

Memorandum



Date: January 21, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Agenda Item No. 4(B)

Subject: Ordinance Dissolving the Ocean Gate Community Development District

Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (“Board”) to dissolve a Community Development District (“CDD”) in the City of Florida City (“City”) in Miami-Dade County (“County”), Florida. CDDs are a local unit of special-purpose government created according to Chapter 190 of the Florida Statutes.

Recommendation

It is recommended that the Board adopt the attached Ordinance granting the petition of the Ocean Gate Community Development District (“District”) to dissolve the District. This District lies wholly within the City and will be dissolving pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes, subject to the acceptance of the Release of Declaration of Restrictive Covenants running with the lands within the jurisdiction of the CDD.

Scope

The District is located within Commission District 9, which is represented by Vice Chairman Kionne L. McGhee, provides funding for capital improvements and multipurpose maintenance functions within the District.

Fiscal Impact/Funding Source

The dissolution of the District will have no fiscal impact on the County’s budget. CDD funding is derived from assessments levied against the properties within the CDD, which are secured by a lien against the properties and collected directly by the CDD or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the County.

Social Equity Statement

The proposed Ordinance grants a petition for the dissolution of the District, pursuant to the procedures and factors set forth in section 190.046, Florida Statutes.

If approved, pursuant to Chapter 190, Florida Statutes, the District will no longer have the power to levy taxes and special assessments and charge, collect, and enforce fees and other user charges affecting property owners within the District, regardless of their demographics.

Track Record/Monitor

This development has private roads that are maintained by a Homeowners’ Association (“HOA”) or the District. The District’s dissolution will be managed by the Parks, Recreation and Open Spaces

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page No. 2

Department (“PROS”) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez.

Delegation of Authority

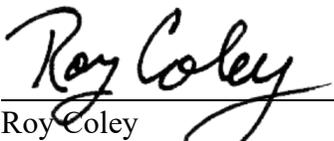
This Ordinance authorizes the County Mayor or County Mayor’s designee to take all action and to execute any documents necessary to release the Declaration of Restrictive Covenants.

Background

The District was created by the Board on March 18, 2025, pursuant to Ordinance No. 25-22. In accordance with the provisions of section 190.046, Florida Statutes, the Ocean Gate Community Development District Board of Supervisors (“Petitioner”) has filed a petition to dissolve the District in connection with the Ocean Gate Development (“Development”). The Development is a 10.84-acre residential development lying wholly within the municipal limits of the City of Florida City, in an area bounded by SW 177 Avenue (South Krome Avenue/State Road No. 997) on the east, Theoretical SW 352 Street (Theoretical SW 7 Street) on the south, the Transportation Corridor on the west, and Theoretical SW 346 Street (Theoretical SW 2 Street) on the north. The District was designed to provide a financing mechanism for community infrastructure, facilities, and services along with certain ongoing operations and maintenance for the Development. The development plan for the lands within the District includes construction of 174 townhome units with associated roadway improvements, stormwater management system, wastewater collection system, and water distribution system, which cost approximately \$7.023 million. This Development has private roads that are maintained by an HOA or the District. In accordance with Chapter 190, Florida Statutes, the Petitioner has paid a filing fee of \$1,500.00 to the County.

A Declaration of Restrictive Covenants, dated April 30, 2025 (“Declaration”), was executed by JEN HOLDCO 24, LLC. (“Owner”), a Delaware limited liability company, in favor of the County, which placed certain restrictions and conditions on the CDD in connection with the adoption of Ordinance No. 25-22 by the Board. A Release of Declaration of Restrictive Covenants has been submitted to release the CDD from the terms and conditions contained in the Declaration. The Declaration is hereby released and canceled and shall have no further force or effect.

This Board is authorized by the Florida Constitution and the County Home Rule Charter to establish governmental units, such as this CDD, within the County and to prescribe such government’s jurisdiction and powers.



