



CDD-25-01 (Legislative)

(Adoption Hearing BCC Land Use Meeting 02-25-2025)

Eagle Creek Community Development District



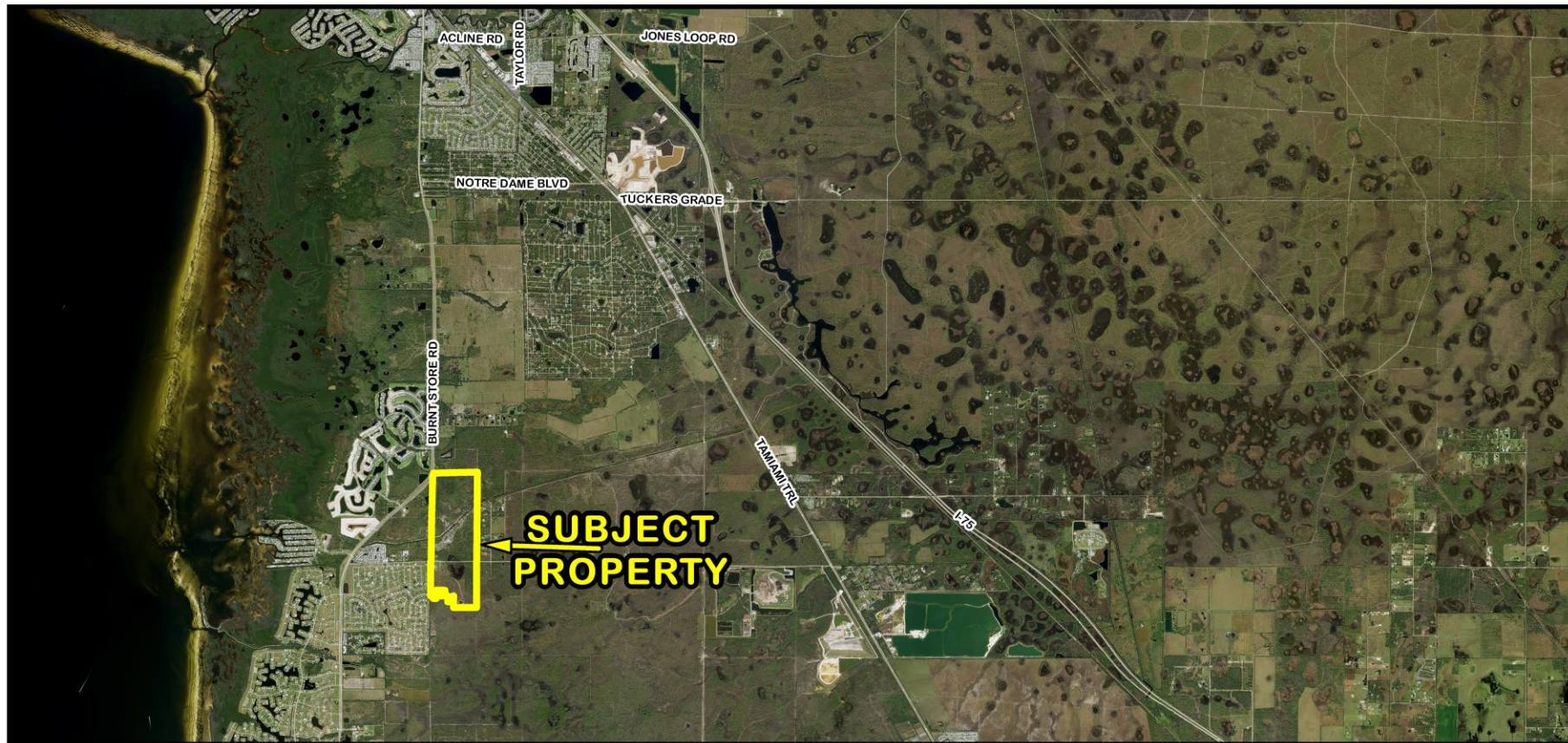
CHARLOTTE COUNTY
