

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

S265-020

Board of County Commissioners

Public Hearing

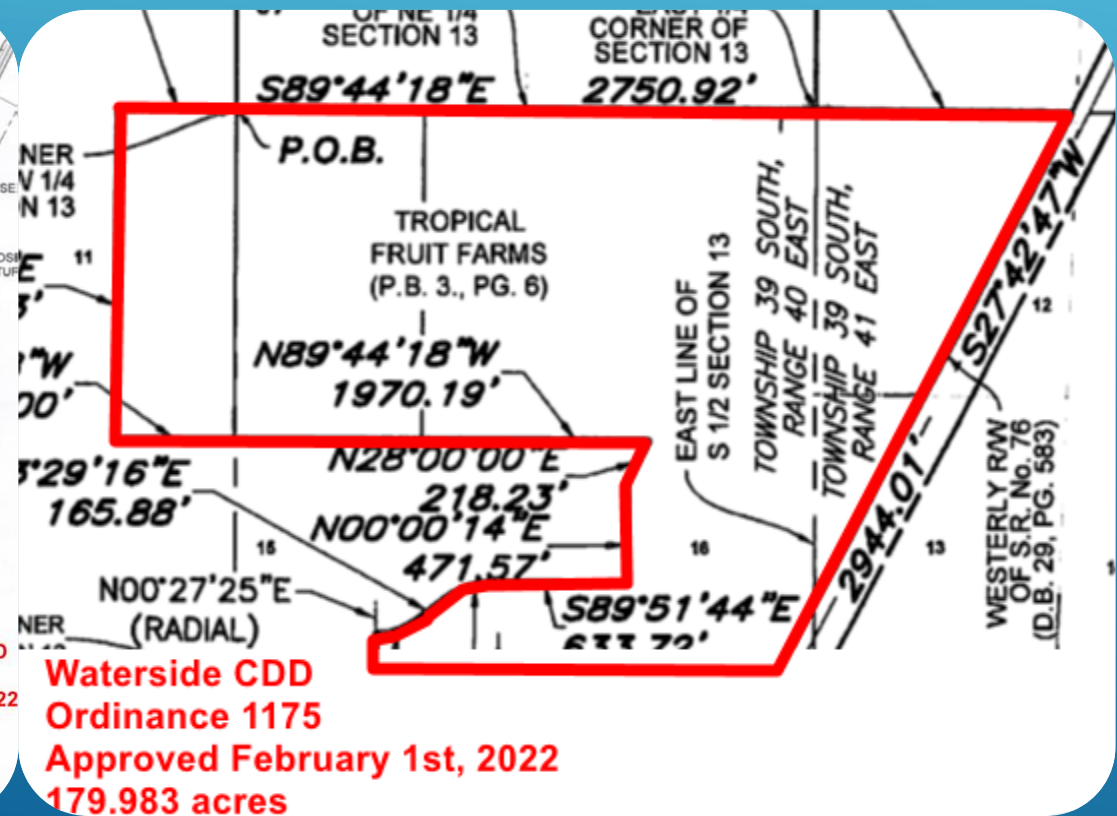
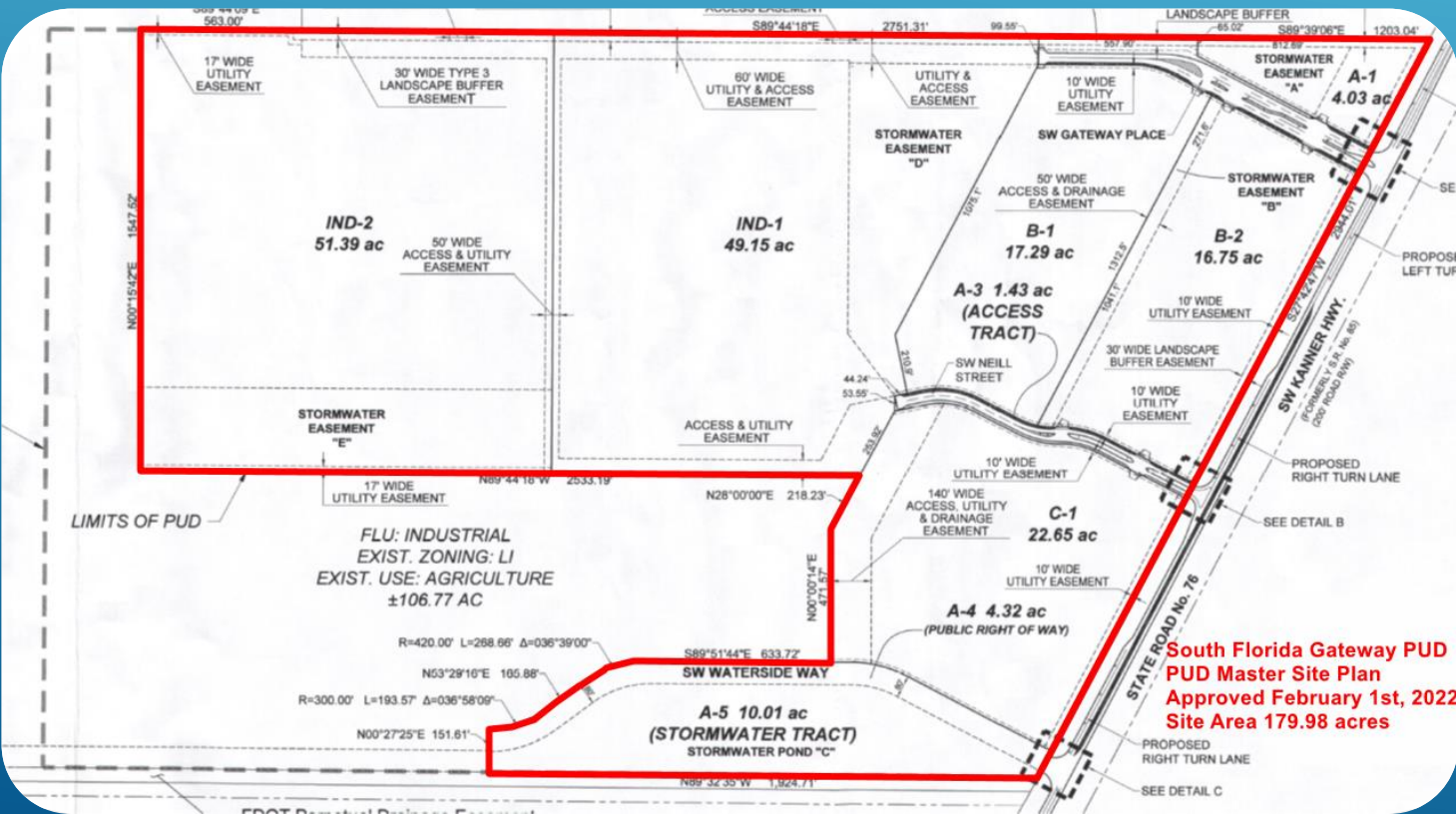
June 17, 2025