Roy Coley
Chief Utilities and Regulatory Services Officer



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: January 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 4(B)

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4(B)
1-21-26

ORDINANCE NO. _____

ORDINANCE GRANTING PETITION OF THE OCEAN GATE COMMUNITY DEVELOPMENT DISTRICT TO DISSOLVE THE OCEAN GATE COMMUNITY DEVELOPMENT DISTRICT, GENERALLY BOUNDED ON THE NORTH BY THEORETICAL SW 346 STREET (THEORETICAL SW 2 STREET), ON THE EAST BY SW 177 AVENUE (SOUTH KROME AVENUE/STATE ROAD NO. 997), ON THE SOUTH BY THEORETICAL SW 352 STREET (THEORETICAL SW 7 STREET), AND ON THE WEST BY THE TRANSPORTATION CORRIDOR; DISSOLVING OCEAN GATE COMMUNITY DEVELOPMENT DISTRICT; RELEASING DECLARATION OF RESTRICTIVE COVENANTS AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION AND EXECUTE ANY DOCUMENTS NECESSARY FOR SUCH RELEASE; AND PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, this Board previously approved the establishment of the Ocean Gate Community Development District ("District") when it enacted Ordinance No. 25-22 on March 18, 2025 ("Approving Ordinance"); and

WHEREAS, the District encompasses approximately 10.84 acres of residential development lying wholly within the municipal limits of the City of Florida City, Florida; and

WHEREAS, pursuant to section 190.046(10), if a community development district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the District, the District may be dissolved by non-emergency ordinance of the general-purpose local governmental entity that established the District; and

WHEREAS, the Board of Supervisors of the District (“Petitioner”), by Resolution 2025-16, authorized the filing of a petition to the Miami-Dade County Board of County Commissioners requesting the dissolution of the District; and

WHEREAS, the Petitioner has not provided community development services to the land encompassed by the District, has no outstanding debt or obligations, has no operating or maintenance responsibilities, and has provided audit reports and other documentation evidencing the foregoing; and

WHEREAS, the Petitioner desires to dissolve the District pursuant to section 1.01(A)(21) of the Miami-Dade County Home Rule Charter (“Charter”) and in the manner provided in section 190.046, Florida Statutes (“Act”); and

WHEREAS, maintenance responsibilities within the boundaries of the Ocean Gate Community Development District will be assumed by the Ocean Gate Village Multipurpose Maintenance Special Taxing District and successor upon adoption of this Ordinance; and

WHEREAS, upon adoption of this Ordinance, the Declaration of Restrictive Covenants required by County Resolution No. R-413-05, as amended by County Resolution No. R-883-06, and recorded at Clerk’s file No. 2025 R0325671 of the Public Records of Miami-Dade County, Florida (the “Restrictive Covenants”), shall be released and no longer have any legal effect; and

WHEREAS, the County Mayor or County Mayor’s designee is authorized to take all action and to execute any documents which may be necessary to release the Restrictive Covenants; and

WHEREAS, having made the foregoing findings, and after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by the Charter and in the manner provided by the Act, by approving the dissolution of the Ocean Gate Community Development District,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
MIAMI-DADE COUNTY, FLORIDA:**

Section 1. The foregoing findings are incorporated in this Ordinance by reference.

Section 2. The Petition, attached as Exhibit 1 to this Ordinance, to dissolve the District established by the Approving Ordinance is accepted and pursuant to that Petition, the Charter and the Act, the Ocean Gate Community Development District is dissolved.

Section 3. The Declaration of Restrictive Covenants is released and shall no longer have any legal effect, and the County Mayor or County Mayor's designee is authorized to take all action and to execute any documents which may be necessary to release the Restrictive Covenants.

Section 4. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 5. It is the intention of this Board, and it is ordained that the provisions of this Ordinance shall not be included as part of the Code of Miami-Dade County, Florida.

Section 6. This Ordinance shall become effective 10 days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Michael J. Mastrucci

GBK
MSM

"EXHIBIT 1 to the Ordinance"

PETITION TO DISSOLVE OCEAN GATE
COMMUNITY DEVELOPMENT DISTRICT

Dated: September 10, 2025

Date: September 10, 2025

To: Basia Pruna, Deputy Clerk
Office of the Clerk of the Board
Attn: Shania Momplaisir

From: *LRL*
Liset Romero-Lopez, J.D., Chief
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Oleta River Community Development District –
Dissolution

The attached petition was submitted by the Board of Supervisors of the Ocean Gate CDD and has been finalized, reviewed, and deemed complete by the Miami-Dade County Parks, Recreation and Open Spaces Department pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Policy.

The filing date of record is September 10, 2025.

Attachment

c: Michael Mastrucci
Assistant County Attorney

**PETITION TO DISSOLVE OCEAN GATE
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Ocean Gate Community Development District, a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes (the “District”) hereby petitions Miami-Dade County, Florida (“County”), pursuant to Section 190.046(10), Florida Statutes and the Miami-Dade Home Rule Charter, to adopt an ordinance to dissolve the District and states as follows:

1. The District was established by Miami-Dade County Ordinance No. 25-22, adopted on March 18, 2025. A legal description of the current District boundaries is attached hereto as **Exhibit “A”**.