FLORIDA

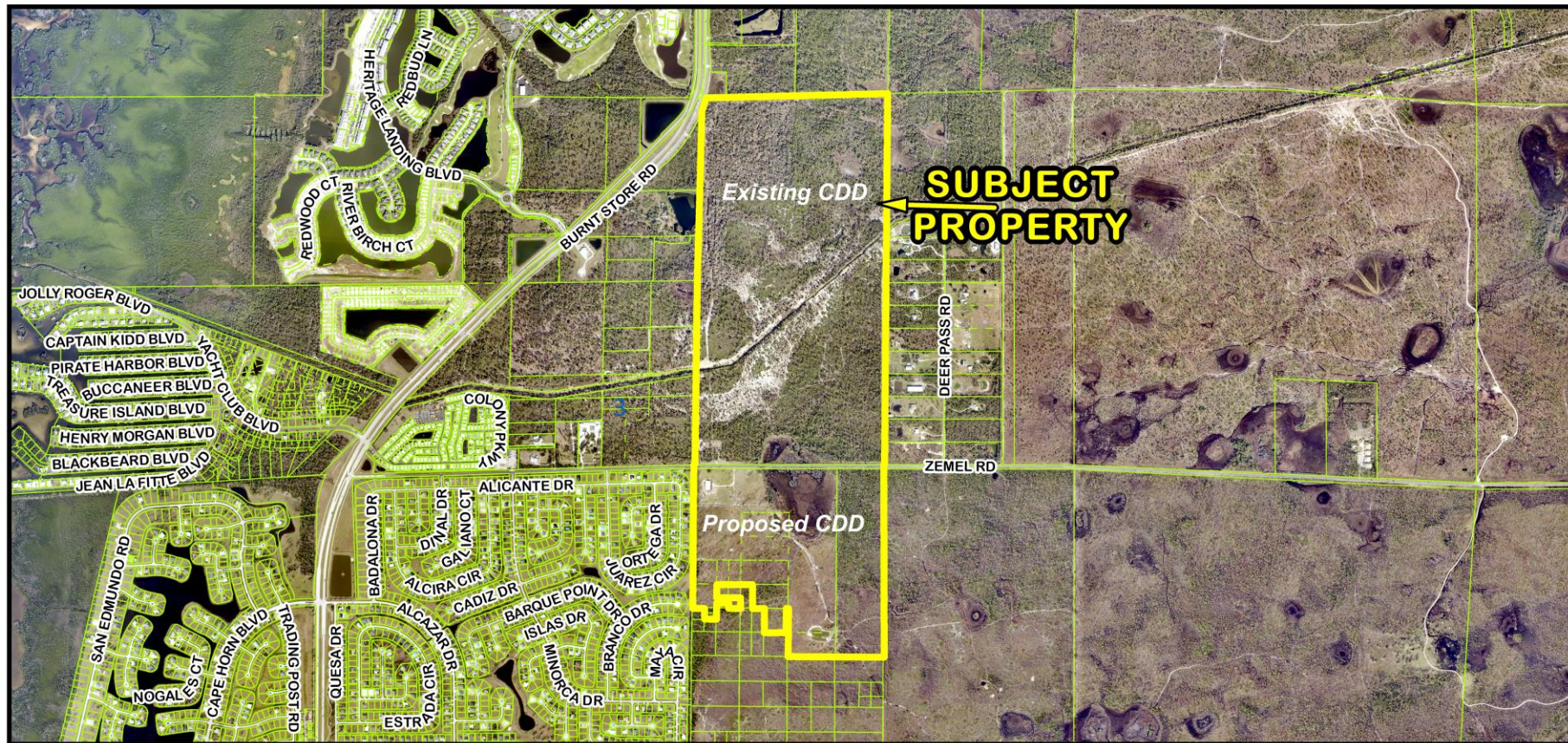
Request

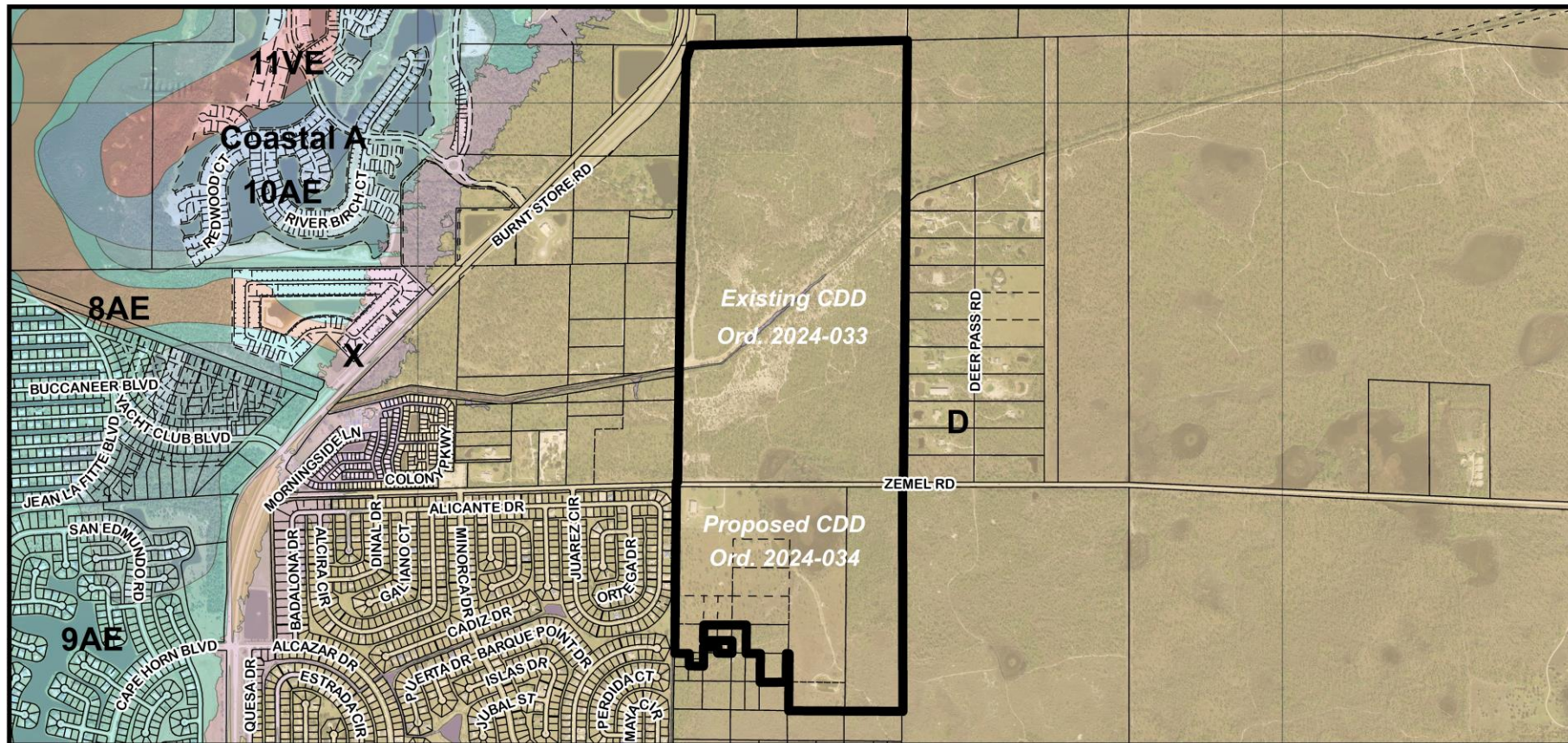
- To change the name of the CDD from “Eagle Creek Community Development District to the “Firelight Community Development District” by revising Section 4-3.5-231. District Name.
- To add approximately 144.82 acres of lands by revising Section 4-3.5-232 to the existing CDD.

