC.	\$1,250.00	\$15,000.00

**Landscape Maintenance**

The District will enter into a contract for the monthly maintenance of common areas.

<b>Vendor:</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
Yellowstone Landscape-Southeast, LLC.		
North South Road 1A	\$8,670.00	\$104,040.00
North South Road 2B	\$11,927.00	\$143,124.00
N13 North Phase I	\$6,580.00	\$78,960.00
N13 North Phase II	\$4,284.00	\$51,408.00
N13 South	\$5,815.00	\$69,780.00
N7	\$7,730.00	\$92,760.00
	<b>\$45,006.00</b>	<b>\$540,072.00</b>

**Lake Maintenance**

The District will enter into a contract for the monthly maintenance of the District lakes and canal.

**Mitigation Monitoring**

The District will assign this expense to lake mitigation monitoring.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Field (continued)**

**Pest Control**

The District will enter into a contract for the monthly pest & mosquito control.

**Vendor:**

TBD

MONTHLY AMOUNT	ANNUAL AMOUNT
\$2,500.00	\$30,000.00

**General Repairs & Maintenance**

Any miscellaneous repairs not included in another budget line item.

**Operating Supplies**

The District may incur expenses to purchase supplies for daily operations.

**Landscape Replacement**

The cost associated with any replacement of landscaping during the year.

**Irrigation Repairs**

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

**Alleway Maintenance**

This expense will be allocated to the upkeep of the entry roads of the District.

**Signage**

The cost associated with any purchase, repairs or replacement of mandated signs throughout the District.

**Utilities - Electric**

Represents current and estimated electric charges of common areas throughout the District.

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	\$167	\$2,000
		<b>\$167</b>	<b>\$2,000</b>

**Utilities - Water & Sewer**

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

ORANGE COUNTY UTILITIES ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	\$0	\$0
		<b>\$6,250</b>	<b>\$75,000</b>

**Utilities - Streetlights**

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	\$0	\$0
		<b>\$16,667</b>	<b>\$200,000</b>

**Property Insurance**

The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Contingency**

Any other miscellaneous expenses incurred during the year.

**Dowden Central**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Description	O&M Units	Annual Maintenance Assessments		
Product		FY 2027	FY2026	Increase/ (decrease)
Townhome	194	\$713.61	\$0.00	\$713.61
Single Family - 40'	89	\$1,141.78	\$0.00	\$1,141.78
Single Family - 50'	91	\$1,427.23	\$0.00	\$1,427.23
Single Family - 60'	43	\$1,712.67	\$0.00	\$1,712.67
<b>Total</b>	417			

# SECTION VII

## RESOLUTION 2026-40

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“**Board**”) of the Dowden Central Community Development District (“**District**”) has prior to June 15, 2026, approved proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, after further consideration, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget, a current copy of which is attached as **Exhibit A**, by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the proposed Assessments, and desires to set the required public hearings thereon.

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

**1. DECLARING ASSESSMENTS.** The current form of the Proposed Budget, attached hereto as **Exhibit A**, is hereby approved for use in proceedings to levy and impose the Assessments. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” 219 E. Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**2. SETTING A PUBLIC HEARING.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, a public hearing on the Assessments is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2026

HOUR: 8:30 a.m.

LOCATION: Governmental Management Services – Central Florida  
219 East Livingston Street  
Orlando, Florida 32801

**3. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in the City of Orlando, Orange County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21st DAY OF MAY 2026.**

ATTEST:

**DOWDEN CENTRAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

**Exhibit A**

**Proposed Budget for Fiscal Year 2027**

***Dowden Central***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



# Table of Contents

**1** General Fund

**2-4** General Fund Narratives

**5** Assessment Rate Sheet

**Dowden Central**  
**Community Development District**  
Proposed Budget  
General Fund

Description	Proposed Budget FY 2027
<b>REVENUES:</b>	
Special Assessments - On Roll	\$ 416,967
Special Assessments - Direct	73,353
Developer Contributions	591,980
<b>TOTAL REVENUES</b>	<b>\$ 1,082,300</b>
<b>EXPENDITURES:</b>	
<b>Administrative</b>	
Supervisor Fees	\$ 12,000
PR-FICA	918
Engineering	15,000
Attorney	25,000
Arbitrage Rebate*	550
Dissemination Agent*	5,000
Annual Audit	5,000
Trustee Fees*	4,500
Assessment Administration*	6,000
Management Fees	40,000
Information Technology	1,500
Website Maintenance	1,500
Telephone	300
Postage & Delivery	1,000
Printing & Binding	1,000
Insurance General Liability	5,000
Legal Advertising	15,000
Office Supplies	625
Travel Per Diem	660
Other Current Charges	5,000
Dues, Licenses & Subscriptions	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 145,728</b>
<b>Field Operations &amp; Maintenance</b>	
<b>Contract Services</b>	
Field Management	\$ 15,000
Landscape Maintenance	540,072
Lake Maintenance	25,000
Mitigation Monitoring	10,000
Pest Control	30,000
<b>Repairs &amp; Maintenance</b>	
General Repairs & Maintenance	2,500
Operating Supplies	500
Landscape Replacement	10,000
Irrigation Repairs	3,000
Alleway Maintenance	5,000
Signage	3,500
<b>Utilities</b>	
Electric	2,000
Water & Sewer	75,000
Streetlights	200,000
<b>Other</b>	
Property Insurance	5,000
Contingency	10,000
<b>TOTAL FIELD OPERATIONS &amp; MAINTENANCE</b>	<b>\$ 936,572</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,082,300</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>

Note:

\*Bond-related expenses.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments - Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments - Direct**

The District will enter into a Direct Bill Agreement with the Developer to fund the operating expenditures for unplatted lots for the Fiscal Year.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation prepared for bonds series exceeding \$5M.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from bids plus anticipated increase.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Assessment Administration**

GMS-CFL, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – Central Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-CFL, LLC and updated monthly.

**Telephone**

New internet and Wi-Fi service for Office.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Administrative (continued)**

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Travel Per Diem**

This includes expenses related to travel to and from board of supervisors' meeting venues scheduled throughout the fiscal year.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

**Expenditures - Field**

**Field Manager**

The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

<b>VENDOR:</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
Governmental Mgmt Services C-FL, LLC.	\$1,250.00	\$15,000.00

**Landscape Maintenance**

The District will enter into a contract for the monthly maintenance of common areas.

<b>Vendor:</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
Yellowstone Landscape-Southeast, LLC.		
North South Road 1A	\$8,670.00	\$104,040.00
North South Road 2B	\$11,927.00	\$143,124.00
N13 North Phase I	\$6,580.00	\$78,960.00
N13 North Phase II	\$4,284.00	\$51,408.00
N13 South	\$5,815.00	\$69,780.00
N7	\$7,730.00	\$92,760.00
	<b>\$45,006.00</b>	<b>\$540,072.00</b>

**Lake Maintenance**

The District will enter into a contract for the monthly maintenance of the District lakes and canal.

**Mitigation Monitoring**

The District will assign this expense to lake mitigation monitoring.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Field (continued)**

**Pest Control**

The District will enter into a contract for the monthly pest & mosquito control.

**Vendor:**

TBD

<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
\$2,500.00	\$30,000.00

**General Repairs & Maintenance**

Any miscellaneous repairs not included in another budget line item.

**Operating Supplies**

The District may incur expenses to purchase supplies for daily operations.

**Landscape Replacement**

The cost associated with any replacement of landscaping during the year.

**Irrigation Repairs**

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

**Alleway Maintenance**

This expense will be allocated to the upkeep of the entry roads of the District.

**Signage**

The cost associated with any purchase, repairs or replacement of mandated signs throughout the District.

**Utilities - Electric**

Represents current and estimated electric charges of common areas throughout the District.

<b>ORLANDO UTILITY CO. ACCT #'S:</b>	<b>LOCATION</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
TBD	TBD	\$167	\$2,000
		<b>\$167</b>	<b>\$2,000</b>

**Utilities - Water & Sewer**

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

<b>ORANGE COUNTY UTILITIES ACCT #'S:</b>	<b>LOCATION</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
TBD	TBD	\$0	\$0
		<b>\$6,250</b>	<b>\$75,000</b>

**Utilities - Streetlights**

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

<b>ORLANDO UTILITY CO. ACCT #'S:</b>	<b>LOCATION</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
TBD	TBD	\$0	\$0
		<b>\$16,667</b>	<b>\$200,000</b>

**Property Insurance**

The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.


**Contingency**

Any other miscellaneous expenses incurred during the year.

**Dowden Central**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Description	O&M Units	Annual Maintenance Assessments		
Product		FY 2027	FY2026	Increase/ (decrease)
Townhome	194	\$713.61	\$0.00	\$713.61
Single Family - 40'	89	\$1,141.78	\$0.00	\$1,141.78
Single Family - 50'	91	\$1,427.23	\$0.00	\$1,427.23
Single Family - 60'	43	\$1,712.67	\$0.00	\$1,712.67
<b>Total</b>	417			

# SECTION VIII



**REQUEST FOR QUALIFICATIONS**

---

# **ENGINEERING SERVICES FOR**

**Dowden Central Community Development District**

**MAY 13, 2026**



**SUBMITTED BY**

Dewberry Engineers Inc.  
800 North Magnolia Avenue  
Suite 1000  
Orlando, FL 32803  
407.843.5120

**SUBMITTED TO**

Governmental Management Services  
Central Florida, LLC  
ATTN: Jason Showe  
219 E Livingston Street  
Orlando, FL 32801  
407.841.5524

May 7, 2026

Governmental Management Services  
Central Florida, LLC  
**ATTN: Jason Showe**  
219 E Livingston Street  
Orlando, FL 32801

**RE: Request For Qualifications for Engineering Services for the Dowden Central Community Development District**

Dear District Manager,

Our firm has assembled a strong, focused, and experienced team to deliver each task under this contract efficiently and effectively. Dewberry has served as the District Engineer for over 50 Community Development Districts (CDDs) in Florida, **including acting as your Interim Engineer**. This allows us to provide Dowden Central with the unique experience, familiarity, and understanding of the type of services that will be requested.

Our team of technical experts are qualified to meet engineering needs in all anticipated scope areas. **Dewberry is authorized to do business in the state of Florida in accordance of Florida law**. This team will be led by **District Engineer, Rey Malavé, PE**, who will be Dowden Central's primary point of contact throughout the life of this contract. Rey has 39 years of experience serving CDDs throughout Florida, many of which have long term contracts with Dewberry. Rey will be supported by **Assistant District Engineer, Susan Tierney** who has experience providing services to a variety of CDDs, as well as meeting the level of service necessary for the Dowden Central CDD.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, and land development services. Dewberry has 12 office locations and over 320 employees in Florida, allowing us to provide expertise, qualifications, and resources to clients throughout the state. Dewberry's depth of professional resources and expertise touches every aspect of the District's ongoing needs. **Whether the District requires services to 200 acres or 10,000 acres, we offer a solid team built on past experience to efficiently address the associated scope of work, as well as the added depth of services involving engineering, environmental, surveying, and construction management for a full service approach.**

Dewberry currently has no conflicts with any home builder within the Dowden Central CDD. We have provided demonstrable proof of our qualifications in this submittal, and we are eager to continue our partnership with you as your District Engineer.

We look forward to providing ongoing engineering services to support you in advancing and expanding the Dowden Central CDD's long-term needs.

Sincerely,



**Rey Malavé, PE**  
District Engineer/Associate Vice President  
321.354.9656 | rmalave@dewberry.com



**Susan Tierney**  
Assistant District Engineer  
856.780.3658 | stierney@dewberry.com





## **SECTION 1:** Firm Licenses

---

# FIRM AND PERSONNEL LICENSES

## State Licenses

### *State of Florida Department of State*

I certify from the records of this office that DEWBERRY ENGINEERS INC. is a New York corporation authorized to transact business in the State of Florida, qualified on December 26, 2000.


The document number of this corporation is F00000007242.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on April 9, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Third day of March, 2026*



  
*Secretary of State*

Tracking Number: 1614018482CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
**ENGINEERING SERVICES**

Please be advised that as of February 2021, the Florida Board of Professional Engineers (FBPE) does not require companies to renew their engineering licensure and therefore no longer have printable licenses nor applicable expiration dates, only a requirement that they be currently listed on the Board's registry. Dewberry Engineers Inc. is up-to-date on professional registration to the board, which can be confirmed with a Florida Department of Business & Professional Regulation (DBPR) licensee search.

The screenshot shows the Florida DBPR Online Services interface. On the left is a navigation menu with options like 'Log On', 'Search for a Licensee', and 'Apply for a License'. The main content area displays 'Licensee Details' for DEWBERRY ENGINEERS INC. (Primary Name) at 8401 ARLINGTON BLVD, FAIRFAX Virginia 22031, OUT OF STATE. Below this, 'License Information' shows the license type as Registry, rank as Registry, license number as 8794, status as Current, and licensure date as 02/09/2001. There are also sections for 'Special Qualifications', 'Alternate Names', and links to 'View Related License Information' and 'View License Complaint'.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

This screenshot shows the Florida DBPR website with a navigation bar including 'HOME', 'CONTACT US', and 'MY ACCOUNT'. The 'ONLINE SERVICES' menu is visible on the left. The main content area shows 'LICENSEE DETAILS' for BEIGHT, JAMES L. (Primary Name) at DEWBERRY ARCHITECTS INC (DBA Name), 8401 ARLINGTON BLVD, FAIRFAX Virginia 22031-4666, OUT OF STATE. The 'License Information' section lists the license type as Architect, rank as Architect, license number as AR0012022, status as Current,Active, licensure date as 12/07/1987, and expiration date as 02/28/2027. There is also a 'Special Qualifications' section.



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkway Tallahassee, Florida 32399-6500  
800HFLPFLA(435-7352) or (850) 488-2221

February 27, 2025

DEWBERRY ENGINEERS INC.  
8401 ARLINGTON BOULEVARD  
FAIRFAX, VA 22031

SUBJECT: Professional Surveyor and Mapper Business Certificate # LB8011

Your application / renewal as a professional surveyor and mapper business as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2027.

