

# 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

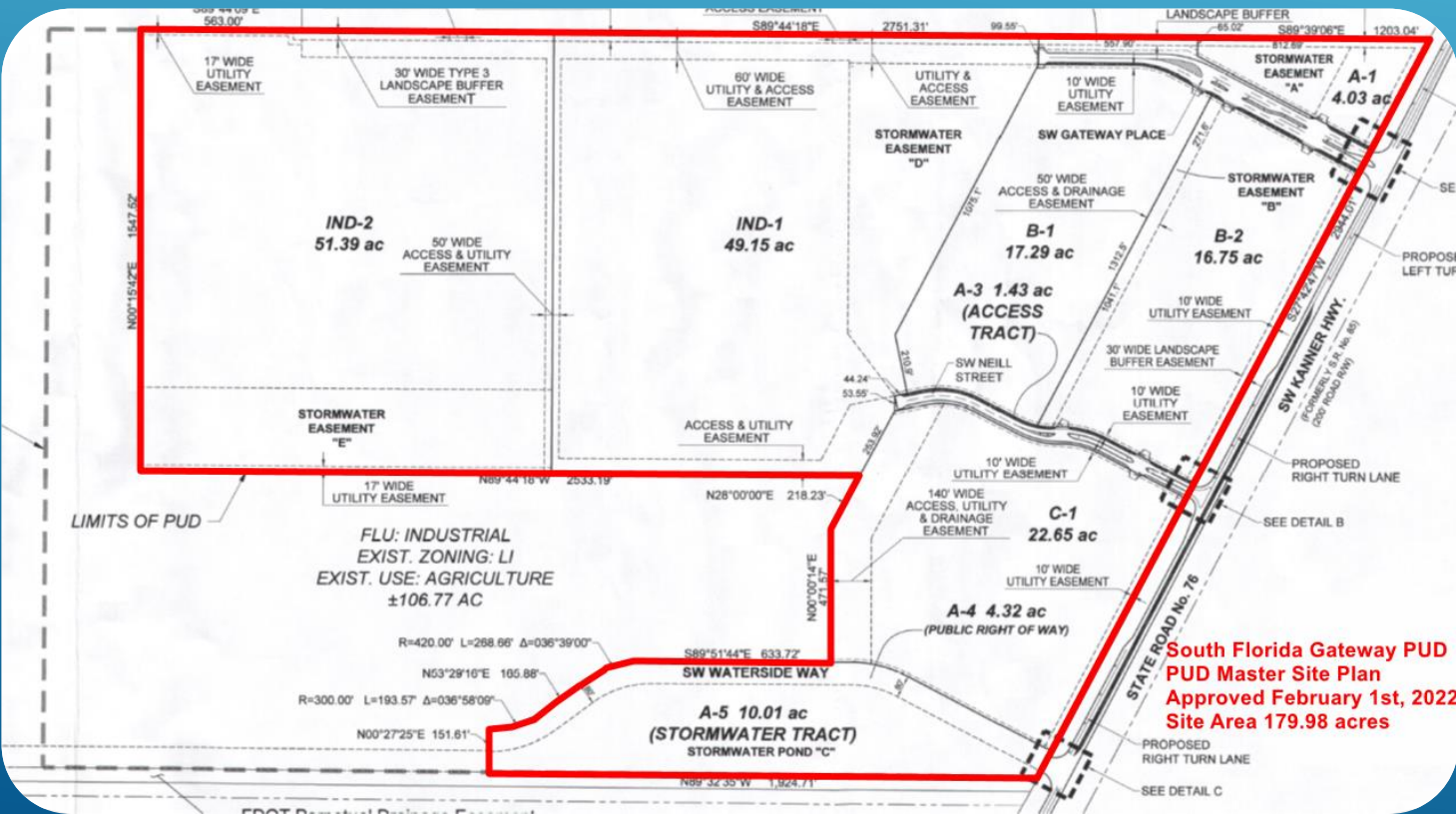


A Community Development District (CDD) is a special-purpose unit of local government established under Florida law. It's a way for developers to finance infrastructure (like roads, utilities, and amenities) in new developments without overburdening traditional local governments. CDDs are typically found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