Applicant:	Waterside CDD Board of Supervisors
Property Owner:	South Florida Gateway Industrial, LLC
Agent:	Hopping Green and Sams, P.A. Jere Earlywine
Project Coordinator:	Brian Elam, PMP, Principal Planner



A Community Development District (CDD) is a special-purpose unit of local government established under Florida law. It's a way for developers to finance infrastructure (like roads, utilities, and amenities) in new developments without overburdening traditional local governments. CDDs are typically found in newer, amenity-rich developments.





Community Development District Boundary Changes

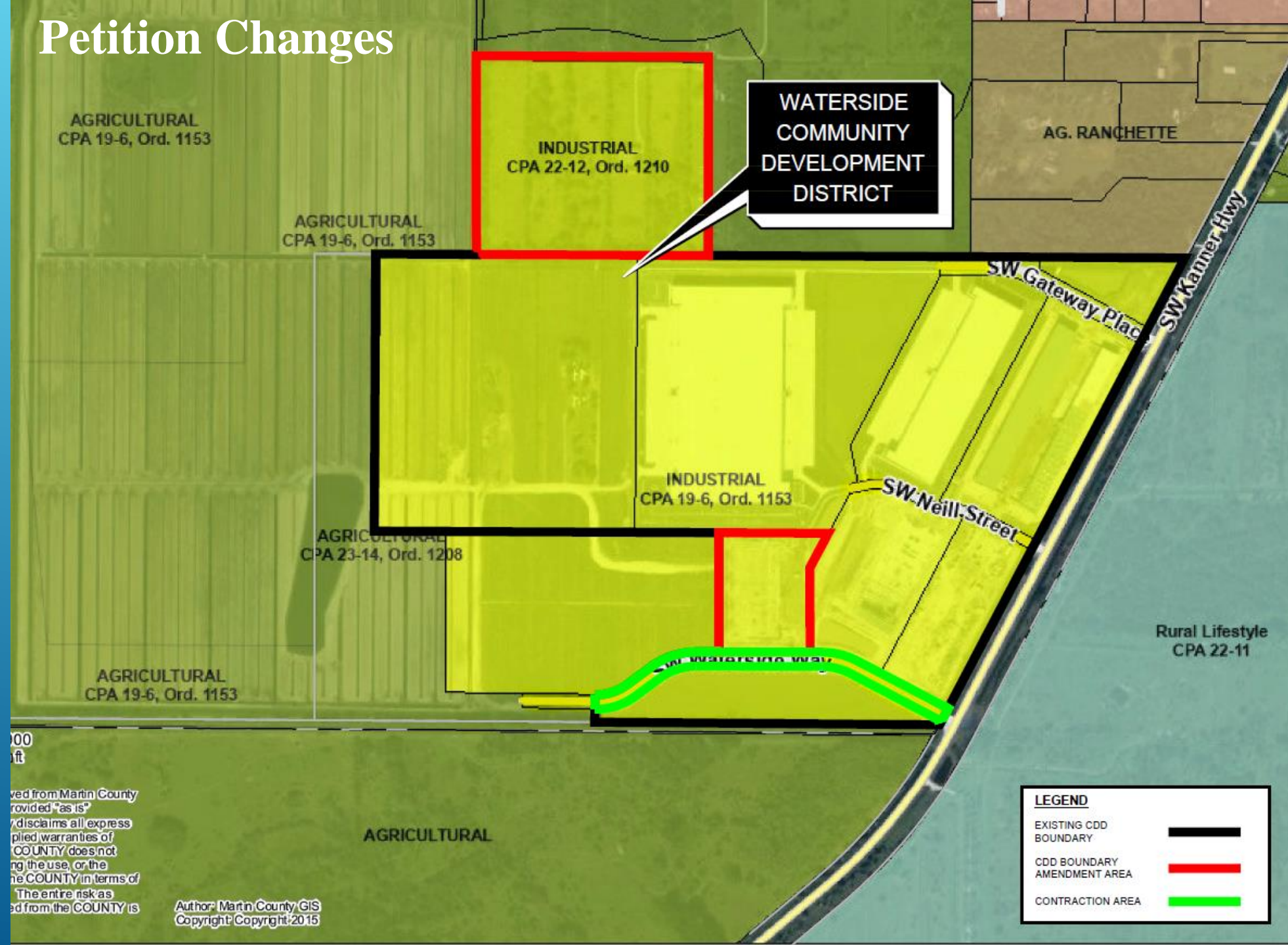
The First Amendment of the South Florida Gateway PUD including revised master and infrastructure final site plans added 7.97 acres to the property in area Lot C-1, which was split into C-1 and C-2.

The Second Amendment of the South Florida Gateway PUD included the rezoning of 32.26 acres from A-2 to PUD and the addition of the 32.26 acres to the SFG PUD.