You are required to keep your information with the Board current. Please visit our website at [www.800helpfla.com/psm](http://www.800helpfla.com/psm) to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB8011**  
Expiration Date February 28, 2027

### Professional Surveyor and Mapper Business License

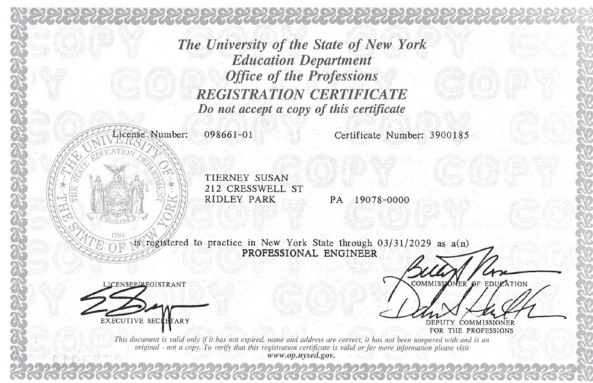
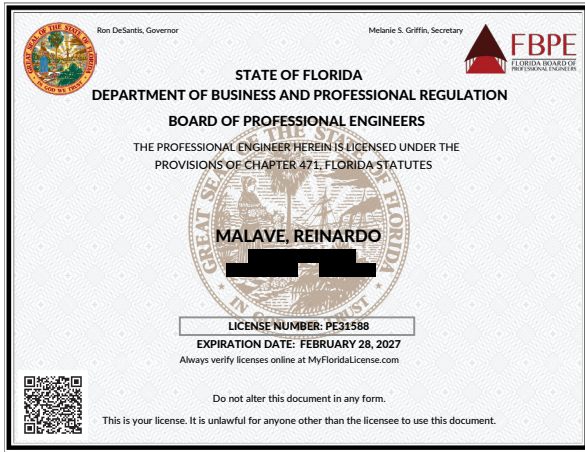
Under the provisions of Chapter 472, Florida Statutes

DEWBERRY ENGINEERS INC.  
800 N MAGNOLIA AVE STE 1000  
ORLANDO, FL 32803-3251

WILTON SIMPSON  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

# Personnel Licenses



THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

3:00:49 PM 7/29/2025

**ONLINE SERVICES**

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

**LICENSEE DETAILS**

**Licensee Information**

Name:	MAS, ALBA E. (Primary Name)
Main Address:	510 CAROLYNE ST TAMPA Florida 33617
County:	HILLSBOROUGH

**License Information**

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	38617
Status:	Current,Active
Licensure Date:	08/10/1987
Expires:	02/28/2027

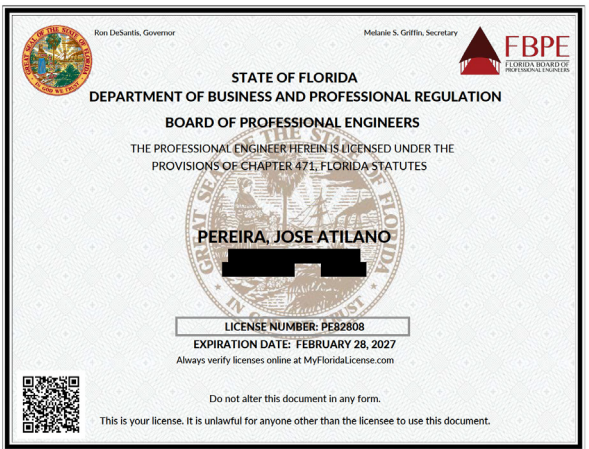
**Special Qualifications**

Qualification Effective
-------------------------

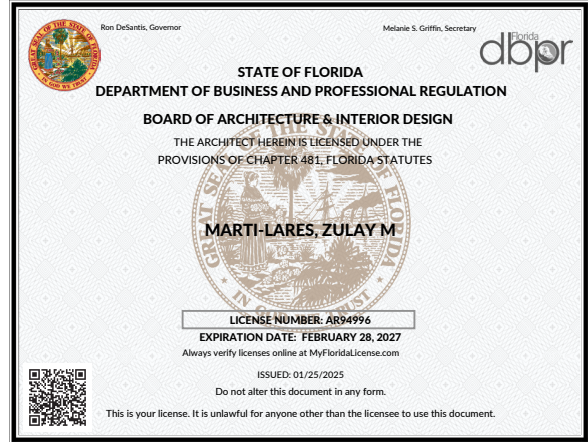
**Alternate Names**

View Related License Information  
View License Complaint

2001 Blair Stone Road, Tallahassee FL 32399 • Email: Customer Contact Center • Customer Contact Center: 850 487 1395



DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
ENGINEERING SERVICES



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: LS4633  
Expiration Date February 28, 2027

**Professional Surveyor and Mapper License**  
Under the provisions of Chapter 472, Florida Statutes

WILLIAM PAUL HINKLE

WILTON SIMPSON  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.



## **SECTION 2:** Standard Form 330

---

# ARCHITECT – ENGINEER QUALIFICATIONS

## PART I – CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

**Request for Qualifications for Engineering Services for Dowden Central CDD**  
(City of Orlando, FL)

2. PUBLIC NOTICE DATE

May 13, 2026

3. SOLICITATION OR PROJECT NUMBER

N/A

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Rey Malavé, PE Associate Vice President

5. NAME OF FIRM

Dewberry Engineers Inc.

6. TELEPHONE NUMBER

321.354.9656

7. FAX NUMBER

N/A

8. EMAIL ADDRESS

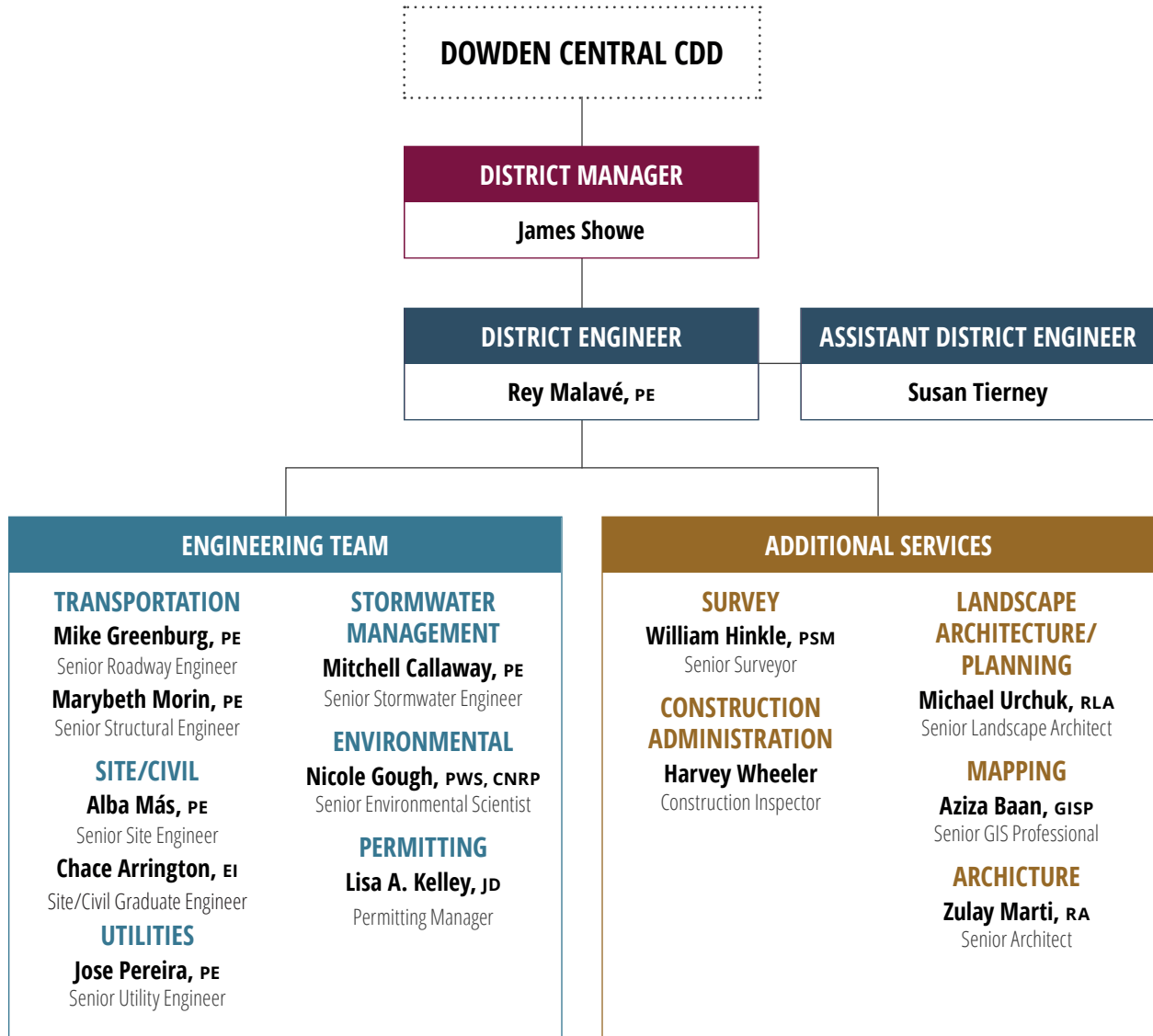
rmalave@dewberry.com

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	800 North Magnolia Avenue, Suite 1000 Orlando, FL 32803	<ul style="list-style-type: none"> <li>• District Engineer</li> <li>• Senior Roadway Engineer</li> <li>• Senior Structural Engineer</li> <li>• Site/Civil Graduate Engineer</li> <li>• Senior Environmental Scientist</li> <li>• Permitting Manager</li> <li>• Senior Surveyor</li> <li>• Senior Architect</li> </ul>
b.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	1015 Briggs Road Suite 210 Mount Laurel, NJ 08054	<ul style="list-style-type: none"> <li>• Assistant District Engineer</li> </ul>
c.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	1479 Town Center Drive Suite D214 Lakeland, FL 33803	<ul style="list-style-type: none"> <li>• Senior Site Engineer</li> <li>• Senior Stormwater Engineer</li> <li>• Senior GIS Professional</li> <li>• Construction Inspector</li> </ul>
d.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	203 Aberdeen Parkway Panama City, FL 32405	<ul style="list-style-type: none"> <li>• Senior Utility Engineer</li> </ul>
e.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	2610 Wycliff Road, Suite 410 Raleigh, NC 27607	<ul style="list-style-type: none"> <li>• Senior Landscape Architect</li> </ul>

**D. ORGANIZATIONAL CHART OF PROPOSED TEAM**



## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME  <b>Rey Malavé, PE</b>	13. ROLE IN THIS CONTRACT  District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL <b>47</b>	b. WITH CURRENT FIRM <b>46</b>
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) MBA/Business Administration; BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Rey Malavé has 46 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and other local agencies.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Dowden West CDD</b> (Orange County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm  <b>District Engineer.</b> Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.		
b.	<b>Deer Run CDD</b> (Bunnell County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm  <b>District Engineer.</b> Dewberry serves as the current District Engineer for this +/- 602 acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.		
c.	<b>Westside Haines City CDD</b> (Haines City, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm  <b>District Engineer.</b> The Westside Haines City CDD is 613.43 acres located in Haines City, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.		
d.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm  <b>District Engineer.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, three different golf courses, an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County.		
e.	<b>Highland Meadows CDD</b> (Davenport, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm  <b>District Engineer.</b> Highland Meadows is a 263.5-acre master planned, residential community with development of 222 single family units. The community consists of CDD owned roadways, stormwater ponds and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME  <b>Susan Tierney</b>	13. ROLE IN THIS CONTRACT  Assistant District Engineer	14. YEARS EXPERIENCE	
		a. TOTAL <b>32</b>	b. WITH CURRENT FIRM <b>13</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Mount Laurel, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BS/Structural Design and Construction Engineering Technology</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Professional Engineer/NJ/NY</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Susan is a civil-structural engineer with 32-years' experience managing multi-disciplined engineering projects. From 2013 to 2017, she was a project manager and technical lead for the NJ Reconstruction, Rehabilitation, Elevation and Mitigation Program and the Home Resiliency Audits project for the Center for New York City Neighborhoods following Superstorm Sandy. Additional experience includes project management and design for photovoltaic and wireless communication build-outs; managing structural design and renovation of industrial, pharmaceutical, and commercial buildings; assisting the design and construction managers on multi-million-dollar, federal design-build task orders in Iraq, Afghanistan, Qatar, and Romania (home base support).