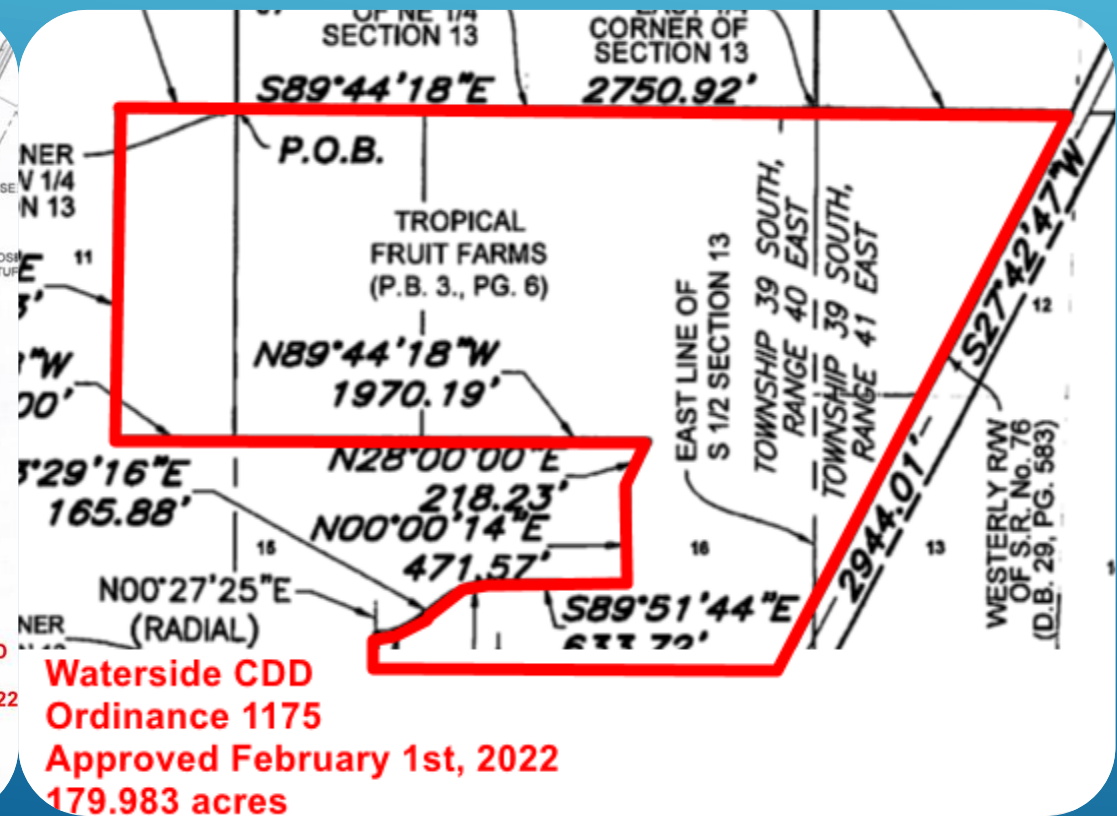


The Waterside Community Development District (CDD) was approved by way of Ordinance 1175 on February 1<sup>st</sup>, 2022.

The District consisted of 179.983 acres more or less and encompassed the South Florida Gateway Planned Unit Development (PUD) also approved on February 1<sup>st</sup>, 2022.



