

Downtown South Neighborhood Improvement District Goals, Objectives and Performance

December 1, 2025

Purpose

In 2024, the Florida Legislature passed HB 7013, which among other expectations, requires all special districts to adopt goals and objectives for each program and activity undertaken by that district, as well as performance measures and standards to determine of this document is to satisfy those statutory requirements by formally:

- (1) listing the programs and activities undertaken by the Community Redevelopment Agency;
- (2) stating the goals and objectives of the Agency in connection with those programs and activities; and
- (3) objectives are being achieved.

The purpose of this Annual Report is to summarize the Downtown South Neighborhood Improvement District's (DSNID) goals, objectives, and accomplishments during Fiscal Year 2024/2025. As a special district established to support coordinated improvements in the Downtown South area, the DSNID provides a focused structure for guiding investments in infrastructure, safety, mobility, and economic vitality.

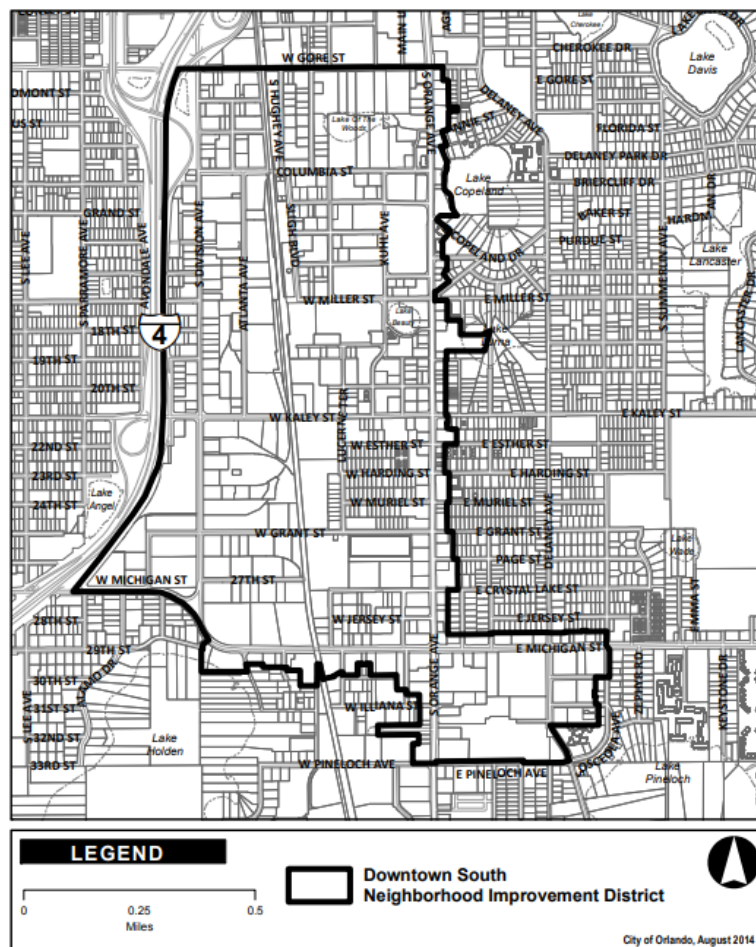
The DSNID was created to monitor and advocate for the interests of business and property owners within the SoDo area. Through coordinated planning, funding, and partnerships, the district serves as a conduit for long-term improvements that enhance mobility, public safety, and the overall economic environment.



Overview

The Downtown South Neighborhood Improvement District was established by Ordinance No. 2011-28 to advance public improvements and support the continued redevelopment of the SoDo area. Covering approximately 720 acres, the district provides a formal organizational structure through which local businesses, property owners, and public partners can collaborate to address infrastructure needs, safety enhancements, multimodal mobility, and district identity.

The DSNID plays a strategic role in advocating for transportation upgrades, streetscape improvements, active transportation options, and economic development initiatives. Through its partnerships with the City of Orlando, FDOT, MetroPlan Orlando, and community organizations, the district works to advance projects that strengthen SoDo's function as a major activity center within the Orlando urban core.



Mission

The mission of the DSNID is to promote the long-term vitality of Downtown South by advancing projects and initiatives that improve safety, mobility, infrastructure, and economic opportunity for the businesses, property owners, and residents who make up the district.

Vision

The DSNID envisions a well-connected, economically vibrant district where multimodal transportation, public infrastructure, and strategic redevelopment support a thriving urban environment that enhances the quality of life for all who visit, live, or work within the SoDo area.



*SODO is envisioned to be a vibrant, mixed-use neighborhood;
Source: SODO Development Standards and Guidelines, 2020.*



Introduction

Fiscal Year 2024/2025 represents a period of ongoing project advancement for the DSNID, with continued progress on major roadway improvements, multimodal connectivity initiatives, and economic development support. The DSNID's work reflects the priorities of the district's stakeholders and the collaborative efforts of partner agencies.

Background

The DSNID operates as a dependent special district within the City of Orlando. Its initiatives are shaped by the needs of Downtown South's property owners, businesses, and visitors. During FY 24/25, the district continued to focus on infrastructure enhancements, mobility improvements, and support for economic activities that contribute to a more connected and dynamic urban environment. For Fiscal Year 2024/2025, the millage rate levied was 1.000 mill.