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Dowden West CDD</b> (Orange County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Project Engineer.</b> Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.</p>		
b.	<b>NextEra Energy Transmission (NEET), Florida Power &amp; Light Contract</b> (Statewide, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Project Engineer.</b> Dewberry has held a statewide master services agreement more than 20 years. This contract includes civil engineering, surveying and mapping, utility coordination/SUE, landscape architecture, planning, and environmental. Over the length of this contract, Dewberry has surveyed over 1,000 miles of transmission and distribution corridors, 200 square miles of system hardening, 25 solar farms, and provided civil design and survey services on over 40 substations.</p>		
c.	<b>Resiliency Audits for Residential Technical Assistance Pilot Program</b> (New York City, NY)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Assistant Project Manager.</b> Intent of the project is to complete in-home assessments to identify measure homeowners and property managers can take to reduce loss of property and time of displacement during and following extreme weather events such as flood. For professional engineering and consulting services to the Center for New York City Neighborhoods, Inc., designed and executed a program to conduct resiliency audits for residential properties throughout the City, as part of its Residential Technical Assistance Pilot Program.</p>		
d.	<b>Winding Brook Townhomes Major Subdivision</b> (Evesham, NJ)	2023	2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	<p><b>Project Engineer.</b> Dewberry provided design and permitting of a 66 unit townhouse development project in Evesham, NJ. The project includes an on-site sanitary sewer pump station and adjoins Sharps Run with associated wetland and flood hazard issues. The stormwater management system utilizes various non-structural techniques for water quality included disconnected impervious, vegetated swales, vegetated buffers, and minimizing soil compaction in addition to a detention and two infiltration basins. All site discharge is to the floodplain of Sharps Run, a tributary to the Rancocas Creek in the Delaware River Basin. Detailed flood studies were required to show that the proposed development would not impact the floodway and was outside of the New Jersey Flood Hazard Area.</p>		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Mike Greenberg, PE</b>	13. ROLE IN THIS CONTRACT Senior Roadway Engineer	14. YEARS EXPERIENCE	
		a. TOTAL <b>24</b>	b. WITH CURRENT FIRM <b>24</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BS/Civil Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Professional Engineer/FL/AL/NJ                  National Council of Examiners for Engineering and Surveying</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Mike brings a wealth of experience in various state and county transportation projects with a proven track record of success. He is highly familiar with FDOT and AASHTO design criteria. His skills include project management, scheduling, geometric design, pavement design, construction cost estimation, the R/W acquisition process, and utility relocations. He also has extensive design experience using the Bentley CADD product line. Mike excels at working with his design team to deliver on any schedule.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>I-75 at Big Bend Road (CR 672) Interchange</b> (Hillsborough County, FL)	2025	2025
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Roadway Engineer.</b> Dewberry provided design services for the widening and reconstruction of Big Bend Road to a six-lane urban roadway from west of Covington Garden Drive to east of Simmons Loop. It also included the realignment and reconstruction of Old Big Bend Road to accommodate new interchange ramp connections with I-75, and the construction of a new roundabout at the realigned intersection of Old Big Bend Road and Bullfrog Creek Road.		
b.	<b>Cross Prairie Parkway</b> (Osceola County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Deputy Project Manager.</b> Dewberry is providing final design services for the extension of the Cross Prairie Parkway from the C-31 Canal to Nolte Road. The roadway is a four-lane divided section with a landscaped median and multi-use paths on each side. A new bridge will be designed for the crossing of the C-31 Canal. The project includes an intersection with, and a segment of, Nolte Road to tie into the Nolte Road interchange currently under construction by Florida's Turnpike.		
c.	<b>Continuing Engineering Services, Roadway Design, FDOT District Five</b> (Multiple Counties, FL)	2020	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Roadway Engineer.</b> Through our continuing services contract with District Five, Dewberry's task work orders included intersection improvements, resurfacing, lighting, signalization, and all tasks associated with highway design projects. Our traffic design services included signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies.		
d.	<b>General Engineering Consultant, Central Florida Expressway Authority (CFX)</b> (Multiple Counties, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Roadway Engineer.</b> Dewberry currently serves as a general engineering consultant to the CFX. In order to support the delivery of CFX's \$3.2 billion, five-year work plan, the scope of services that Dewberry is performing as the general engineering consultant are categorized into seven tasks: bond financing support, engineering/design support, planning support, maintenance program support, general planning, work plan support, and multimodal/transit support.		
e.	<b>NeoCity Master Stormwater Drainage Design and Site Development</b> (Osceola County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Roadway Engineer.</b> The NeoCity site is a ±540-acre mixed-used development owned by Osceola County, with a regionally significant surface water reservoir system for water detention, nutrient reduction, and reuse water supply to service the surrounding areas. Dewberry was responsible for designing NeoCity Way, a 1.5-mile new alignment, four-lane divided access roadway through the site.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Marybeth Morin, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Structural Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>29</b>	b. WITH CURRENT FIRM <b>27</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BSCE/Civil Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Engineer/FL/AL/GA/NC</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Marybeth Morin has 28 years of experience in the structural design of transportation structures. She is responsible for the design and plan production of projects from the preliminary stages to final design. These projects include minor grade separations, water crossings, and interchanges. She has experience in AASHTO and Florida I-Beam girders, precast-prestressed slab units, and steel I-girders. She also has experience in alternatives development, design-build work, and miscellaneous structures. Miscellaneous structures include sign structure, mast arm, noise buffer and retaining wall, box culvert, and strain pole foundation design. Marybeth is responsible for project design, coordination, and plan production.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	<b>2019</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> Live Oak Lake CDD is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center. Marybeth was responsible for the design and overseeing the construction of the vehicular bridge that crosses the existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. The bridge is a single-span FIB-36 with spread footing, which reduces vibration and cost, MSE walls with concrete drainage ditch, and splash pads for run-off. The bridge utilizes a custom railing with stone veneer, architectural finishes, and custom planters for a high-level aesthetic result.		
b.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Manatee County, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.		
c.	<b>Wekiva Parkway, Central Florida Expressway (CFX)</b> (Orange County, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> The Wekiva Parkway (SR 429) is an alignment, high-speed, limited access alignment in northwest Orange County. Segment 203 extends from just north of Ponkan Road to north of Kelly Park Road, a distance of approximately 2.2 miles. The project included bridge structures over the Lake Victor floodplain, a future access road, and Kelly Park Road. A partial cloverleaf interchange was provided at Kelly Park Road. The project included modifications to several local arterials and off-site stormwater management facilities.		
d.	<b>Suncoast Parkway 2, Section 2, FDOT Florida Turnpike Enterprise,</b> (Citrus County, FL)	<b>2023</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> This section of the Suncoast Parkway 2 Project was for the design of a new roadway located from south of Grover Cleveland Boulevard to north of CR 486, a distance of approximately 8.5 miles. This alignment project included a major intersection and several county road crossings traversing through heavily wooded areas, borrow pits, and subdivisions. Marybeth was responsible for bridge design and plans production.		
e.	<b>Big Bend Road at I-75 Interchange Design-Build</b> (Hillsborough County, FL)	<b>2021</b>	<b>2022</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Teamed with Skanska on this \$81M design-build project, which involved the widening and reconstruction of Big Bend Road to a six-lane urban roadway from west of Covington Garden Drive to east of Simmons Loop, realignment and reconstruction of Old Big Bend Road to accommodate new interchange ramp connections with I-75, and construction of a new roundabout at the realigned intersection of Old Big Bend Road and Bullfrog Creek Road.</b>		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Alba Más, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Site Engineer</b>	14. YEARS EXPERIENCE <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-right: 1px solid black;">a. TOTAL</td> <td style="width: 50%;">b. WITH CURRENT FIRM</td> </tr> <tr> <td style="text-align: center; border-right: 1px solid black;">39</td> <td style="text-align: center;">5</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	39	5
a. TOTAL	b. WITH CURRENT FIRM						
39	5						
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Orlando, FL)</b>							
16. EDUCATION (Degree and Specialization) <b>BS/Civil Engineering; BA/Landscape Architecture</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Registered Professional Engineer/FL</b>					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)							

Alba has worked in Florida with the public and private sectors on stormwater, water supply, land planning, and development projects. She has significant experience in permitting, design, and project management. Alba worked for 30 years at Southwest Florida Water Management District (SWFWMD) in the regulatory division starting in the ERP program and culminating as the Division Director for all the District Regulatory Programs. In these roles, she worked on resolution of complex permitting issues and rule development for the ERP and CUP programs as well as reducing review time frames.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>McIntosh Park, City of Plant City/SWFWMD, Plant City, FL</b> (Hillsborough County, FL)	2023	Est. 2026
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<p><b>Executive Engineer.</b> The McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.</p>		
b.	<b>Lake Annie Hydrological Restoration Feasibility Study, Polk Co. Parks &amp; Natural Resources</b> (Polk County, FL)	2021-Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<p><b>Executive Engineer.</b> The Dewberry team performed a watershed management study of the Peace Creek Canal. One of the alternatives identified in this report was to divert high flows from the Peace Creek Canal through a series of previously excavated areas to Lake Annie. These excavations could be constructed as created flow-through wetlands to improve habitat and provide water quality treatment while also providing other project benefits, including water storage and increased water levels in Lake Annie to meet the MFL. This project requires land acquisition or conservation easements to allow piped or channelized flow to reach the created wetlands and Lake Annie.</p>		
c.	<b>Saddle Creek, Polk County Parks and Natural Resources/SWFWMD</b> (Polk County, FL)	2020	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<p><b>Executive Engineer.</b> Dewberry conducted a feasibility study as part of a cooperatively funded project to update Saddle Creek conceptual alternatives based on more recent data and assess potential water quality improvements that can be achieved by developing offline water treatment best management practices (BMPs) within the floodplain. Based on direction from the County, the development of conceptual alternatives needed to rely on gravity and could not contain any mechanical pumping or chemical treatment, two common engineering and scientific approaches to maximizing treatment efficiencies to reduce pollutant loadings.</p>		
d.	<b>Turnpike Wastewater Treatment Facility Wastewater Capacity Study &amp; Expansion Design, City of Leesburg</b> (Lake County, FL)	2023	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<p><b>Executive Engineer.</b> Dewberry provided services to determine the capacity needed for the next twenty years and designed the upgrades needed to accommodate the new capacity. Ms. Más was the lead engineer on the civil design and coordination with the Florida Department of Environmental Protection to obtain an Environmental Resource Permit for the existing and proposed future upgrades.</p>		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Chace Arrington, EI</b>	13. ROLE IN THIS CONTRACT <b>Site/Civil Graduate Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>2</b>	b. WITH CURRENT FIRM <b>2</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BS/Computer Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Registered Engineering Intern/FL</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Chace specializes in utility engineering with a focus on water and wastewater. He also holds expertise in both civil and electrical work. Prior to joining Dewberry's Utility Management Team, he held positions in computer engineering.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Westside Haines City CDD</b> (Haines City, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<b>Site/Civil Engineer Intern.</b> The Westside Haines City CDD is 613.43 acres located in Haines City, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.			
b.	<b>Highland Meadows CDD</b> (Davenport, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<b>Site/Civil Engineer Intern.</b> Highland Meadows is a 263.5-acre master planned, residential community with development of 222 single family units. The community consists of CDD owned roadways, stormwater ponds and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements.			
c.	<b>Deer Run CDD</b> (Bunnell County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<b>Site/Civil Engineer Intern.</b> Dewberry serves as the current District Engineer for this +/- 602 acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.			
d.	<b>Dowden West CDD</b> (Orange County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<b>Site/Civil Engineer Intern.</b> Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.			
e.	<b>VillaSol CDD</b> (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<b>Site/Civil Engineer Intern.</b> As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.			

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Jose Pereira, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Utility Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>36</b>	b. WITH CURRENT FIRM <b>32</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Panama City, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>MS/Environmental Engineering, BS/Civil Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Professional Engineer/FL/LA/OK/TX</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Jose Pereira has 35 years of professional experience in the field of environmental engineering, including the design of water treatment and wastewater collection, pumping, and treatment facilities; pilot-scale and laboratory-scale treatabilities studies; and water and wastewater wet chemistry analysis. He has been actively engaged in the planning, design, construction engineering, and start-up services for numerous municipal wastewater treatment collection, pumping, and treatment systems. Many of these facilities have included innovative treatment processes such as nitrification, de-nitrification, bio-selectors, and other biological nutrient removal. To accommodate new developments, Jose has planned and designed entire wastewater collection systems that have included interceptor sewers up to 72 inches in diameter, wastewater pumping facilities, and in-system flow equalization storage basins as large as 16 million gallons.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Manatee County, FL)	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Engineer.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Manatee County. Established in 1995, there is an 8,500-acre master planned community within it, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with the City/County, and approval of all development and construction activities.		
	<b>West Villages ID</b> (Sarasota County, FL)	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>N/A</b>
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Engineer.</b> The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.		
	<b>Highway 390 Water/Wastewater Relocation, Panama City Beach</b> (Panama City Beach, FL)	PROFESSIONAL SERVICES <b>2018</b>	CONSTRUCTION (If applicable) <b>N/A</b>
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> The Panama City Water and Wastewater System Relocation Project included the relocation of the city-owned utilities that conflicted with the proposed improvements to tie into the proposed utilities for the FDOT Highway 390 Widening Project. The City was required to relocate its water and wastewater infrastructure due to the FDOT Highway 390 widening project. The project included the installation of approximately 4,400 linear feet (LF) of 12-, 8-, 6- and 2-inch water mains, fire hydrants, valves, fittings, and new potable water services.		
	<b>Wastewater Improvements, City of Parker</b> (Parker, FL)	PROFESSIONAL SERVICES <b>2017</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Engineer.</b> Dewberry worked with the City of Parker to inspect the city's existing wastewater system's condition and identify areas that required upgrades and replacement. Dewberry prepared a Facilities Plan with recommendations, projected costs, and priorities for improvements and assisted the City in securing funds through the SRF. The work consisted of design for approximately 7,000 LF of sewer force main replacement, 2,450 LF of directional bores, lift station upgrades, and manhole rehabilitation.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Michell Callaway, PE</b>	13. ROLE IN THIS CONTRACT Senior Stormwater Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 9	b. WITH CURRENT FIRM 9
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Mitchell has six years of experience in all phases of civil/site development, including the design of grading, utilities, roadways, stormwater management systems, and erosion and sediment control. He regularly researches code requirements, drafts civil construction plans, writes specifications, and obtains permits for residential, commercial, and industrial site development projects. Mitchell has experience permitting large-scale 100-year flood models, FEMA floodplain impacts, and FIRM revisions. He is proficient in SewerGEMS, ICPR, PONDS, WaterGEMS, Microsoft Office, AutoCAD, and Microstation.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Dowden West CDD</b> (Orange County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Stormwater Engineer.</b> Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.		
b.	<b>Harmony on Lake Eloise CDD</b> (Lake Eloise, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Stormwater Engineer.</b> Harmony on Lake Eloise is a 354.37-acre master planned, residential community with 1,163 residential units located in the City of Winter Haven FL. As District Engineer, we have been responsible for providing the master utility design for the water, and sewer, systems; in addition to, master stormwater modeling for the watershed that the Harmony on Lake Eloise CDD is in for stormwater management design.		
c.	<b>General Engineering Consultant, Central Florida Expressway Authority (CFX)</b> (Multiple Counties, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Stormwater Engineer.</b> Dewberry serves as a general engineering consultant to CFX. To support delivery of CFX's \$3.2-billion, five-year work plan, services under this contract include support for bond financing, engineering/design, general planning, maintenance program, work planning, and multimodal/transit.		
d.	<b>Country Greens CDD</b> (Lake County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Stormwater Engineer.</b> Sorrento Springs is a 680-acre planned development within the Country Greens CDD, in Sorrento, Lake County, Florida. Developed by Hewitt Properties, Inc., the project contained 678 single-family lots, and an 18-hole golf course and clubhouse facilities. The Country Greens CDD encompasses the entire 680 acres, and constructs, operates and maintains infrastructure to support the Sorrento Hills community. Our firm provided the master planning for the community, which included the development of all "green areas" tied to the golf course and clubhouse. We developed a Community Park area that provided the entire Village a pool area and rustic style centered community building.		
e.	<b>Deer Run CDD</b> (Bunnell County, FL)	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Stormwater Engineer.</b> Dewberry serves as the current District Engineer for this +/- 602 acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Nicole Gough, PWS</b>	13. ROLE IN THIS CONTRACT <b>Senior Environmental Scientist</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>27</b>	b. WITH CURRENT FIRM <b>9</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BS/Parks and Recreation/Resource Management, Specialization in NPS Level II Law Enforcement</b>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Wetland Scientist/FL Certified Prescribed Burn Manager/FL; Certified Pesticide Applicator/FL; Certified Stormwater Management Inspector; Railroad Worker's Safety Certified; Federal Red Card</b>		

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Nicole Gough has 26 years of experience in project management related to ecological evaluation, planning, permitting, and oversight of regional transportation and infrastructure projects, large agricultural projects, and land development. Nicole previously served as a wetlands biologist and regulatory reviewer for both the South Florida Water Management District (SFWMD) and SJRWMD. While working with both private and public entities, Nicole has garnered extensive permitting experience in all aspects of federal, state, and local permitting, including the National Pollutant Discharge Elimination System (NPDES). Additional expertise includes threatened and endangered species surveys, wetland determinations, biology, botany, conservation biology, ecology, emergency management, Endangered Species Act compliance for Letter of Map Revision (LOMR)/Conditional Letter of Map Revision (CLOMR), GIS data collection and mapping, preparation of technical specifications and contract documents, and stakeholder coordination/facilitation.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Narcoossee CDD</b> (Orlando, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Environmental Scientist.</b> The Narcoossee CDD is located in Orlando, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres and will construct, operate, and maintain infrastructure to support all of its communities. As the CDD Engineer, our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities.		
b.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Environmental Scientist.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		
c.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Environmental Scientist.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		
d.	<b>Walton Development, Ridgewood Lakes</b> (Polk County, FL)	2013	2017
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Environmental Scientist.</b> Ridgewood Lakes is a proposed community of over 3,200 acres located in northeast Polk County, Florida, off US 27 and Interstate 4 and within the District's boundaries. The development plan was designed based on careful analysis of natural site features, including soils, topography, vegetation, and hydrology, with special consideration for wetlands and the preservation of existing ecosystems.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Lisa A. Kelley, JD</b>	13. ROLE IN THIS CONTRACT <b>Permitting Manager</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>29</b>	b. WITH CURRENT FIRM <b>3</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>JD/Barry University School of Law; BS/University of West Florida Environmental Resources Management and Planning</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Licensed Attorney State Bar/FL</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Lisa is a subject matter expert in regulatory compliance and environmental policy. She serves as a Department Manager at Dewberry where she is responsible for efforts related to business development, policy and legislation, project funding, environmental permitting, and natural systems restoration. Lisa has worked on environmental projects in Florida for almost 30 years and is experienced in leading state and federal regulatory compliance programs, including Florida's Lead and Copper program. Her experience also includes serving as the Assistant Executive Director of the SJRWMD and the Assistant District Director for the Central District of the FDEP. During this time, she developed a deep understanding of the unique parameters and challenges presented by regulatory requirements.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Westside Haines City CDD</b> (Haines City, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Permitting Manager.</b> The Westside Haines City CDD is 613.43 acres located in Haines City, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>Highland Meadows CDD</b> (Davenport, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Permitting Manager.</b> Highland Meadows is a 263.5-acre master planned, residential community. The development is approved as a planned development for 222 single-family unit community. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community. Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Permitting Manager.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. There is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		<input checked="" type="checkbox"/> Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>William Hinkle, PSM</b>	13. ROLE IN THIS CONTRACT <b>Senior Surveyor</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>45</b>	b. WITH CURRENT FIRM <b>18</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>N/A</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Surveyor and Mapper/FL</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