South Florida Gateway PUD  
PUD Master Site Plan  
Approved February 1st, 2022  
Site Area 179.98 acres



**Waterside CDD**  
**Ordinance 1175**  
**Approved February 1st, 2022**  
**179.983 acres**

# 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.

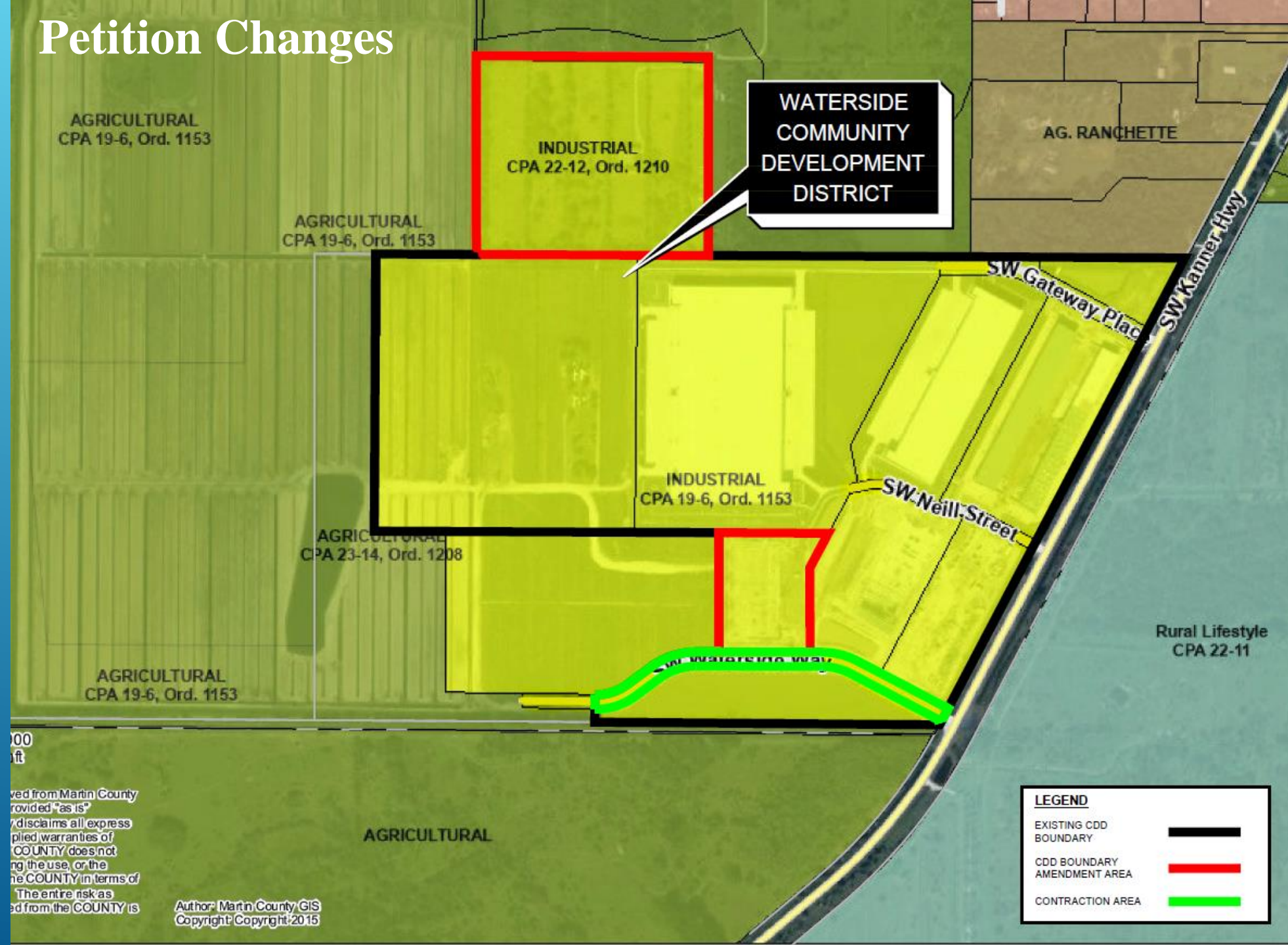
The Second Amendment of the South Florida Gateway PUD included the rezoning of 32.26 acres from A-2 to PUD and the addition of the 32.26 acres to the SFG PUD.