DSNID Governing Board Members

The DSNID is governed by the Orlando City Council, serving as the Board of Directors:



Mayor Buddy Dyer – Chair



Commissioner Jim Gray –
District 1



Commissioner Tony Ortiz –
District 2



Commissioner Robert F. Stuart
– District 3



Commissioner Patty Sheehan –
District 4



Commissioner Regina Hill –
District 5



Commissioner Bakari F. Burns –
District 6



2025 Goals, Objectives and Performance Standards

The following table outlines the DSNID's goals and objectives for Fiscal Year 2024/2025.

Goal	Project/ Program	Objective	Measurement	Achievement
Sustainable Infrastructure & Public Safety	Orange Avenue Complete Street Rebuild	Advance partnership with FDOT and MetroPlan to complete the redesign and reconstruction of Orange Avenue during FY 24/25.	Document the completion of Orange Avenue.	Completed
	Columbia Street & Sligh Avenue Improvements	Coordinate with partner agencies to fund and advance multimodal improvements enhancing connectivity and safety.	Document the status of these road, bike and pedestrian improvements.	Received NTP from FDOT, construction is expected to start in Spring 2026.
Economic Development	Support for SoDo Main Street	Provide funding support to strengthen business outreach, district activation, and community development initiatives.	Provide a breakdown of Main Streets business efforts at the end of each fiscal year.	Contributed to Main Street initiatives such as Squeeze of the Month and the Art Projection wall.
	Community Events & Engagement	Support events that improve business visibility, strengthen public safety, and foster district identity.	List of community events/engagement to support each fiscal year.	Sponsor of the 9 th Light Up SoDo event held on 12/7/2024, and the City of Orlando 150 th anniversary celebration, held on 07/19/2025.
	O-Line Bike & Pedestrian Project	Fund engineering advancement of the O-Line multimodal trail concept to expand active transportation options.	Provide an update on the engineering efforts for the O-Line at the end of FY 24/25.	Engineering fully funded, contract active with VHB, Inc. 30% plans expected by mid January 2026.



Throughout FY 24/25, the DSNID continued advancing major mobility and infrastructure initiatives.

- **Orange Avenue Complete Street Rebuild** – S Orange Avenue Complete Streets is officially completed, creating a safer and enjoyable atmosphere for pedestrians on the major road within the district.
- **Support for SoDo Main Street** – The DSNID contributed with \$30,000.00 to the SoDo Main Street District. SoDo Main Street spent this amount through pre-established categories such as Economic Development/Vitality, Creative & Environment, and Marketing. To name a few initiatives, The Main Street maintained the SoDo Plaza Art Projection, funded the Squeeze of the Month program that helps highlight businesses within the District, and replaced the branded street banners throughout the district.
- **Community Events & Engagement** – The DSNID was the sponsor of the 9th Light Up SoDo event, which takes place annually. Light Up SoDo took place on December 7th 2024 at the KimCo's SoDo Shopping Center, bringing several local vendors to the family and pet-friendly holiday event. In addition to Light Up SoDo, the DSNID also contributed with marketing & branding materials distributed on the City of Orlando 150th Anniversary celebration held in the district on July 19th, 2025.
- **O-Line Bike & Pedestrian Project** – The DSNID funded the engineering advancement of the O-Line Bike & Pedestrian Trail, and it is actively working with VHB, Inc. to deliver the final drawings as well as construction cost estimates by October 2026. Stakeholder engagement meetings will kickstart in early 2026.
- **Columbia Street & Sligh Avenue Improvements** – This is a multi-agency project, affecting timelines. This project recently received the Notice to Proceed from FDOT and is expected to go out for bids in Mid-December 2025. Construction set to start in April 2026, with a completion date of April 2028.



2026 Goals, Objectives and Performance Standards

The DSNID will continue prioritizing multimodal connectivity, public infrastructure, and economic development partnerships. Future efforts will focus on enhancing SoDo's identity, improving district accessibility, and advancing capital projects through interagency collaboration.

Goal	Project/Program	Objective	Measurement
Sustainable Infrastructure & Public Safety	Orange Avenue Phase 2 Landscaping	Beautify the second phase of the DSNID's main arterial street, between Gore Street and Grant Street.	Complete the landscape grant process with FDOT by the end of 2026.
	Columbia Street & Sligh Avenue Improvements	Transform Columbia St and Sligh Ave into Complete Streets.	Break ground in 2026.
	O-Line	Complete engineering and obtain cost estimate.	Civil drawings complete by the end of 2026
	DSNID Master Plan	Update the District Master Plan to reflect new goals and objectives.	Conclude solicitation process and select a consultant to work on the Master Plan.
Economic Development	Support for SoDo Main Street	Provide funding support to strengthen business outreach, district activation, and community development initiatives.	Provide a breakdown of Main Streets business efforts at the end of each fiscal year.
	Community Events & Engagement	Support events that improve business visibility, strengthen public safety, and foster district identity.	List of community events/engagement supported in 2026.
	Implement Feedback System	Survey DSNID residents and stakeholders for feedback on the DSNID initiatives	Implement permanent feedback system on the DSNID webpage by the end of 2026.