William Hinkle, a Transportation Survey Project Manager with Dewberry, has over 43 years in various types of surveying and mapping, including over 19 years with the Florida Department of Transportation (FDOT) in District One. His experience includes right-of-way maps, right-of-way control maps, mitigation site surveys, geodetic surveys, design surveys, right-of-way surveys, subsurface utility engineering surveys, and horizontal and vertical control, including utilization of electronic field book, topographic, and construction surveying. William served as District One's Location Surveyor for six years, where his responsibilities included managing three to four District-Wide Surveying and Mapping Contracts, planning, scheduling, supervising, and quality control of 45 plus or minus projects yearly of various right-of-way and design surveys. He supervised and coordinated assignments of the Survey Department's Electronic Survey section and the engineering/land surveying assignments of two to four Department field survey crews.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Dowden West CDD</b> (Orlando, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> Dowden West is a 736-acre master planned residential community consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	<b>West Villages ID</b> (Sarasota County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.		<input checked="" type="checkbox"/> Check if project performed with current firm

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Harvey Wheeler</b>	13. ROLE IN THIS CONTRACT <b>Construction Inspector</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>26</b>	b. WITH CURRENT FIRM <b>2</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Tampa, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BS, State University of New York, Environmental Science and Forestry</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>N/A</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>Ballard Park Restroom Facility Replacement (Melbourne, FL)</b>	PROFESSIONAL SERVICES <b>2024</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Construction Inspector.</b> Under a continuing contract for ARPA-funded projects, Dewberry is providing planning, design, permitting, and construction administration services for restroom and utility upgrades at Ballard Park. Project includes replacement of the building and sewer lines, a facility assessment, permitting assistance, and design of a packaged lift station and electrical control panel.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	<b>Cypress Springs Restoration (Vernon, FL)</b>	PROFESSIONAL SERVICES <b>2023</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Construction Inspector.</b> Dewberry is currently working with the NFWFMD to enhance and create less human impact while creating the best experience for visitors at Cypress Springs. Dewberry is providing the following improvements: relocating tanic stream by moving it farther away from the spring, boardwalk access from around the river and the spring, kayak launch pads to not disrupt the shoreline, restroom facilities (above the 100 yard flood plain) so that it does not harm the springs, four to five pavilions for people to BBQ, and stabilizing high traffic areas to reduce the sedimentation into the spring.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	<b>Lift Station Rehabilitations (Clay County, FL)</b>	PROFESSIONAL SERVICES <b>2023</b>	CONSTRUCTION (If applicable) <b>N/A</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Construction Inspector.</b> Dewberry is providing engineering design and construction administration services for the rehabilitation of four existing lift stations to meet CCUA's current construction standards.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	<b>McIntosh Preserve Integrated Water Treatment Wetlands Phase II (Plant City, FL)</b>	PROFESSIONAL SERVICES <b>2022</b>	CONSTRUCTION (If applicable) <b>N/A</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Construction Inspector.</b> Design and construction of a natural area with recreational trails, wildlife viewing platform, educational signage, and 172 acres of multi-purpose constructed wetlands for natural treatment of stormwater and reclaimed water. Project increases stormwater system capacity, reducing localized flood risk while providing recreational and educational benefits for the community.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	<b>Peace Creek Improvements and Restoration (Polk County, FL)</b>	PROFESSIONAL SERVICES <b>2022</b>	CONSTRUCTION (If applicable) <b>N/A</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Construction Inspector.</b> Design and construction of the restoration of historic wetlands, floodplain, and lakeside wetlands through diversion of excess surface water from Peace Creek Canal to County-owned parcels. Project included National Environmental Policy Act (NEPA) compliance documentation as it was federally funded through the American Recovery Plan Act (ARPA).	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Michael Urchuk, RLA</b>	13. ROLE IN THIS CONTRACT <b>Senior Landscape Architect</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>35</b>	b. WITH CURRENT FIRM <b>9</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Raleigh, NC)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BS/Landscape Architecture</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Registered Landscape Architect/FL</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Michael Urchuk has 34 years of experience and has a varied background in landscape architecture and planning. As a Project Manager, he is responsible for coordination across design disciplines and acts as a liaison between the owner, design team, and contractor. He is also responsible for coordinating design efforts and project submittals. Michael's experience as a landscape architect includes retail office, residential, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Hardscape designs include corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Michael also provides construction administration services on multiple levels including shop drawings and RFI reviews, field reports, final punch lists, and on-site project coordination meetings.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Landscape Architect.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		
b.	<b>VillaSol CDD</b> (Osceola County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Landscape Architect.</b> As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.		
c.	<b>Narcoossee CDD</b> (Orlando, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Landscape Architect.</b> The Narcoossee CDD is located in Orange County, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. Michael worked on the expanding of existing decorative walls along Dowden Roadway, as well as landscaping review.		
d.	<b>Lancaster Park East</b> (St. Cloud, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Landscape Architect.</b> This project consists of 461 single family units and community facilities. Dewberry was tasked with designing and permitting the site layout, stormwater management facilities, utilities, grading, drainage, easement vacations, Federal Emergency Management Agency (FEMA), CLOMR, and LOMR approvals. Dewberry provided planning and entitlements, landscape/hardscape design, site/civil engineering, and construction administration.		
e.	<b>Roadway Operations Facility, CFX</b> (Orlando, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Landscape Architect.</b> As the General Engineering Consultant to CFX, Dewberry has provided both architectural and civil engineering services for the CFX Roadway Operations Facility. The new facility includes a 6,500 square foot office building, fueling station, small vehicle maintenance bays, warehouse, three enclosed storage buildings totaling 23,000 square feet, and a laydown yard.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Aziza Baan, GISP</b>	13. ROLE IN THIS CONTRACT Senior GIS Professional	14. YEARS EXPERIENCE	
		a. TOTAL 19	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Lakeland, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Environmental Science		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Geographic Information Systems Professional/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Aziza serves as a GIS lead and a water resources geospatial scientist with 16 years of experience. She manages GIS tasks and is proficient in working with GIS in environmental, water resources, and civil disciplines. She specializes in stream and wetland restoration planning and design, watershed modeling, geospatial database design, mobile applications, floodplain mapping, mining reclamation, land use planning, environmental permitting, environmental risk assessments, terrain processing, and spatial and volumetric analysis. Her software proficiency includes ArcGIS Advanced, ArcGIS PRO, ArcHydro, ArcGIS Collector, ArcGIS Online, Survey123, Trimble GPS, X-Tools, ET Geowizards, CrossView, Feature Analyst, Microsoft Access, Sigma Plot, and MIKE 11 GIS. Aziza has also provided GIS training staff of various GIS experience levels.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Continuing Services, Volusia County</b> (Volusia County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Under our continuing services contract, Dewberry provides site/civil engineering, roadway design, trail design, coastal design services, construction administration, environmental/permitting service, landscape architecture, signal design, and surveying and mapping.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>Lakewood Ranch, Stewardship District</b> (Sarasota and Manatee County, FL)	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Dewberry is currently performing engineering services for the Lakewood Ranch Stewardship District. Our services include engineering, surveying, and construction administration. These services include the design, permitting, and construction administration of over two miles of roadway.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>Cypress Creek Master Drainage Plan, Tampa Bay Water Authority</b> (Wesley Chapel, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Development of a master drainage plan including a detailed existing and proposed conditions model, to obtain a comprehensive ERP for the 62-acre facility.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	<b>NeoCity Property Development, Osceola County</b> (Osceola County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> This ±540-acre institutional and commercial development serves as a regionally significant surface water reservoir system for water detention, treatment, and re-use to service the surrounding urbanized area. Dewberry is responsible for leading the permitting of the development from pre-design surveys through securing permits including authorization to impact over 225 acres of USACE jurisdictional wetlands, and an additional 4 acres previously utilized for USACE wetland mitigation. Protected Species coordination involved snail kite, wood stork, indigo snake, Audubon's crested caracara and gopher tortoise.		<input checked="" type="checkbox"/> Check if project performed with current firm
e.	<b>West Villages Improvement District</b> (Sarasota County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Dewberry acts in the general capacity of District Engineer and provides the District engineering services including but not limited to attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring the District projects; overseeing construction and/or acquisition activities; preparation of certifications, documents, and reports in furtherance of District engineering activities.		<input checked="" type="checkbox"/> Check if project performed with current firm

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Zulay Marti, RA</b>	13. ROLE IN THIS CONTRACT <b>Senior Architect</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>19</b>	b. WITH CURRENT FIRM <b>4</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BArch/Architecture; MA/Special Education, Assessment and Curriculum</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Registered Architect/FL/GA/MD/VA</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Zulay is an experienced Senior Architect and Project Manager with extensive knowledge in building design, space planning, construction drawings, and construction administration. Throughout her 16-year architectural career, she has gained extensive experience in the coordination of simultaneous projects, direct client interaction, team scheduling, quality control, on-time project delivery, and construction administration. She approaches each project with a focus on aesthetics, functionality, cost and engineering as a whole. Zulay is a design professional experienced in Criminal Justice, Federal and State project building typologies in both secure and non-secure environments. Other areas of specialization include: Transportation: Executive Airport Hangars; Retail: Shopping Centers; Dining: Fast food services, ice cream parlors, restaurants with commercial kitchens; and, Wellness: Gyms.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>A/E Term Contract for Vertical Construction Projects, Volusia County (Volusia County, FL)</b>	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>2024</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Manager.</b> Continuous contract providing professional architectural and engineering task assignments for vertical construction projects. Contract #RSQ No. 20SQ-78SR. Professional disciplines include architecture, engineering, landscape architecture, and scope includes the preparation of schematic design, design documents, construction documents, construction administration, bid documents and project close out. Currently building dorms designed for the correctional facility which will be done at the end of 2024 (VCBJ West Wing Dorms).	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	<b>Public Safety Facility, City of Casselberry (Casselberry, FL)</b>	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>2023</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Manager.</b> Dewberry is providing architecture, interior design, landscape, and civil design, permitting, and construction administration services for the development of the Casselberry Public Safety Facility. The 25,900 SF, hurricane-hardened public safety command center will feature staff sleep quarters, fitness room and lockers, a media room, a community meeting room open to the public and other organizations, evidence processing and storage space, an incident command center, and training rooms. The design team was asked to develop an overall master plan the City's future Police Station with future expansion capabilities along with the future Seminole County Fire Station on the same project site. The master plan was developed to include phased construction, shared vehicular circulation, and other site amenities including garbage enclosures, stormwater retention, and monument signage.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	<b>Headquarters Safe Room, Gulf Coast Electrical Cooperative (Gulf County, FL)</b>	PROFESSIONAL SERVICES <b>2022-Ongoing</b>	CONSTRUCTION (If applicable) <b>Est. 2024</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Manager.</b> Dewberry is providing architecture and civil engineering for the hurricane safe room for Gulf County Electrical Cooperative in the Panhandle. The facility will feature a command center for field personnel to be deployed after a storm event. It will also incorporate an incident command center for Gulf County that will act as a remote emergency operation center. Redundancy will be built into HVAC potable water and electrical systems. The facility is designed to withstand a Category 4 hurricane.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	<b>Crisis Stabilization Center, Fredrick County (Fredrick County, MD)</b>	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>Est. 2025</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Manager.</b> Master concept plan, programming, design, construction documents, cost estimating, bidding process assistance, permitting and construction administration services for the interior renovation of the 11,500 SF Crisis Stabilization Center. The facility will offer a 24/7 program that is responsive to local behavioral health needs, grounded in a public health framework, and integrated into the behavioral health crisis care system in Frederick County.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION (City and State)

**Baymeadows Improvement District (Duval County, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION (If applicable)  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Rizzetta Company

b. POINT OF CONTACT NAME

Lesley Gallagher, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

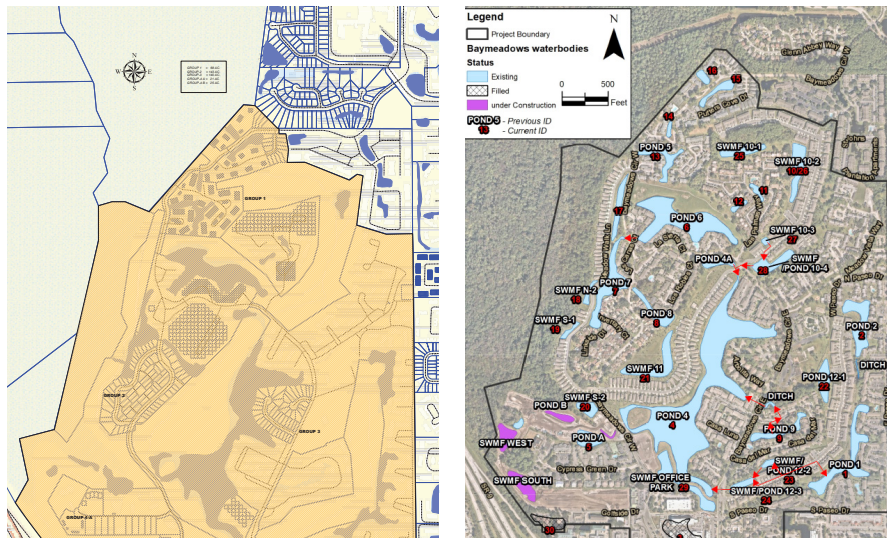
904.436.6237

Baymeadows ID an incorporated 580-acre master planned community located in Jacksonville. The Improvement District we serve covers an existing neighborhood that was developed in 1968 as a golf course community. Those golf courses are now gone; however, the community still provides maintenance and improvement services for its existing roadways, stormwater systems, and facilities. The overall development contains commercial areas, business parks, old golf courses, and residential communities.