2. Section 190.046(10), Florida Statutes, provides that, upon petition of the District, the County Board of County Commissioners (“Board”) may adopt an ordinance dissolving the District when the District has no outstanding financial obligations and no operating or maintenance responsibilities. The District certifies that it does not have any outstanding financial obligations. The District does not own any infrastructure improvements and therefore has no maintenance responsibilities. Upon dissolution, the District will have no further outstanding operation responsibilities.

3. The District Board of Supervisors adopted Resolution 2025-16 on June 20, 2025, authorizing the filing of this Petition to Dissolve and determined that it is in the best interest of the District and the current and future landowners of the land within its boundaries that the existence of the District be terminated, attached hereto as **Exhibit “B”**.

WHEREFORE, Petitioner respectfully requests the County Board to grant this Petition and adopt an ordinance for the purpose of dissolving the District pursuant to Section 190.046(1), Florida Statutes.

Respectfully submitted this 25th day of June, 2025.

ATTEST:

OCEAN GATE COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:

By: _____
Name: Juliana Duque
Title: Assistant Secretary

DocuSigned by:

By: _____
Name: Teresa Baluja
Title: Chairperson

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the Plat of "Industrial Addition to Florida City" as recorded in Plat Book 5, Page 6, of the Public Records of Miami-Dade County, Florida, lying in the Northeast 1/4 of Section 25, Township 57 South, Range 38 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the Northeast corner of Section 25, Township 57 South, Range 38 East, Miami-Dade County, Florida, thence run South 0 degrees 46 minutes 07 seconds East along the Centerline of Krome Avenue (SW 177th Avenue), for a distance of 739.41 feet to a point; thence North 90 degrees 00 minutes 00 seconds West for a distance of 57.01 feet to a point on the West Right-of-Way line of said SW 177th Avenue and the Point of Beginning; thence run South 0 degrees 46 minutes 07 seconds East along said Right-of-Way, a line 57.00 feet West and parallel to the Centerline of SW 177th Avenue for a distance of 344.04 feet to a point; thence run South 89 degrees 13 minutes 53 seconds West for a distance of 34.00 feet to a point; thence run South 0 degrees 46 minutes 07 seconds East for a distance of 48.00 feet to a point; thence run North 89 degrees 13 minutes 53 seconds East for a distance of 34.00 feet to a point on the West Right-of-Way line of said SW 177th Avenue; thence South 0 degrees 46 minutes 07 seconds East along said Right-of-Way line for a distance of 473.37 feet to a point; thence run South 01 degrees 46 minutes 07 seconds East for a distance of 401.11 feet to a point; thence run South 00 degrees 46 minutes 07 seconds East for a distance of 272.03 feet to a point of curvature with a circular curve, said curve turning to the left through center angle of 7 degrees 33 minutes 17 seconds, having a radius of 2914.93 feet for an arc distance of 384.35 feet to a point on the South line of the Northeast 1/4 of said Section 25; thence run South 89 degrees 38 minutes 49 seconds West along the South line of said Northeast 1/4 of said Section 25, for a distance of 93.96 feet to a point on the Easterly line of Transportation Corridor according to Plat Book 124, Page 77, as recorded in the Public Records of Miami-Dade County, Florida; thence run North 11 degrees 21 minutes 40 seconds West along the Easterly line of said Transportation Corridor for a distance of 1960.11 feet to a point; thence run North 90 degrees 00 minutes 00 seconds East for a distance of 422.00 feet to the Point of Beginning.

EXHIBIT "B"

RESOLUTION OF DISTRICT

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OCEAN GATE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO DISSOLVE THE DISTRICT AND FOR ANY OTHER ACTION TO EFFECTUATE TERMINATION OF THE DISTRICT; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

WHEREAS, the Ocean Gate Community Development District (“District”) was established by the Miami-Dade County, Ordinance No. 25-22, adopted on March 18, 2025; and

WHEREAS, the District Board of Supervisor (“Board”) has determined that it is in the best interests of the District and current and future landowners of land within the boundaries of the District that the District be terminated; and

WHEREAS, pursuant to Section 190.046(10), Florida Statutes, the District Board proposes to dissolve the District and take all actions necessary to dissolve the District including, but not limited to, disposal of all District assets, financial obligations and operation and maintenance responsibilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OCEAN GATE COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes the filing with the Miami-Dade County, a petition to dissolve the Ocean Gate Community Development District and any associated filing fees, in accordance with Section 190.046(10), Florida States.