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.



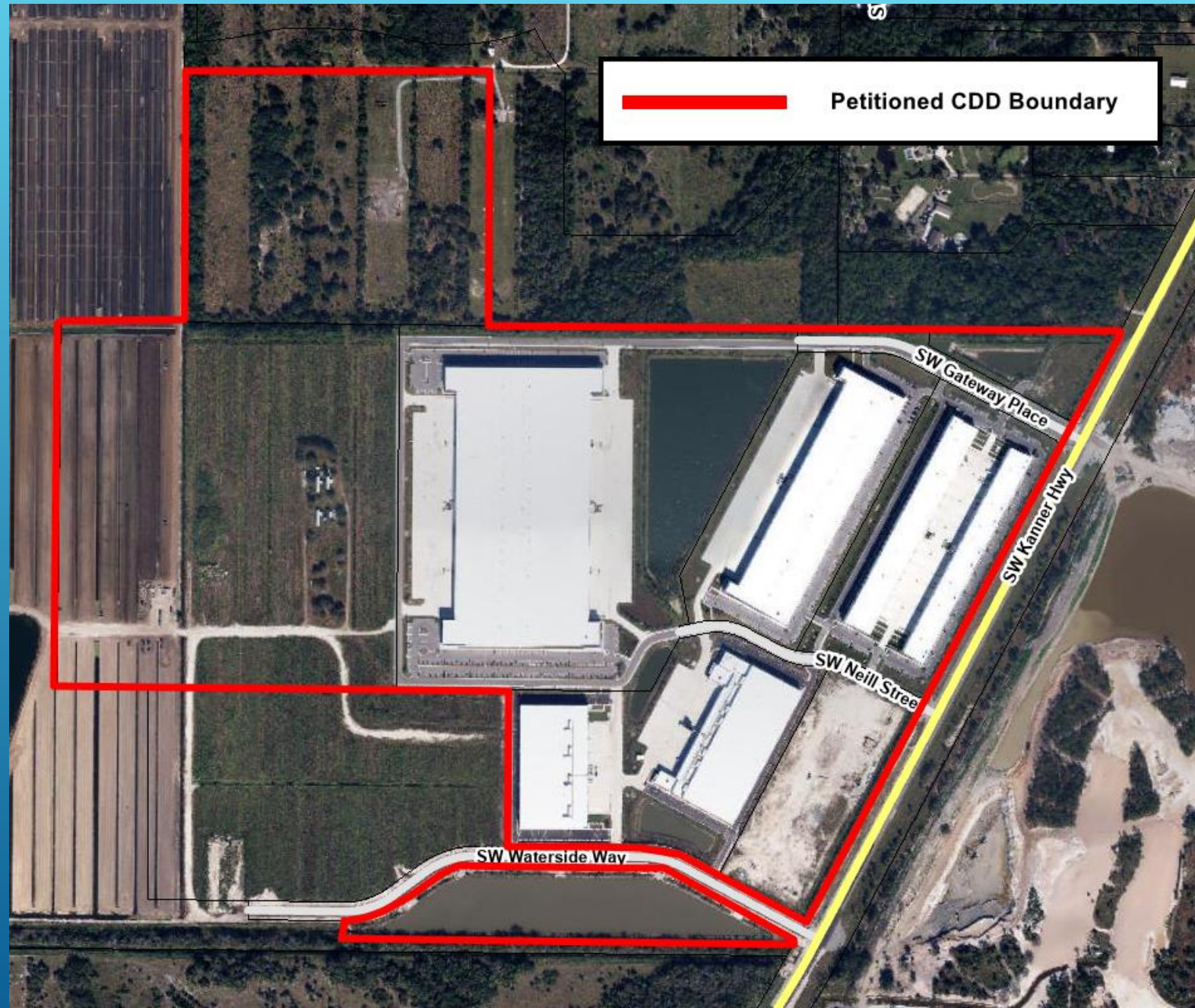


# Petition Changes





# 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?