As the CDD Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the City's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Dewberry's first task was to work with Baymeadows Board's stormwater committee to map the community's stormwater system (ponds, collection & out falls), and prepare a maintenance and repair budget (Operations and Capital). This involved engineering field work, GIS services, and estimating services. Dewberry has also has attended board meetings (at the request of the committee) to give engineering opinions on various issues such as acceptance of a developer's turnover of ownership of additional stormwater systems.

- **CONSULTANT FEES TO DATE**  
\$10,000
- **SERVICES**  
Civil Engineering  
Compliance Monitoring Construction  
Estimates and Administration  
Coordination and Monitoring of  
Environmental Jurisdictional Areas  
through Permitting Agencies Design  
Evaluations and Analysis Drainage/  
Stormwater Management Monthly  
Board Meeting Attendance Permitting  
Planning  
Surveying  
Utilities



**SERVICES FOR BAYMEADOWS ID INCLUDED THE DEVELOPMENT OF PLANS AND GIS MAPS.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Jacksonville, FL	(3) ROLE District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION *(City and State)*

**Dowden West CDD (Orlando, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION *(If applicable)*  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Jason Showe, District Manager,  
Central FL

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dowden West is a 736.28-acre master planned residential community with 1,446 residential units located in the City of Orlando. The development is 10 villages within the approved planned development for Starwood, which encompasses approximately 2,558 acres and is entitled to 4,400 residential units.

As District Engineer, we have been responsible for providing the master utility design for the water, sewer, and reuse systems, in addition to master stormwater modeling for an approximately 6,500-acre watershed for the Dowden West CDD. This modeling was used for both stormwater management design and FEMA floodplain determination.

Other services include landscape architecture design for the common open spaces and community parks, the design of community roads that also include the extension of the four-lane Dowden Road through the community, boundary surveys, topographic surveys, tree surveys, and other additional surveys, as needed.

- **CONSULTANT FEES TO DATE**  
\$500,000
- **SERVICES**
  - Boundary Surveys
  - Environmental/Permitting
  - Landscape Architecture
  - Roadway Design/Improvements
  - Stormwater Management
  - Topographic Surveys
  - Tree Surveys
  - Utility Design



**NATURE TRAIL S/W VILLAGE N-1A.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**3**

21. TITLE AND LOCATION *(City and State)*

**Lakewood Ranch CDD (Orlando, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION *(If applicable)*  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Lakewood Ranch CDD**

b. POINT OF CONTACT NAME

**Steve Zielinski, CEO**

c. POINT OF CONTACT TELEPHONE NUMBER

**941.907.0202 x 229**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Lakewood Ranch is an unincorporated 31,000-acre master planned community located on Florida's Gulf Coast in Sarasota and Manatee Counties, established in 1995. The five CDDs we serve cover an 8,500-acre community within the larger Lakewood Ranch Development. The overall development contains A-rated schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, aquatics, and lighted tennis courts.

As the CDD Engineer for the five CDDs, Dewberry's services include engineering, surveying, permitting, owner coordination with the County's review, and approval of construction activities. Dewberry's services also include rehabilitation on landscaping, water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

- **CONSULTANT FEES TO DATE**  
\$906,730

- **SERVICES**  
Civil Engineering  
Compliance Monitoring  
Construction Estimates and Administration  
Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies  
Design Evaluations and Analysis  
Drainage/Stormwater Management  
Monthly Board Meeting Attendance  
Permitting  
Planning  
Surveying  
Utilities



**OVERVIEW OF LAKEWOOD RANCH ADMINISTRATION BUILDING AND COMMUNITY FACILITY.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION (City and State)

**Narcoossee CDD (Orlando, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION (If applicable)  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Government Management Services**

b. POINT OF CONTACT NAME

**Jason Showe, District Manager,  
Central FL**

c. POINT OF CONTACT TELEPHONE NUMBER

**407.841.5524**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Narcoossee CDD is located within the City of Orlando in Orange County, Florida, and consists of approximately 416 acres. The project has been developed with 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres. We provide services as needed for the operation and maintenance of the infrastructure of the District as well as any construction activities relating to improvements and/or repairs. Our efforts include the providing of evaluation of the yearly stormwater management systems, landscaping facilities, such as walls and plantings, roadway evaluations for maintenance, and restoration within the community and district.

Dewberry is the CDD Engineer for this project. **Narcoossee CDD is CDD Advisor, Rey Malavé's first CDD, beginning his services to Narcoossee in March of 2022. Throughout our contract with the District, we have continuously been available to come out whenever there is a need.** Our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities within the district. We also provide input as needed within the budgeting process for any repairs and maintenance issues

- **CONSULTANT FEES TO DATE**  
\$475,000
- **SERVICES**
  - Civil Engineering
  - Construction Administration
  - Development Planning
  - Infrastructure Review Reports
  - Landscape Architecture
  - Permitting
  - Stormwater Monitoring and Permit Compliance Reports
  - Surveying



**VIEW OF RESIDENTIAL STREET.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION *(City and State)*

Deer Run CDD (Bunnell, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION *(If applicable)*  
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Jim Oliver, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

904.940.5850 x 415

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.

Specific assignments include planning, preparing reports and plans, surveying designs and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, and other community infrastructure provided by the District, as authorized in Chapter 190 F.S. Affiliated projects are to include engineering contract management and inspection services during construction.

Dewberry completed an irrigation system analysis to evaluate the system's hydraulic ability to provide additional irrigation zones. Also, on behalf of the CDD, Dewberry was able to address and resolve compliance coordination with the St. John's River Water Management District. Additionally, Dewberry prepared a planting plan and a vegetation management plan for conservation easement maintenance and restoration.

- **CONSULTANT FEES TO DATE**  
\$120,000
- **SERVICES**
  - Community Infrastructure
  - Construction Administration
  - Cost Estimates
  - Landscaping
  - Planning
  - Recreational Facilities
  - Reports and Plans
  - Roadway Design
  - Street Lighting
  - Surveying Designs
  - Water Management Systems and Facilities
  - Water and Sewer Systems



**COMMUNITY NATURE TRAIL BY THE COMMUNITY CENTER.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION (City and State)

**West Villages Improvement District (Sarasota County, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION (If applicable)  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Government Management Services**

b. POINT OF CONTACT NAME

**William Crosley, District Manager**

c. POINT OF CONTACT TELEPHONE NUMBER

**941.244.2805**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The overall ID contains schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, and aquatics.

As the District Engineer for the ID, Dewberry's services include engineering, surveying, permitting, owner coordination with the District's development review, and approval of construction activities. Dewberry's services also include design of all district owned irrigation improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County and or FDOT officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Additional engineering services may include attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring District projects; overseeing construction and acquisition activities; preparation of certifications, documents, and engineer's reports in furtherance of District engineering activities; and providing other engineering services as may be authorized by the Board.

- **CONSULTANT FEES TO DATE**  
\$1,058,231.97
- **SERVICES**
  - Water and Sewer Facilities and Infrastructure
  - Stormwater Management and Drainage Facilities and Infrastructure
  - Roadways
  - Signalization improvements
  - Recreational Facilities
  - Park improvements
  - Governmental Facility Improvements
  - Landscape/Hardscape Design
  - Signage
  - Environmental Services



**ENTRANCE MONUMENT SIGN ALONG WEST VILLAGES BOULEVARD.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION <i>(City and State)</i> <b>VillaSol CDD (Kissimmee, Osceola County, FL)</b>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2025	CONSTRUCTION <i>(If applicable)</i> 2025

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER <b>Governmental Management Services</b>	b. POINT OF CONTACT NAME <b>Jason Showe, District Manager, Central FL</b>	c. POINT OF CONTACT TELEPHONE NUMBER <b>407.841.5524 x 105</b>
---	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

VillaSol CDD is located in Osceola County which is just minutes from the Orlando International Airport, area attractions, and theme parks, and offers amenities like no other community in the area.

Nestled along Boggy Creek, residents have access to a boat dock where they can travel down to East Lake Toho. Resort-style amenities include a tennis court, basketball court, clubhouse, pool, and soft gate with a guard house.

Some of Dewberry's specific assignments for this project include planning, preparing reports and plans, designs and specifications for water management systems and facilities, as well as, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, other community infrastructure provided by the District, as authorized in Chapter 190 F.S., and affiliated projects to include engineering contract management and inspection services during construction.

Dewberry completed the design an implementation of a new guard house which included architecture, landscape architecture, structural analysis, and civil engineering design. Also, Dewberry is implementing a CDD inspection and rehabilitation program of the stormwater system to identify and repair defects in the stormwater conveyance system. Additionally, Dewberry conducted a pavement evaluation study to prioritize and assist the CDD in financial planning for resurfacing needs.

- **CONSULTANT FEES TO DATE**  
\$375,000
- **SERVICES**
  - Community Infrastructure
  - Construction Administration
  - Cost Estimates
  - District Board Meetings
  - Landscape Architecture
  - Planning
  - Recreational Facilities Design
  - Reports and Plans
  - Roadway Design
  - Street Lighting Design
  - Surveying
  - Water Management Systems and Facilities
  - Water and Sewer Systems



**TOWNHOMES WITHIN THE COMMUNITY.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME <b>Dewberry Engineers Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Orlando, FL</b>	(3) ROLE <b>District Engineer</b>
----	---	---	--------------------------------------

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION *(City and State)*

**Live Oak Lake CDD (Twin Lakes Development)**  
(Osceola County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION *(If applicable)*  
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Governmental Management Services

b. POINT OF CONTACT NAME

Jill Burns, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 x 115

Live Oak Lakes CDD (Twin Lakes Development) is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. The development is situated just east of Hickory Tree Road and west of Live Oak Lake and Sardine Lake in Osceola County. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units.

A 42,000+ square foot amenity clubhouse is currently being constructed alongside the oversized pool and cabana area, which includes a bar for food and beverages. The outdoor rec space is under construction just to the south. This area was designed to include bocci ball, pickle ball, horseshoes, tennis courts, and a half basketball court. It also provides walking trails, a boat dock, and a dock for fishing.

In addition to civil engineering services, we also provided roadway design, bridge design, and signal design within the first phase. We were responsible for the roadway widening design of Hickory Tree Road, where services also included drainage and utility extensions. We extended New Nolte Road from the existing intersection east through the first phase of construction. This 150' ROW is master planned to be a four lane divided major collector road in the future.

We also designed and oversaw the construction of the vehicular bridge that crosses existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. We provided signal design for the New Nolte and Hickory Tree Road Intersection, which also includes golf cart paths and golf cart path crossings at the updated intersection.

Utilities have been master designed for the build out of the development, which will include city master transmission mains for the 24" potable water main and 24" reclaim main, along with five sanitary lift stations to service the phases of the development as they are constructed. Phase 1 of the project utilizes two sanitary lift stations, a portion of the 24" potable and reclaim mains. The first lift station is located on the west side of Hickory Tree Road. The second lift station is located along the extension of Nolte Road east of Hickory Tree Road. This lift station has been designed to accept additional flows from future phases of this development. This lift station pumps into a force main down the Nolte Road extension and connects to the existing 20" force main located within the Hickory Tree ROW.

- **CONSULTANT FEES TO DATE \$**  
2.1 Million
- **SERVICES**  
Assistance with the City Master Upsizing Agreements  
Civil Engineering  
Construction Administration  
Entitlements  
Environmental/Permitting  
Landscaping/Hardscape Design  
Maintenance of Traffic Planning  
Planning  
Signal Design  
Surveying



**RESIDENTIAL VIEW OF LIVE OAK LAKE CDD.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Dewberry Engineers Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Orlando, FL</b>	(3) ROLE <b>District Engineer</b>
b.	(1) FIRM NAME <b>Dewberry Engineers Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Jacksonville, FL</b>	(3) ROLE <b>District Engineer</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION *(City and State)*

**Westside Haines City CDD (Haines City, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION *(If applicable)*  
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Governmental Management Services

b. POINT OF CONTACT NAME

Jill Burns, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 x 115

The Westside Haines City CDD is 613.43 acres located in Haines City, Florida. The District currently contains approximately 613.43 acres and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permits, recreational facilities, and infrastructure review reports.

- **CONSULTANT FEES TO DATE**  
\$44,500
- **SERVICES**  
Civil Engineering  
Permitting  
Roadway Design  
Stormwater Monitoring and Permit  
Recreational Facilities  
Infrastructure Review Reports



**HOMES WITHIN THE WESTSIDE HAINES CITY CDD.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME <b>Dewberry Engineers Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Orlando, FL</b>	(3) ROLE <b>District Engineer</b>
b.	(1) FIRM NAME <b>Dewberry Engineers Inc.</b>	(2) FIRM LOCATION <i>(City and State)</i> <b>Jacksonville, FL</b>	(3) ROLE <b>District Engineer</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY NUMBER**

**10**

21. TITLE AND LOCATION *(City and State)*

**Highland Meadows CDD (Polk County, Davenport, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION *(If applicable)*  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Government Management Services**

b. POINT OF CONTACT NAME

**Tricia Adams, District Manager**

c. POINT OF CONTACT TELEPHONE NUMBER

**407.841.5524**

Highland Meadows is a 263.5-acre master planned residential community located in the city of Davenport. The development is approved as a planned development for a 222 single-family unit community. The CDD is located on the south side of County Road 547 - Holly Hill Road and the north side of Olsen Road. The community consists of CDD owned roadways, stormwater ponds, and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.

- **CONSULTANT FEES TO DATE**

Engineering Fee: \$120,000  
Estimated Construction Cost: To be determined. Gov't is evaluating alternatives.

- **SERVICES**

- Civil Engineering
- Construction Estimates and Administration
- Coordination of Environmental Jurisdictional Lines and Permitting
- Due Diligence
- Permitting
- Planning
- Landscaping Plans
- Surveying



**VIEW OF THE RESIDENTIAL AREA IN HIGHLAND MEADOWS CDD.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Rey Malavé, PE	District Engineer	●	●	●	●	●	●	●	●	●	●
Cole Landau	Assistant District Engineer		●	●		●				●	
Mike Greenberg, PE	Sr. Roadway Engineer										
Marybeth Morin, PE	Sr. Structural Engineer		●						●		
Alba Más, PE	Sr. Site Engineer				●	●					
Chace Arrington, EI	Site/Civil Graduate	●			●	●	●			●	●
Jose Pereira, PE	Sr. Utility Engineer		●			●					
Mitchell Callaway, PE	Sr. Stormwater Engineer		●			●			●	●	
Nicole Gough, PWS, CNRP	Sr. Environmental Scientist Survey Manager		●	●	●	●	●		●	●	
Lisa A. Kelley, JD	Permitting Manager		●	●		●			●	●	●
William Hinkle, PSM	Senior Surveyor	●	●			●					
Harvey Wheeler	Construction Inspector										
Michael Urchuk, RLA	Sr. Landscape Architect	●		●	●	●	●		●		
Aziza Baan, GISP	Sr. GIS Professional	●	●			●			●		
Zulay Marti, RA	Sr. Architect										

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Baymeadows ID	6	West Villages ID
2	Dowden West CDD	7	VillaSol CDD
3	Lakewood Ranch CDD	8	Live Oak Lakes CDD
4	Narcoossee CDD	9	Westside Haines City CDD
5	Deer Run CDD	10	Highland Meadows CDD

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

# FIRM QUALIFICATIONS

Dewberry is a leading, multi-disciplined firm with a proven history of providing professional services to a wide variety of public- and private-sector clients. Established in 1956, Dewberry is headquartered in Fairfax, Virginia, with 60 locations and over 2,500+ professionals nationwide, including our local office in Orlando. Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving clients' challenges and transforming their communities.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, architecture, and land development services. Dewberry's local Orlando office includes 120 people, with 14 office locations and over 320 employees across Florida, bringing expertise, qualifications, and resources to cities and counties throughout the state. Dewberry supports large and small projects in the following primary service areas:

- Alternative delivery
- Architecture
- Building engineering
- Disaster response and emergency management
- Energy services
- Environmental services
- Geospatial services
- Mechanical, electrical, and plumbing services
- Program management
- Site/civil services
- Surveying/mapping
- Sustainability
- Transportation
- Water/wastewater/reclaimed water services

## Relevant Experience

The absolute best predictor of future success is past performance, and we have a lot of experience in all areas required for this contract. Whether we are providing professional design engineering services or as a previous District Engineer, our track record speaks for itself.