SECTION 3. The District hereby authorizes the Chairperson, or in the Chairperson’s absence, the Vice-Chairperson to execute all documents necessary for the dissolution on behalf of the District.

SECTION 4. 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 5. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 20th **DAY OF** June, **2025.**

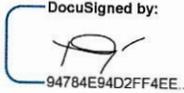
**OCEAN GATE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST: 

Juliana Duque

Print Name:

Secretary / Assistant Secretary

By: 

Teresa Baluja

Print Name:

Chairperson/Vice-Chairperson

AFFIDAVIT

On this 3 day of November, 2025, Wendy Stoeckel("Affiant"), as who personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, after being duly sworn, deposes and says:

1. Affiant is the Authorized Representative of Essential Housing Asset Management, the Authorized Agent for TPG AG EHC SD (LEN) 1, LLC, a Delaware limited liability company (the "Owner").
2. The Owner is the owner of real property located within the Ocean Gate Community Development District ("District") as described in Exhibit "A", attached hereto and made a part hereof.
3. Affiant hereby represents that the Affiant has full authority to execute all documents and instruments on behalf of the Owner, including this Affidavit, consenting to the dissolution of the District and providing to the Board of County Commissioners of Miami-Dade County, Florida, such Affidavit for the adoption of an ordinance to dissolve the District.

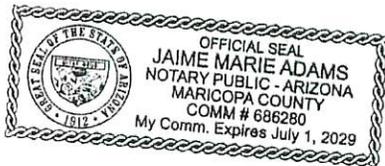
TPG AG EHC SD (LEN) MULTI STATE 1, LLC, a Delaware limited liability company

By Its Authorized Agent, ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona Limited liability company

By: Wendy Stoeckel
Name: Wendy Stoeckel
Title: Authorized Representative

STATE OF Arizona)
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of November, 2025, by Wendy Stoeckel, as Authorized Representative of ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, an Arizona limited liability company, the Authorized Agent for TPG AG EHC SD (LEN) MULTI STATE 1, LLC, a Delaware limited liability company. He is personally known to me or produced _____ as identification.



Jaime Marie Adams
Notary Public
Jaime Marie Adams
Typed, printed or stamped name of Notary Public

EXHIBIT A

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 3, of ST. GERMAIN ASSEMBLAGE, according to the Plat thereof, as recorded in Plat Book 178, Page 72 , of the Public Records of Miami-Dade County, Florida.

AFFIDAVIT

On this 12 day of November, 2025, David Bursyn ("Affiant"), as who personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, after being duly sworn, deposes and says:

1. Affiant is the Manager of WINSTON DEVELOPMENT, LLC, a Florida limited liability company, the manager of REDWOOD DEV CO, LLC, a Delaware limited liability company, the manager of REDWOOD MARINERS COVE, LLC, a Florida limited liability company (the "Owner").
2. The Owner is the owner of real property located within the Ocean Gate Community Development District ("District") as described in Exhibit A, attached hereto.
3. Affiant hereby represents that the Affiant has full authority to execute all documents and instruments on behalf of the Owner, including this Affidavit, consenting to the dissolution of the District and providing to the Board of County Commissioners of Miami-Dade County, Florida, such Affidavit for the adoption of an ordinance to dissolve the District.

REDWOOD MARINERS COVE, LLC a Florida limited liability company

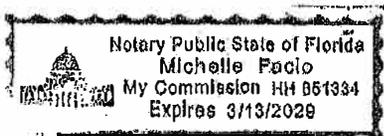
By its Manager, REDWOOD DEV CO, LLC, a Delaware limited liability company

By its Manager, WINSTON DEVELOPMENT, LLC, a Florida limited liability company

By: _____
Name: David Burstyn
Title: Manager

STATE OF FLORIDA)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of November, 2025, by David Burstyn, as Manager of Winston Development SB, LLC, a Florida limited liability company, as manager of Redwood Dev Co, LLC, a Delaware limited liability company, as manager of Redwood Mariners Cove, LLC, a Florida limited liability company. He is personally known to me or produced _____ as identification.



Notary Public
Michelle Facio
Typed, printed or stamped name of Notary Public

Exhibit A

Lots 1 and 2, Block 2; Lots 1, 4, 6 and 8, Block 4; Lots 8 through 14, inclusive, Block 5; and Lots 6 and 8, Block 14, Ocean Gate Village, according to the plat thereof as recorded in Plat Book 178, Page 90, Public Records of Miami-Dade County, Florida.

