

**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2026-017046-CA-01

SECTION: CA23

JUDGE: Joseph Perkins

**Downtown Doral South Community
Development Distric**

Plaintiff(s)

vs.

State of Florida (The)

Defendant(s)

_____ /

ORDER TO SHOW CAUSE

TO: The State of Florida and the several taxpayers, property owners and citizens of Downtown Doral South Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any right, title or interest in property to be affected by the issuance of Downtown Doral South Community Development District Special Assessment Bonds (Clubhouse Project) or to be affected in any way thereby:

The above cause comes to be heard upon the Complaint filed herein by Downtown Doral South Community Development District (the “**District**”) located in the City of Doral, Miami-Dade County, State of Florida, seeking to determine the authority of said District to issue its Downtown Doral South Community Development District Special Assessment Bonds (Clubhouse Project), in one or more series, in an aggregate principal amount not to exceed **\$38,000,000** (the “Bonds”), to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that: (a) the District has power to issue the Bonds and to incur the bonded debt as set forth in the Complaint and has properly approved the issuance of the Bonds; (b) the proceedings essential to the Bonds, the Series 2026 Special Assessments (as defined in the Complaint) pledged for the payment of the principal of, redemption premium, if any, and interest on the Bonds, and the Bond

Resolution (as such term is defined in the Complaint) are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture (as defined in the Complaint), the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Indenture; (d) the District has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Clubhouse Project (as defined in the Complaint); (e) the District has the power and authority pursuant to the Act to carry out the covenants and obligations of the District under the Indenture; and that (f) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

IT IS ORDERED AND ADJUDGED that the State of Florida, through the State Attorney of this Circuit, and the several taxpayers, property owners and citizens of the Downtown Doral South Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds or to be affected in any way thereby, be and they are each required to show cause, if any there be, before the **Honorable Joseph Perkins, Circuit Court Judge, at a hearing to be held via ZOOM videoconference on the 12th day of October, 2026 at 3:00 P.M.** at the Osvaldo N. Soto Miami-Dade Justice Center, 20 NW 1st Avenue, OSJC 23.237, Miami, Florida 33128, why said Complaint should not be granted and a final judgment entered by this Court as prayed for in said Complaint. Due to the COVID-19 pandemic, Florida state courts have taken measures to mitigate the effects of this public health emergency upon the judicial branch and its participants and have authorized that certain hearings may be conducted remotely through communication equipment without in-person court appearances. Pursuant to the authority granted under Administrative Orders of the Supreme Court of Florida and of the Eleventh Judicial Circuit, this final bond validation hearing will be conducted through the use of communications equipment for conducting proceedings by remote electronic means. This final hearing is evidentiary and will be conducted as a ZOOM hearing. Instructions to attend this final hearing via ZOOM are set forth below:

Zoom Meeting ID: 92119170291

Zoom Dial-In Number: +1 786-635-1003

Zoom Join URL: <https://zoom.us/j/92119170291>

AND IT IS FURTHER ORDERED AND ADJUDGED, that the Clerk of this Court or Plaintiff, be and is hereby required to give notice of such hearing by publishing a copy of this Order in a newspaper of general circulation in Miami-Dade County, Florida, once each week for two (2) consecutive weeks prior to said hearing, the first publication to be at least twenty (20) days prior to said hearing date.

AND IT IS FURTHER ORDERED AND ADJUDGED, that by such publication of this Order, the State of Florida, and the several taxpayers, property owners and citizens of Downtown Doral South Community Development District, including non-residents owning property or subject to taxation therein, and others having or claiming any right, title or interest in the Downtown Doral South Community Development District, or any taxable, assessable or affected property therein or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE and **ORDERED** in Chambers at Miami-Dade County, Florida on this 4th day of September, 2026.


2026-017046-CA-01 09-04-2026 11:49 AM

2026-017046-CA-01 09-04-2026 11:49 AM
Hon. Joseph Perkins

CIRCUIT COURT JUDGE
Electronically Signed

No Further Judicial Action Required on **THIS MOTION**

CLERK TO **RECLOSE** CASE IF POST JUDGMENT

Electronically Served:

- Michael J Pawelczyk: ftl-pleadings@bclmr.com
- Michael J Pawelczyk: lenishag@bclmr.com
- Michael J Pawelczyk: mpawelczyk@bclmr.com
- Christine Zahralban : ChristineZahralban@MiamiSAO.com
- Christine Zahralban : LornaSalomon@MiamiSAO.com
- Christine Zahralban : Eservice@miamiSAO.com
- Scott C. Cochran: scc@billingcochran.com
- Christopher Hunt: Christopher.Hunt@myfloridalegal.com
- Christopher Hunt: Michelle.Fontaine@myfloridalegal.com
- Christopher Hunt: CivilLitigationNorth.eService@myfloridalegal.com