Our local leadership team has planned, funded, constructed, and maintained projects in the Orlando area for over 40 years.

**Serving as District Engineer is Rey Malavé, PE.** Rey has 46 years of experience in civil engineering and a diversified background in the design and permitting of infrastructure systems, including public facilities, utility systems, office buildings, commercial developments, recreational facilities, and industrial developments. He has extensive experience with permitting agencies, including FDEP, FDOT, Florida Water Management Districts, and other local agencies. **He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.**

## **Serving as Assistant District Engineer is Susan Tierney.**

Cole brings 18 years of experience in project planning, development, budgeting, and scheduling. His expertise includes design-builds, from conceptual plan to design, contract reviews, project estimations and bids, cost control, and negotiations. Cole will collaborate with the District Manager, attorneys, and board of directors to identify the needs of the District, provide expert technical information to facilitate problem solving and decision making by the DM and BOD. Technical and professional tasks will be clearly stated, schedule and budget finalized, and any risks to project cost or schedule will be communicated expediently to solicit feedback and ensure clear communication and quality deliverables.

## DEWBERRY HAS SERVED OVER 50 CDDs IN FLORIDA.

The following CDD projects are representative of our relevant project experience:

- Baymeadows Improvement District, Duval County
- Shingle Creek CDD, Osceola County
- White Clay CDD, Polk County
- Old Hickory CDD, Osceola County
- Woodland Crossing CDD, Sumter County
- Baytree CDD, Brevard County
- **Cascades at Groveland CDD, Lake County**
- **Country Greens CDD, Lake County**
- Covington Park CDD, Hillsborough County
- Deer Run CDD, Flagler County
- Dowden West CDD, Orlando
- East Park CDD, Orange County
- **Greater Lakes – Sawgrass Bay CDD, Lake County**
- Highland Meadows CDD, Polk County
- **Lake Emma CDD, Groveland**
- Lakewood Ranch CDDs 1, 2, 4, 5, 6, Sarasota and Manatee County
- Lakewood Ranch Stewardship, Sarasota and Manatee County
- Live Oak Lake CDD, Osceola County
- Montecito CDD, Brevard County
- Narcoossee CDD, Orange County
- On-Top-of-the-World CDDs, Marion County
- Chandler Hills East CDD, Marion County
- Indigo East CDD, Marion County
- Bay Laurel Center CDD, Marion County
- Osceola Chain of Lakes, Osceola County

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- Reedy Creek Improvement District, Orange and Osceola Counties
- Reunion Resort CDD, Osceola County
- Verandas CDD, Pasco County
- Viera CDD, Brevard County
- VillaSol CDD, Osceola County
- West Villages Improvement District, Sarasota County

### Project Approach

We have prepared an organizational approach to fit the specific categories of the organization and operations to support both large and small engineering projects. Through our many years of serving as District Engineer, we've been successful at becoming an extension of the CDD's Project Management group, with the ability to understand project needs and proposing only on what is necessary to complete the task at hand. Our management team is committed to a quality product that is consistent with Olympus CDD's policies and procedures.

### Stormwater Management Services

Our integrated stormwater management services range from large basin studies to the design of collection systems. Our team has performed analysis on various projects throughout Florida. We have designed culvert replacements to extensions on numerous roadway projects, ranging from two-lane rural widening to multi-lane expressways.

Drainage design and permitting are critical parts of any project. We will provide assistance to the District in coordination with MS4 support, total maximum daily loads (TMDLs), numeric nutrient criteria support, drainage, erosion and sediment control, stormwater basin modeling, assessment and evaluation drainage systems, design and construction plans for stormwater management systems, and coordination with state and federal agencies.

Assumptions and/or omissions in this area can cause significant delays in the project schedule, increase costs during construction, and even lead to possible litigation against the District. We are experienced in identifying, analyzing, and addressing drainage impacts associated with a variety of project types. Our drainage staff is knowledgeable of Water Management District criteria, and we are adept at developing creative and innovative solutions to drainage problems. We also have experience preparing flood studies with FEMA. At the heart of our approach is a thorough document review of the existing plans, USGS Quadrangle Maps, USDA Soil Survey, FEMA Flood Insurance Maps and aerial photographs. With this data in hand, we will perform a field review during the pre-scope meeting, identify all drainage and permitting issues, and discuss possible drainage solutions with the District. Existing drainage patterns, ponding concerns and erosion problems will be documented. We will contact the District's Maintenance Engineer to discuss any concerns regarding the project area.

### Water/Wastewater Services

Our team can provide utility analyses of existing master systems, preparation and updates to master plans, as well as preparation of utility construction plans. Dewberry can analyze the existing utility systems and make recommendations for upgrades or replacement. We have designed numerous utility collection and transmission facilities, gravity sewers, force

mains, reuse water, and potable water systems. We have also designed numerous wastewater and water pump stations. We also have experience in the transformation of septic tank systems by the installation of new sewer systems.

### Transportation Services

Dewberry has provided roadway and bridge design services to numerous governmental agencies throughout Florida for over 30 years. Our projects have ranged from minor intersection improvements and milling and resurfacing of existing roadways to capacity improvements and complex, multilevel interchanges. The extensive experience of our staff in the design, preparation of construction documents, and post design services for roadways, bridges, and associated systems provides Olympus with the expertise to handle any type of transportation related assignment. Our transportation design staff, coupled with the survey, drainage, environmental, and permitting capabilities, allows us to efficiently complete any assignment, as all disciplines required are available in-house.

Traffic design may include one or more of the following items, dependent upon a specific project: signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies. We have extensive experience in these phases of the project, and we are qualified to perform all aspects of traffic engineering.

Engineering services related to structural design may be required for bridge widenings, bridge rail replacements, box culvert extensions, retaining walls, sheet piling, overhead sign structures, multi-post guide signs, signal poles, mast arms light poles, and foundations for signs, signal poles, and lighting. We have an experienced in-house staff to provide these services.

### Survey and Mapping Services

Dewberry has provided continuing surveying services for many counties and municipalities throughout the State of Florida. Our large in-house survey staff, with numerous crews out of our Orlando and Jacksonville office, are well-versed in the rigors of on-call assignments and the immediate response time they require. We utilize state-of-the-art equipment to provide cost effective surveying, right of way (ROW) mapping, utility designation, and subsurface utility engineering (SUE) for roadway, municipal, and civil development projects. We have extensive experience in boundary surveys, topographic design surveys, tree surveys, inventory surveys, and underground utility mapping. Our survey team has a dedicated staff of photogrammetrists who specialize in aerial photogrammetry, fixed and aerial LiDAR, and GIS mapping.

Our services for surveying and mapping may include as-built surveys, boundary surveys, eminent domain surveys, GIS, legal description preparation, plat preparation, property sketches, ROW mapping, SUE, topographic surveys, and utility surveys.

SUE technology combines geophysics, surveying, and civil engineering to better locate underground utilities. This service helps our clients avoid costly utility conflicts and construction delays caused by inaccurately plotted utilities. Our 3D laser scanning equipment allows our survey crews to accurately collect field data comprehensively and, most importantly, safely. Dewberry is one of a select few firms in the state to have this technology.

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### Environmental/Permitting Services

From determining wetland lines to the understanding of current rules and regulations for water management districts, our staff has full understanding and experience in providing these services for cities and other governmental agencies. We have obtained permits with various local, state, and federal agencies for a variety of projects. We understand how to prepare permit applications, work closely with the agencies, and obtain permits for your projects. Dewberry will track the permit status for each agency, keep the District informed of the progress of all permits, and respond promptly to all requests for additional information.

As part of our efforts for the Olympus CDD, we will assist in determining the permits needed for each development project along with the anticipated schedules for obtaining each permit. Additionally, we have experience in permitting with governmental agencies such as the Water Management Districts, FDEP, Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Army Corps of Engineers (USACE), and FDOT. We have staff that consists of both engineers and environmental scientists, many of which have worked previously for various permitting agencies.

### Landscape Architecture/Planning

Dewberry has extensive landscape architecture experience throughout Florida. Our project experience includes residential, retail office, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Our hardscape designs have included corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Our planning services to Olympus CDD will include presentations to CDD Commissioners and public meetings, where we would provide assistance to the District for the understanding of technical issues, proposed developments, projected roadway designs, possible ROW changes, and to provide a professional and expert opinion on issues that may be needed by the District. Dewberry can assist the District with the following planning services:

- Comprehensive planning
- Review of comprehensive plan amendments
- Preparing land development regulations, including form based codes, GIS, and mapping services
- Transportation planning
- Revitalization/redevelopment planning

### Public Involvement and Outreach

Open and effective communication is essential to the successful completion of any project. It's important to develop and maintain a sense of trust and understanding with the public. This is best accomplished by developing a plan tailored to the surrounding community potentially impacted and depending on the nature and extent of the project. Outreach may include a Community Awareness Plan, which would detail the specific methods proposed and list the targeted stakeholders within a specific corridor or project study area. Other public outreach activities could include the management of a project hotline and/or stakeholder database and distributing information through a variety of notifications to local residents, property owners, schools, businesses, local officials, and other stakeholders. We have found that evaluation of all potential improvements and design concepts and sharing the results of extensive data

collection early in the study process creates a level of comfort with the public in two respects:

- There is an open exchange of information; and
- A technically sound approach is being used to serve the best interests of the public.

Coordination with City staff and others will be strengthened by our team's diverse project experience and previous involvement with a variety of stakeholders. Our team is adept at planning and coordinating public workshops, and smaller homeowner associations, and group workshops.

### Construction Administration/CEI

We have continually provided construction administration services to our clients on most of the projects we have designed. Dewberry understands the importance of establishing and maintaining budgets. As a project is constructed, our team must monitor the project budget and keep the District consistently informed. We have worked with many cities and counties on providing all construction services, including assistance in the preparation of bid documents, prebid meetings, pre-construction meetings, construction administration, site observation, pay application review, and approvals. We also provide shop drawing reviews and approvals per construction documents. We will provide assistance to District staff in the administration of construction contracts. Our team is currently providing these services to many municipalities across the state of Florida.

Our construction administration staff is prepared to support the District in various construction management related tasks. We routinely perform these services for both our public and private clients. Our services include:

- Construction Inspection
- Shop Drawing Review
- Pay Application Verification
- Construction Scheduling
- Utility Company Coordination
- Final Regulatory Acceptance
- Record Drawings
- Project Value Engineering
- Bid Document Preparation
- Bid Summarization and Analysis
- Contract Preparation

### Task Initiation

Our Project Approach will vary due to the type of assignment; however, the important first steps in task initiation involve data gathering and scope development.

### Data Gathering

This phase consists of defining the project objectives, identifying elements involved in the task, conducting a field review meeting (if required), and developing a detailed scope of services. This phase will begin once the District has identified a specific task or project. Once identified, we will coordinate with the District to obtain all existing information. This data collection

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

effort is very important because it provides valuable information before developing the scope of services.

If applicable or desired, an on-site field review meeting will be held jointly with the District and other appropriate agencies to discuss the task objectives and identify areas of concern. Discussions regarding the project's background, scope requirements, constraints, and other relevant issues will be held to understand the overall project goals. Based on the data collection effort and the initial on-site field meeting, the specific plan elements required for the task will be identified and agreed to with the District prior to developing a scope of services.

### Scope Development

A detailed scope of services, fee estimate, and schedule for each task will be developed based on the data gathering efforts and discussions. This scope and work effort will be heavily influenced by the quality of the data collected and the specific needs of each task. Man-hour estimates will be provided for each discipline involved. The scope and work effort will be prepared and negotiated quickly, so as not to affect the schedule.

### Other Considerations

#### COST CONTROL

We constantly review our designs and look for ways to save our clients time and money. We exercise common sense engineering to provide practical design solutions, not merely based how things have always been done.

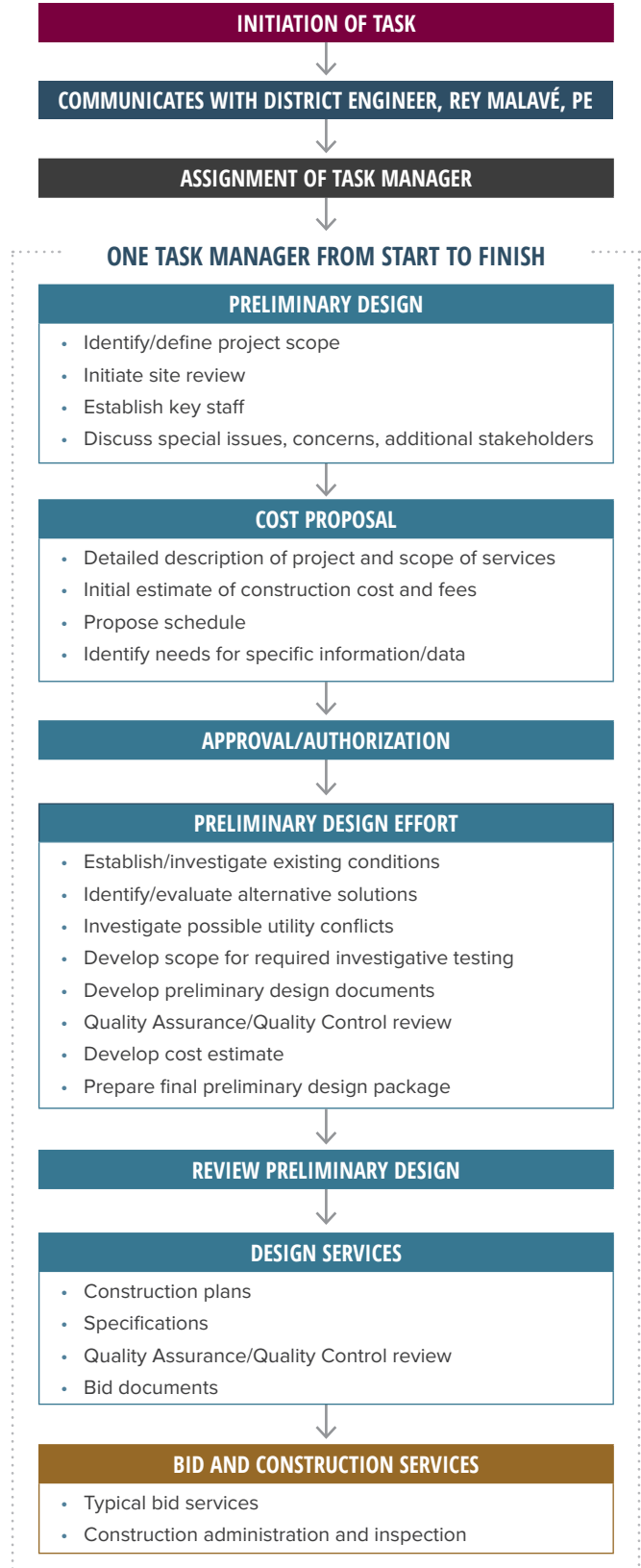
#### PROJECT COSTS

We understand the financial constraints that clients face due to budget cuts and rising construction and ROW costs. We will review all designs prepared by Dewberry or others for cost savings measures that will not affect the intention or safety of the project. Our recent experience has shown that minor changes in the design can save materials, and reduce or avoid costly business damage claims and ROW impacts. Another key to cost controls is to estimate costs early in the design process and as the design evolves, not just near the end of the design process. Early cost estimating allows for more options to be explored and provides the District with opportunities to adjust budgets as needed.