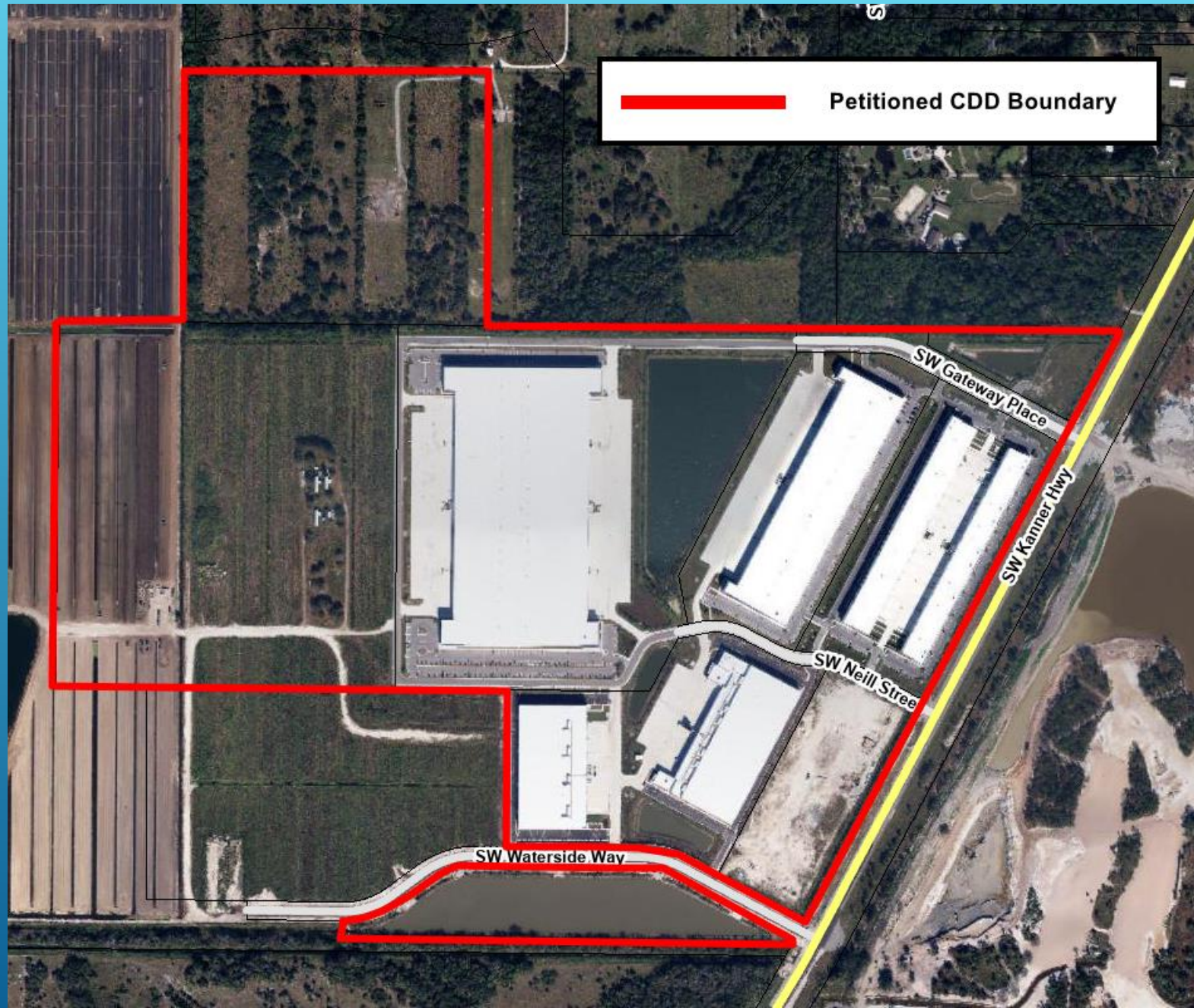
This petition to amend the CDD boundaries will make the boundaries consistent with the existing South Florida Gateway PUD boundaries that has changed due to the first and second amendments and the acceptance of a portion of SW Waterside Way by the County as Public Right-Of-Way.



Petition Changes



New Proposed CDD Boundary



STAFF RECOMMENDATION

Move that the Board adopt an ordinance amending the boundaries of the Waterside Community Development District.

This concludes the presentation.

QUESTIONS?

