

Statutes, in making its determination to grant or deny the Petition: and

WHEREAS, the County has determined, pursuant to the information contained within the Petition and based on an investigation conducted by the County staff and otherwise being fully advised as to the facts and circumstances contained within the Petition, grant the Petition and to expand the boundaries and change the name of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA:

SECTION 1. RECITALS.

The above recitals are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY.

This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

SECTION 3. AMENDMENT TO ORDINANCE 2023-12.

The County hereby grants the Petition and amends Ordinance No. 2023-12 to expand the external boundaries of the District by adding approximately 144.82 acres, more or less, and changing the name of the District from Eagle Creek Community Development District to the Firelight Community Development District.

SECTION 4. REVISED NAME OF THE DISTRICT

Charlotte County Code Chapter 4-3.5, Article XVIII titled "EAGLE CREEK COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-231 is hereby amended by removing the strikethrough language and adding the underlined language to provide as follows:

Sec. 4-3.5.-231. – District Name.

There is hereby created a community development district situated entirely

59 within a portion of the unincorporated area of Charlotte County, Florida,
60 which shall be known as the "Eagle Creek Firelight Community
61 Development District," and which shall be referred to in this ordinance as
62 the "District".

63 **SECTION 5. REVISED EXTERNAL BOUNDARIES OF THE DISTRICT.**

64 The total area of the District, as expanded, shall encompass 459.01 acres, more
65 or less, as described in exhibit A, attached hereto and incorporated herein. Charlotte
66 County Code Chapter 4-3.5, Article XVIII titled "EAGLE CREEK COMMUNITY
67 DEVELOPMENT DISTRICT," § 4-3.5-232 is hereby amended by removing the
68 strikethrough language and adding the underlined language to provide as follows and
69 updating **Appendix A** with the legal description attached hereto as **Appendix A** (revised):

70 **Sec. 4-3.5-232. – District External Boundaries.**

71 The revised external boundaries of the District are described in Appendix A
72 attached hereto, said boundaries encompassing ~~three hundred fourteen~~
73 ~~and nineteen hundredths (338.02)~~ 459.01 acres, more or less.

74 **SECTION 6. ALL OTHER CONDITIONS TO REMAIN UNCHANGED.**

75 All other terms and conditions of Ordinance No. 2023-12, not in conflict with this
76 Ordinance, shall remain unchanged and enforceable in accordance with the terms
77 expressed therein.

78 **SECTION 7. SEVERABILITY.**

79 If any subsection, sentence, clause, phrase, or portion of this Ordinance is for any
80 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion

81 shall be deemed a separate, distinct, and independent provision and such holding shall
82 not affect the validity of the remainder of this Ordinance.

83 **SECTION 8. CONFLICT.**

84 Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict
85 with this Ordinance or part hereof is hereby repealed to the extent of the conflict.

86 **SECTION 9. EFFECTIVE DATE.**

87 The Clerk shall file a certified copy of this Ordinance with the Department of State
88 within ten days of its adoption. This Ordinance shall take effect immediately upon its filing
89 with the Department of State.

90 --REMAINDER OF PAGE LEFT INTENTIONALLY BLANK--
91

PASSED AND DULY ADOPTED this 25th day of February, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Janette S. Knowlton, County Attorney
LR2025-0140

Know

APPENDIX A (REVISED)
AMENDED EXTERNAL BOUNDARIES OF THE DISTRICT

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 21 & 28, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(OVERALL AMENDED CDD BOUNDARY)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND (PARCEL 1.1)

THE WEST ONE-HALF (W-1/2) OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, LESS THE SOUTH 330 FEET THEREOF.

AND (PARCEL 1.2)

THE WEST ONE-HALF (W-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 2: (P2)

SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 3: (P3)

THE WEST ONE-HALF (W-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, TOGETHER WITH A ONE-HALF (1/2) INTEREST IN THE OIL, GAS, AND MINERAL RIGHTS, ROYALTIES, AND LEASES IN OR ON THE SUBJECT REAL PROPERTY.

PARCEL 4: (P4)

THE NORTH 75 FEET OF THE SOUTH 150 FEET OF THE WEST ONE-HALF (W-1/2) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) AND THE SOUTH 75 FEET OF THE NORTH 150 FEET OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 5:

THE NORTH ONE-HALF (N-1/2) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

SHEET 1 OF 4

PARCEL 6:

THE SOUTH 330 FEET OF THE WEST ONE-HALF (W-1/2) OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 7:

THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 8:

THE EAST ONE-HALF (E-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 9: (P9)

THE SOUTH 150 FEET OF THE EAST ONE-HALF (E-1/2) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 11: (P11)

THE NORTH 75 FEET OF THE EAST ONE-HALF (E-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 12:

THE SOUTH ONE-HALF (S-1/2) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 13:

THE NORTH ONE-HALF (N-1/2) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 14:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND ALL OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PARCEL 15:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE COUNTY OF CHARLOTTE IN OFFICIAL RECORDS BOOK 11, PAGE 373, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID SECTION 21, SAID POINT BEING RECORDED IN CERTIFIED CORNER RECORD DOCUMENT #66930; THENCE N.00°45'20"E. (FOR A BASIS OF BEARINGS) ALONG THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION FOR 2587.36 FEET TO THE WEST 1/4 CORNER OF SAID SECTION, AS RECORDED IN CERTIFIED CORNER RECORD DOCUMENT #51759; THENCE N.01°31'27"E. ALONG THE WESTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION FOR 2388.66 FEET; TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF BURNT STORE ROAD PER BSR2-106 PARCEL ORDER OF TAKING PER OR. 4419, PG. 1578 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1955.00 FEET, A DELTA ANGLE OF 05°30'48", A CHORD BEARING OF N.17°56'59"E., AND A CHORD DISTANCE OF 188.05 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 188.12 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N.88°40'21"E. ALONG SAID NORTHERLY LINE FOR 2551.90 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S.00°29'35"W. ALONG THE EASTERLY LINE OF THE WEST 1/2 OF SAID SECTION FOR 5214.15 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N.89°58'44"W. ALONG THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, SAID LINE ALSO BEING THE NORTH LINE OF A 60 FEET WIDE PUBLIC ROAD RIGHT-OF-WAY, PER DEED BOOK 48, PAGE 129, CHARLOTTE COUNTY PUBLIC RECORDS FOR 2661.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 459.01 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

AUGUST 10, 2023



Date:
2023.08.10
12:55:51 -04'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 3 OF 4

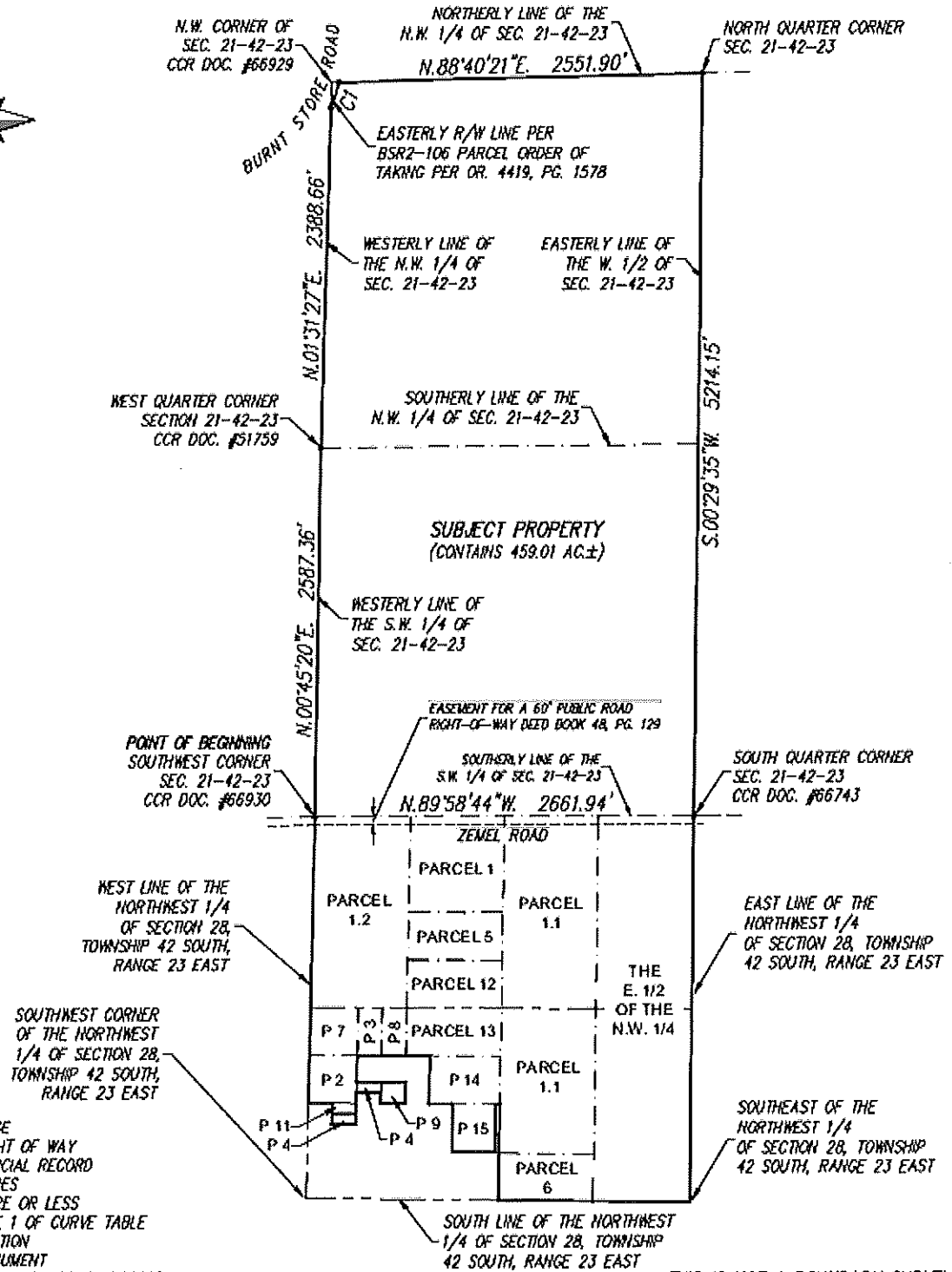


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1955.00'	188.12'	188.05'	N.17°56'59"E	53°04'08"

LEGEND

PG. PAGE
R/W RIGHT OF WAY
OR. OFFICIAL RECORD
AC. ACRES
± MORE OR LESS
C1 LINE 1 OF CURVE TABLE
SEC. SECTION
DOC. DOCUMENT
CCR CERTIFIED CORNER RECORD



THIS IS NOT A BOUNDARY SURVEY