#### PROJECT SCHEDULE

The importance of maintaining the project schedule through the design or review process cannot be overstated. Dewberry is committed to developing and adhering to the project schedule for each assignment. This is important to us because if we fail to successfully complete any assignment on time, our ability to obtain additional assignments with Olympus will be limited. We will maintain an overall schedule of projects to help with internal and external coordination. We fully understand what is required to keep a project on schedule. Our team will use the following proven actions to control the project schedule:

- **Experienced Client Manager:** Our District Engineer, Rey Malavé, routinely manages multi-discipline projects where coordination is critical. Dewberry's wide range of in-house services ensures close coordination between disciplines, enabling us to direct our staffing resources.



## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- **Weekly Team Meetings:** Coordination will be ensured through weekly team meetings. These meetings will be used to track progress on individual tasks and as a planning tool.
- **Monthly Progress Reports:** Monthly progress reports will be supplied to Olympus. These reports will be an effective snapshot of the status of each assignment and will be used to identify any potential schedule issues.
- **Being Proactive:** We will be proactive (vs. reactive) on all tasks while managing the schedule. Emphasis will be placed on the activity start dates to ensure timely completion.

### NPDES MS4 PROGRAM SUPPORT

Having completed numerous programs for other cities and counties, we understand the MS4 Program and have the staff to assist the CDD in updates, compliance questions, and recommendations as needed in the ongoing program.

### INDEPENDENT PEER REVIEW

An independent peer review is performed for each phase submittal. Dewberry's established Quality Management Program requires the review to be performed by senior-level staff not directly involved in the project to make sure quality standards are met on every submittal.

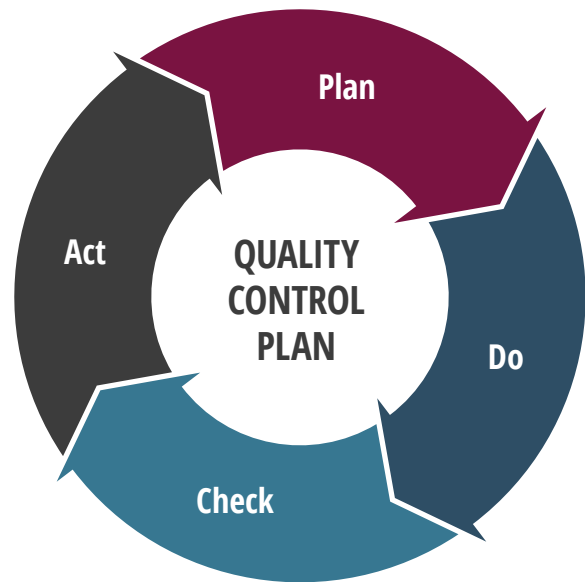
### CONSTRUCTABILITY/BID-ABILITY REVIEW

Prior to the 90 and 100 percent submittals, the plans will be subjected to a constructability/bid-ability review. This review will be performed by our in-house construction administrators, who are experienced in CDD requirements.

## Quality Assurance/Quality Control

Dewberry understands the value of repeat business. **Our District Engineer, Rey Malavé, PE, has 20 years of experience servicing a variety of CDDs across Florida.** Our commitment to personalized client service is such that we guarantee we will respond to each client's needs promptly and effectively. From the beginning, we recognized that functional efficiency and technical excellence must be provided as a matter of course in engineering design. Each project produced by our firm reflects this corporate commitment to excellence, and our insurance is our Quality Control Plan. Our Quality Assurance Plan and procedures are based on the philosophies that include:

- **Plan:** Quality is controlled by adequate planning, coordination, supervision, technical direction, proper definition of job requirements and procedures, and the involvement of experienced professionals.
- **Do:** Quality is achieved by individuals performing work functions carefully and "doing it right the first time."
- **Check:** Quality is verified through checking, reviewing, and supervising work activities, with documentation by objective individuals who were not directly responsible for performing the initial work.
- **Act:** Quality is ensured by having a manager perform quality assurance functions that involve monitoring and close review of the work and the procedures used in performing the work.



### I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

5/7/2026

33. NAME AND TITLE

Rey Malavé, Associate Vice President





## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

<b>ARCHITECT – ENGINEER QUALIFICATIONS</b> PART II – GENERAL QUALIFICATIONS <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						1. SOLICITATION NUMBER <i>(IF ANY)</i>	
2a. FIRM (or Branch Office) NAME <b>Dewberry Engineers Inc. (Lakeland branch office)</b>						3. YEAR ESTABLISHED 2021	4. UNIQUE ENTITY IDENTIFIER K3WDSCEDY1V5
2b. STREET 1479 Town Center Drive, Suite D214				5. OWNERSHIP			
2c. CITY Lakeland		2d. STATE FL	2e. ZIP CODE 33803-7974		a. TYPE Corporation		
6a. POINT OF CONTACT NAME AND TITLE Roberto Beltran, Jr., PE, DBIA, Vice President, Business Unit Manager				b. SMALL BUSINESS STATUS No			
6b. TELEPHONE NUMBER 863.345.1470		6c. EMAIL ADDRESS rbeltran@dewberry.com		7. NAME OF FIRM (If block 2a is a branch office) The Dewberry Companies Inc.			
8a. FORMER FIRM NAME(S) (If any) Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)				8b. YEAR ESTABLISHED Dewberry Engineers Inc.: 2012		8c. UNIQUE ENTITY IDENTIFIER DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6	
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)	
		(1) FIRM	(2) BRANCH				
02	Administrative	276	3	S13	Storm Water Handling & Fac	6	
08	CADD Technician	83	3	W02	Water Resources; Hydrology/ Ground Water	6	
12	Civil Engineer	340	1	W03	Water Supply; Treatment & Distribution	6	
15	Construction Inspector	128	1				
24	Environmental Scientist	54	2				
29	Geographic Information System Specialist	113	2				
62	Water Resources Engineer	132	1				
	Water/Wastewater Engineer	102	8				
	Other Employees	1290					
	<b>Total</b>	<b>2518</b>	<b>21</b>				
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER					
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million			
b. Non-Federal Work	5	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million			
c. Total Work	5	3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million			
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million			
		5. \$1 million to less than \$2 million		10. \$50 million or greater			
<b>12. AUTHORIZED REPRESENTATIVE</b> The foregoing is a statement of facts.							
a. SIGNATURE 					b. DATE May 7, 2026		
c. NAME AND TITLE Phillip J. Thiel, President							

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

<b>ARCHITECT – ENGINEER QUALIFICATIONS</b> <b>PART II – GENERAL QUALIFICATIONS</b> <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						1. SOLICITATION NUMBER <i>(IF ANY)</i>	
2a. FIRM (or Branch Office) NAME <b>Dewberry Engineers Inc.</b> <b>(Panama City branch office)</b>						3. YEAR ESTABLISHED 2016	4. UNIQUE ENTITY IDENTIFIER K3WDSCEDY1V5
2b. STREET 203 Aberdeen Parkway				5. OWNERSHIP			
2c. CITY Panama City		2d. STATE FL	2e. ZIP CODE 32405-6457	a. TYPE Corporation			
6a. POINT OF CONTACT NAME AND TITLE Jonathan Sklarski, PE, Vice President, Business Unit Manager				b. SMALL BUSINESS STATUS No			
6b. TELEPHONE NUMBER 850.571.1200		6c. EMAIL ADDRESS jsklarski@dewberry.com		7. NAME OF FIRM (If block 2a is a branch office) The Dewberry Companies Inc.			
8a. FORMER FIRM NAME(S) (If any) Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)				8b. YEAR ESTABLISHED Dewberry Engineers Inc.: 2012		8c. UNIQUE ENTITY IDENTIFIER DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6	
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)	
		(1) FIRM	(2) BRANCH				
02	Administrative	276	2	C08	Codes; Standards; Ordinances	1	
07	Biologist	10	1	C16	Construction Surveying	3	
08	CADD Technician	83	3	D10	Disaster Work	2	
12	Civil Engineer	340	9	E09	Environmental Impact Studies, Assessments or Statements	2	
15	Construction Inspector	128	6	E11	Environmental Planning	1	
16	Construction Manager	62	1	E12	Environmental Remediation	1	
24	Environmental Scientist	54	2	H04	Heating; Ventilating; Air Conditioning	1	
38	Land Surveyor	194	18	H07	Highways; Streets; Airfield Paving; Parking Lots	3	
62	Water Resources Engineer	132	1	H13	Hydrographic Surveying	3	
				L02	Land Surveying	6	
				L10	Land Development, Residential	5	
				L11	Land Development; Commercial	3	
				S01	Safety Engineering; Accident Studies; OSHA Studies	1	
				S04	Sewage Collection, Treatment and Disposal	5	
				S10	Surveying; Platting; Mapping; Flood Plain Studies	1	
				T02	Testing & Inspection Services	3	
				T03	Traffic & Transportation Engineering	1	
	Other Employees	1239		W02	Water Resources; Hydrology; Ground Water	1	
<b>Total</b>		2518	43	W03	Water Supply; Treatment and Distribution	5	
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER 1. Less than \$100,000 2. \$100,000 to less than \$250,000 3. \$250,000 to less than \$500,000 4. \$500,000 to less than \$1 million 5. \$1 million to less than \$2 million 6. \$2 million to less than \$5 million 7. \$5 million to less than \$10 million 8. \$10 million to less than \$25 million 9. \$25 million to less than \$50 million 10. \$50 million or greater					
a. Federal Work	4						
b. Non-Federal Work	7						
c. Total Work	7						
<b>12. AUTHORIZED REPRESENTATIVE</b> The foregoing is a statement of facts.							
a. SIGNATURE 					b. DATE May 7, 2026		
c. NAME AND TITLE Phillip J. Thiel, President							

## H. ADDITIONAL INFORMATION


30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

<b>ARCHITECT – ENGINEER QUALIFICATIONS</b>				1. SOLICITATION NUMBER (IF ANY)	
<b>PART II – GENERAL QUALIFICATIONS</b>					
<i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>					
2a. FIRM (or Branch Office) NAME <b>Dewberry Engineers Inc. (Raleigh branch office)</b>				3. YEAR ESTABLISHED 2013	4. UNIQUE ENTITY IDENTIFIER K3WDSCEDY1V5
2b. STREET 2610 Wycliff Road, Suite 410			5. OWNERSHIP		
2c. CITY Raleigh	2d. STATE NC	2e. ZIP CODE 27607-3073		a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Matthew West, PE, LEED AP, Vice President, Business Unit Manager			b. SMALL BUSINESS STATUS No		
6b. TELEPHONE NUMBER 919.424.3770		6c. EMAIL ADDRESS mwest@dewberry.com		7. NAME OF FIRM (If block 2a is a branch office) The Dewberry Companies Inc.	
8a. FORMER FIRM NAME(S) (If any) Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)			8b. YEAR ESTABLISHED Dewberry Engineers Inc.: 2012		8c. UNIQUE ENTITY IDENTIFIER DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	276	18	C11	Community Facilities	3
05	Archeologist	9	1	C12	Communications Systems; TV; Microwave	4
07	Biologist	10	2	C15	Construction Management	2
08	CADD Technician	83	4	E02	Educational Facilities; Classrooms	6
12	Civil Engineer	340	19	E03	Electrical Studies and Design	3
15	Construction Inspector	128	2	E11	Environmental Planning	2
16	Construction Manager	62	1	H04	Heating; Ventilating; Air Conditioning	5
21	Electrical Engineer	68	32	H05	Health Systems Planning	2
24	Environmental Scientist	54	3	H09	Hospital & Medical Facilities	7
29	Geographic Information System Specialist	113	2	I03	Industrial Waste Treatment	4
38	Land Surveyor	194	15	L01	Laboratories; Medical Research Facilities	3
39	Landscape Architect	37	6	L11	Land Development, Commercial	3
42	Mechanical Engineer	153	55	M05	Military Design Standards	4
47	Planner: Urban/Regional	40	2	O01	Office Buildings; Industrial Parks	2
48	Program Analyst/Program Manager	30	3	P12	Power Generation, Transmission, Distribution	4
49	Remote Sensing Specialist	16	1	R04	Recreation Facilities (Parks, Marinas, Etc.)	2
56	Technical/Specification Writer	55	8	S04	Sewage Collection, Treatment and Disposal	3
57	Structural Engineer	140	10	S09	Structural Des; Special Struct	3
60	Transportation Engineer	180	12	S10	Surveying; Platting; Mapping; Flood Plain Studies	5
62	Water Resources Engineer	132	4	S13	Storm Water Handling & Fac	2
	QA/QC Specialists	4	1	T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	4
	Site Acquisition Specialist	12	8	T02	Testing & Inspection Services	2
	Water/Wastewater Engineer	102	13	T03	Traffic & Transportation Engineering	5
	Other Employees	280		W02	Water Resources; Hydrology; Ground Water	4
	<b>Total</b>	<b>2518</b>	<b>222</b>	<b>W03</b>	<b>Water Supply; Treatment and Distribution</b>	<b>6</b>

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	6	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million
c. Total Work	9	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

**12. AUTHORIZED REPRESENTATIVE**  
The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE May 7, 2026
c. NAME AND TITLE Phillip J. Thiel, President	



**SECTION 3:** Qualifications and Experience

---

# QUALIFICATIONS AND EXPERIENCE

## A. Ability and Adequacy of Professional Personnel

We have carefully selected our team of professionals and technical experts to match our experience and expertise with the qualifications required. Our firm has a wide array of experience, disciplines, and resources available to provide the required services to the Dowden Central CDD. Our team can provide engineering design, planning management, technical, and administrative services as requested and will make a commitment to prioritize the CDD's needs.



**Rey Malavé, PE**  
DISTRICT ENGINEER

Serving as **District Engineer, Rey Malavé, PE**, has 46 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the FDEP, FDOT, SWFWMD, and other local agencies. He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.



**Susan Tierney**  
ASSISTANT DISTRICT ENGINEER

Our **Assistant District Engineer is Susan Tierney**. She has 31 years' experience managing multi-disciplined engineering projects. Her expertise includes project management and design for photovoltaic and wireless communication build-outs; managing structural design and renovation of industrial, pharmaceutical, and commercial buildings; assisting the design and construction managers on multi-million-dollar, federal design-build task orders. She most recently led FEMA deployed housing missions as Task Order Manager in response to Hurricanes Helene, Milton, Ian, and Idalia.

### WHY DEWBERRY?



**OUR MAIN OFFICE IS LOCATED IN ORLANDO AND IS MINUTES FROM DOWDEN CENTRAL CDD**



**LOCAL, EXPERIENCED DISTRICT ENGINEER READY TO WORK FOR YOU**



**COMPREHENSIVE UNDERSTANDING OF CDD'S INFRASTRUCTURE AND OPERATIONAL NEEDS**



**320+ EMPLOYEES IN 12 OFFICES WITHIN FLORIDA, COLLABORATING TO SERVE OVER 50 CDDs IN FLORIDA**



**COHESIVE GROUP OF PROFESSIONALS INTEGRATED ACROSS SERVICE AREAS TO LEVERAGE SUCCESS FOR OUR CLIENTS**



**60+ YEARS HELPING CLIENTS BUILD AND SHAPE COMMUNITIES**

## B. Certified Minority Business Enterprise

Although we are not MBE or WBE certified, Dewberry takes extra strides to include small, disadvantaged minority, and/or woman owned businesses for subcontracted professional services.

Dewberry is committed to developing valuable relationships with businesses that are minority, woman, disadvantaged, veteran, and LGBTQIA+-owned, and small, HubZone, and 8 (a); providing maximum practicable opportunities for suppliers that can offer innovative, competitive, cost-effective, and quality products and services. Purchasing goods and services from these businesses results in continuous improvement of our supply chain, expansion of our markets, and overall economic success of our suppliers, clients, and communities.

## C. Willingness to Meet Time and Budget Requirements

Dewberry recognizes the importance of maintaining project budgets. We have a long history of providing on-schedule services and projects that fit within the client's budget. Over 85% of our work is from repeat clients, a testament to our ability to work within a budget and schedule.

The following proven actions will be used by our team to control the project budget:

- **Experienced Staff:** The most effective means of meeting the design budget and schedule is by using experienced staff with the knowledge, training, and equipment necessary to perform their assigned tasks. Dewberry's Project Team has these attributes.
- **Construction Budget Controls:** We are acutely aware of the volatile construction materials market and its impact on construction budgets. As such, we periodically update our cost data to verify that the most current unit prices are being used for the construction cost estimates.

- **Project Schedule:** One way we keep costs in line is by developing and maintaining a schedule for each task. We build a design quality control checking date into every schedule prior to the submittal date for all project deliverables. We have found that focusing on the submittal date often results in rushed or incomplete quality control checks of the plans. Therefore, we will schedule a quality check date at least two weeks prior to the submittal date to make sure that the process is completed. This also allows our District Engineer and team to focus on the quality control date, resulting in plenty of time for the process to work and thus further committing to the project's budget.





**WE BUILD** strong and lasting relationships with our clients. The caliber of our people and combining unsurpassed client service with deep subject matter expertise is what sets us apart. We operate with the highest level of ethics and transparency. Our integrity—and that of our people—is second to none. Personal commitment to our clients and standing behind our work are two central tenants of our cultural statement, “Dewberry at Work.”

---

Our project management and organizational structure within each key service areas demonstrates our thorough understanding of the scope of this contract and our desire to meet the objectives of the project assignments.

Our senior experienced professionals are well versed in addressing their particular specialty area and have associates working under their direction to tackle any assignment from Dowden Central CDD efficiently. This organizational structure has a long history of success as a model that Dewberry has implemented across the country for similar CDDs and public agencies.

We will continue to develop and apply innovative concepts and techniques to design and manage all tasks effectively and efficiently. It is important to note that Dewberry is a full-service civil engineering firm that can meet your needs for any project – large or small. Dewberry can react quickly to client requests and provide all technical support under one roof.

## **D. Past Experience and Performance**

For more than 45 years, our land development professionals have combined an unsurpassed commitment to serving Florida developers with deep subject matter expertise in a broad spectrum of professional services. We have served as District Engineer for over 50 CDDs across Florida, varying in size from 200 acres to close to 10,000 acres. We are experienced in CDDs from the creation to operations.

Our clients benefit from our local experience and presence and our familiarity with entitlement issues, plan development and review processes, and local codes and ordinances. We offer creative and cost-effective designs that transform communities.

We provide our residential clients with a range of services that include land planning, entitlement approval, infrastructure design and permitting, surveying, stormwater modeling, environmental review and permitting, sustainable design, landscape architecture, and cost and schedule estimating. We envision possibilities to enrich communities, restore environments, and manage positive change.

DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT  
**ENGINEERING SERVICES**

This table demonstrates our CDD experience throughout Florida. Highlighted in blue is our experience with CDDs located in Lake County.

CDD, LOCATION	DISTRICT ENGINEER	PLANNING	DUE DILIGENCE	CIVIL ENGINEERING	ROADWAY DESIGN	STORMWATER DESIGN	ENVIRONMENTAL/ PERMITTING	LANDSCAPE ARCHITECTURE	SURVEY	CONSTRUCTION ADMIN
Baytree CDD, Brevard County, FL	●	●		●	●	●	●			●
Cascades at Groveland CDD, Groveland, FL	●	●	●	●	●	●	●		●	●
Country Greens CDD (Sorrento Springs CDD), Lake County, FL	●	●	●	●	●	●	●	●	●	●
Covington Park CDD, Hillsborough County, FL	●	●		●	●	●	●	●	●	●
Greater Lakes – Sawgrass Bay CDD, Lake County, FL	●	●		●	●	●	●	●	●	●
Deer Run CDD, City of Bushnell, FL	●	●		●	●	●	●	●	●	●
Dowden West CDD, Orange County, FL	●	●	●	●	●	●	●	●	●	●
East Park CDD, Orange County, FL	●	●		●	●	●	●	●	●	●
Greater Lakes - Sawgrass Bay CDD, Lake Wales, FL	●	●		●			●		●	●
Highland Meadows CDD, Polk County, FL	●	●		●	●	●	●	●	●	●
Lake Emma CDD, Groveland, FL	●	●	●	●	●	●	●		●	●
Lakewood Ranch CDDs 1, 2, 4, 5, 6, Manatee County, FL	●	●	●	●			●	●	●	●
Lakewood Ranch Stewardship, Manatee County, FL	●	●		●	●	●			●	
Live Oak Lake (Twin Lakes Development) CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Montecito CDD, Brevard County, FL	●			●	●	●		●	●	●
Narcoossee CDD, Orange County, FL	●	●	●	●			●	●	●	●
On-Top-of-the-World CDDs, Marion County, FL	●	●		●	●	●			●	●
Osceola Chain of Lakes, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Reedy Creek Improvement District, Osceola County, FL	●	●	●	●	●		●		●	●
Reunion Resort CDD, Osceola County, FL	●	●		●	●	●			●	●
East 547 CDD, Polk County, FL	●	●		●	●	●	●		●	●
Eden Hills CDD, Polk County, FL	●	●	●	●			●		●	●
VillaSol CDD, Osceola County, FL	●	●		●	●	●		●	●	●
West Villages Improvement District, Sarasota County, FL	●	●	●	●	●	●	●	●	●	●

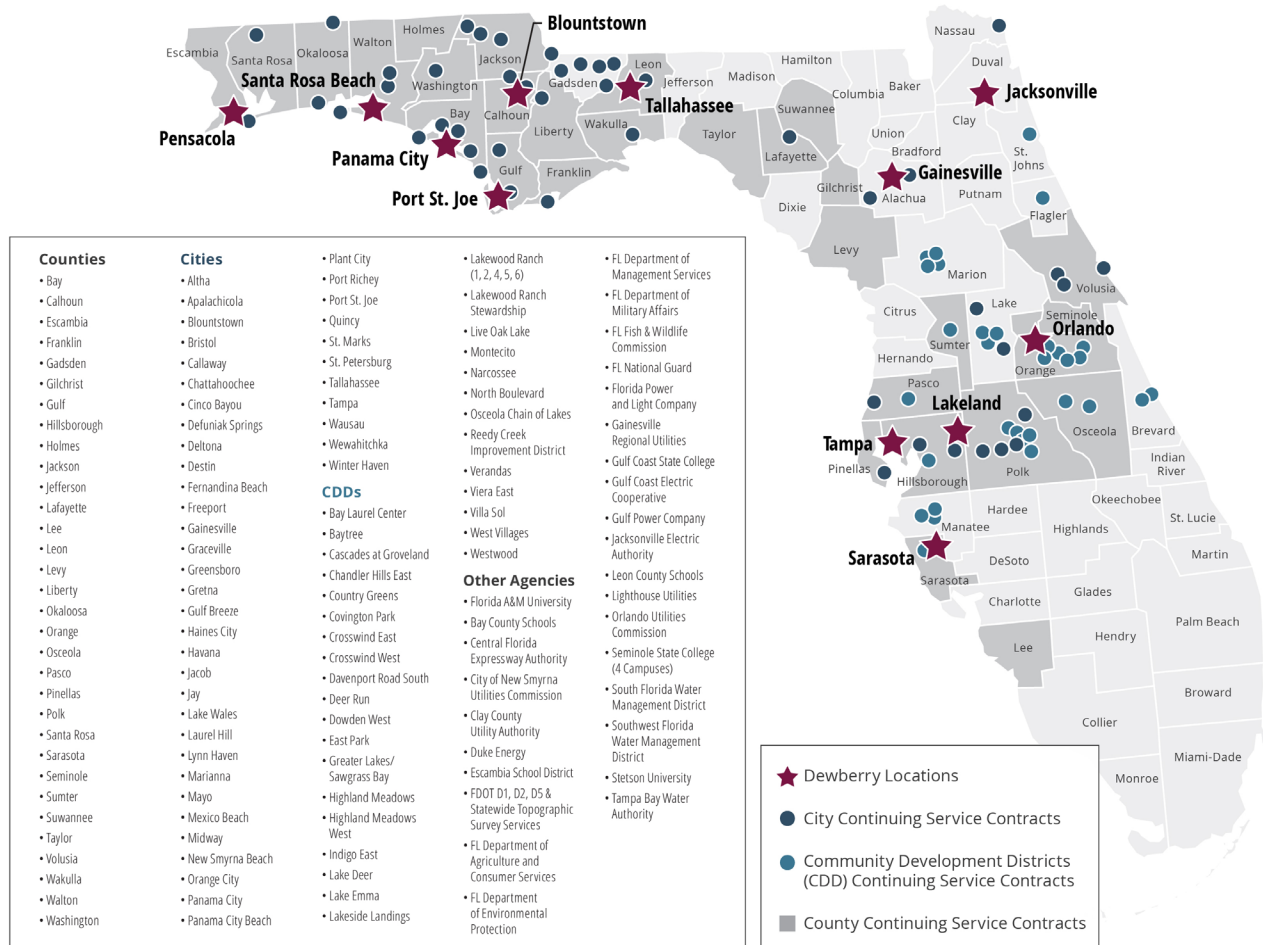
## E. Geographic Location

Dewberry's headquarters are located in Fairfax, at 8401 Arlington Boulevard, Fairfax, VA 22031. Local to Dowden Central CDD, Dewberry has 14 office locations and over 320 employees in Florida, where we bring expertise, qualifications, and resources to clients throughout the State.

Located in our Orlando office, Rey and members of the project team will be responsive, make frequent visits, and be readily available for meetings, presentations, or site visits. Additionally, our project team includes local Florida staff members proposed for this contract, which leads all components of our assignments to be developed concurrently by a cohesive team.

Thanks to our extensive presence across Florida, and specifically, in Central Florida, our approach to the District's projects will combine our understanding of the various project assignments with our experience in identifying the District's needs to develop the appropriate project team for each assignment. This allows us to minimize the time needed from project request to "boots on the ground" activity.

In addition, our project team is supported by nationally-recognized subject matter experts and dedicated quality control staff who have the required capacity to provide the array of required services to Dowden Central CDD. This depth of organization permits us to call upon specialists and a broad base of support to satisfy diverse or manpower intensive tasks.



## F. Recent, Current, and Projected Workloads

Dewberry has an excellent track record of meeting time and budget requirements on the projects we highlighted in this response and are committed to meeting the goals of the Dowden Central CDD.

Our team, supported by a strong in-house team of infrastructure design specialists, planners, surveyors, environmental scientists, ROW mappers, roadway engineers, MOT engineers, and construction inspection personnel. As such, Dewberry has the capacity to address all of the District's needs throughout the term of this contract.

Due to the capacity and availability of our proposed staff, we can commit our dedicated team members for these important projects. Our proposed District Engineer has 40% availability.

## G. Volume of Work

We are currently Dowden Central CDD's Interim District Engineer. In addition, Dewberry has extensive working experience with numerous CDDs. As demonstrated throughout our proposal, we currently serve as the District Engineer for over 50 CDDs in Florida, which allows us to provide Dowden Central with the unique experience, familiarity, and understanding of the type of services that will be requested.



SWEETBAY COMMUNITY DEVELOPMENT DISTRICT.



 **Dewberry®**

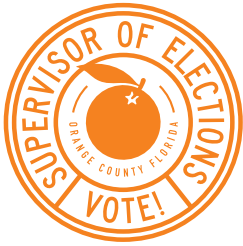
[www.dewberry.com](http://www.dewberry.com)



# SECTION IX

# SECTION C

# SECTION 1



**Karen Castor Dentel** Supervisor of Elections Orange County—Florida

**Mapping Department**

[soemapping@ocfelections.gov](mailto:soemapping@ocfelections.gov)

April 15, 2026

Syanne Hall, Recording Secretary  
Dowden Central CDD  
Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **0** registered voter(s) in the  
**Dowden Central CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department  
Orange County Supervisor of Elections  
Phone: 407-254-6554  
119 W. Kaley Street  
Orlando, FL 32806  
[soemapping@ocfelections.gov](mailto:soemapping@ocfelections.gov)



**119 West Kaley Street, Orlando, Florida 32806**

✉ P.O. Box 562001, Orlando, Florida 32856 ☎ 407.836.2070 📠 407.254.6598 🌐 [ocfelections.gov](http://ocfelections.gov)