Location

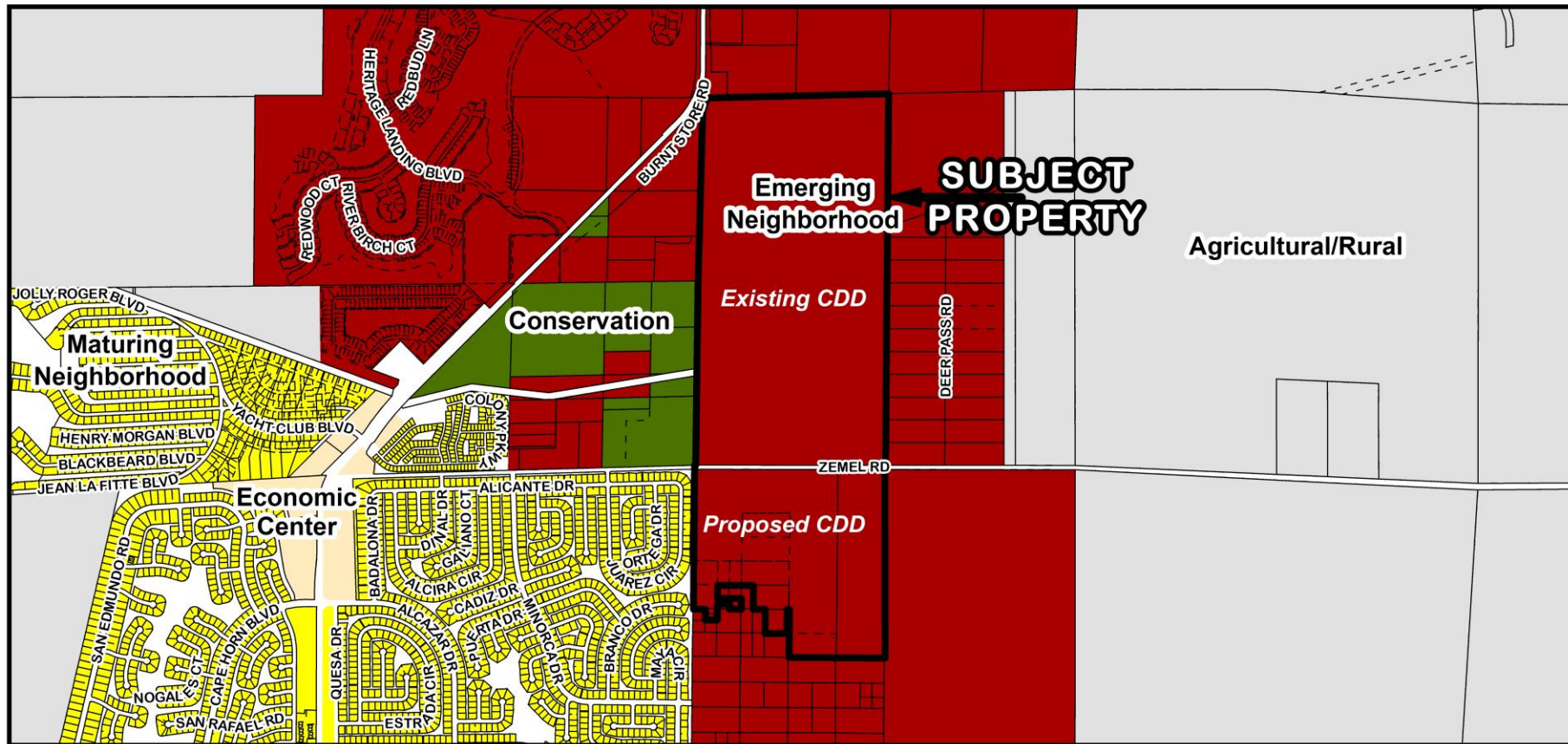
- The existing Eagle Creek CDD contains 314.19± acres and is located at 26000 Zemel Road (north of Zemel Road), in the Punta Gorda area and within the boundary of the Burnt Store Area Plan area.
- The additional property contains 144.82± acres and is generally located immediately across Zemel Road to the south of the existing CDD
- The property is located in Commission District II.

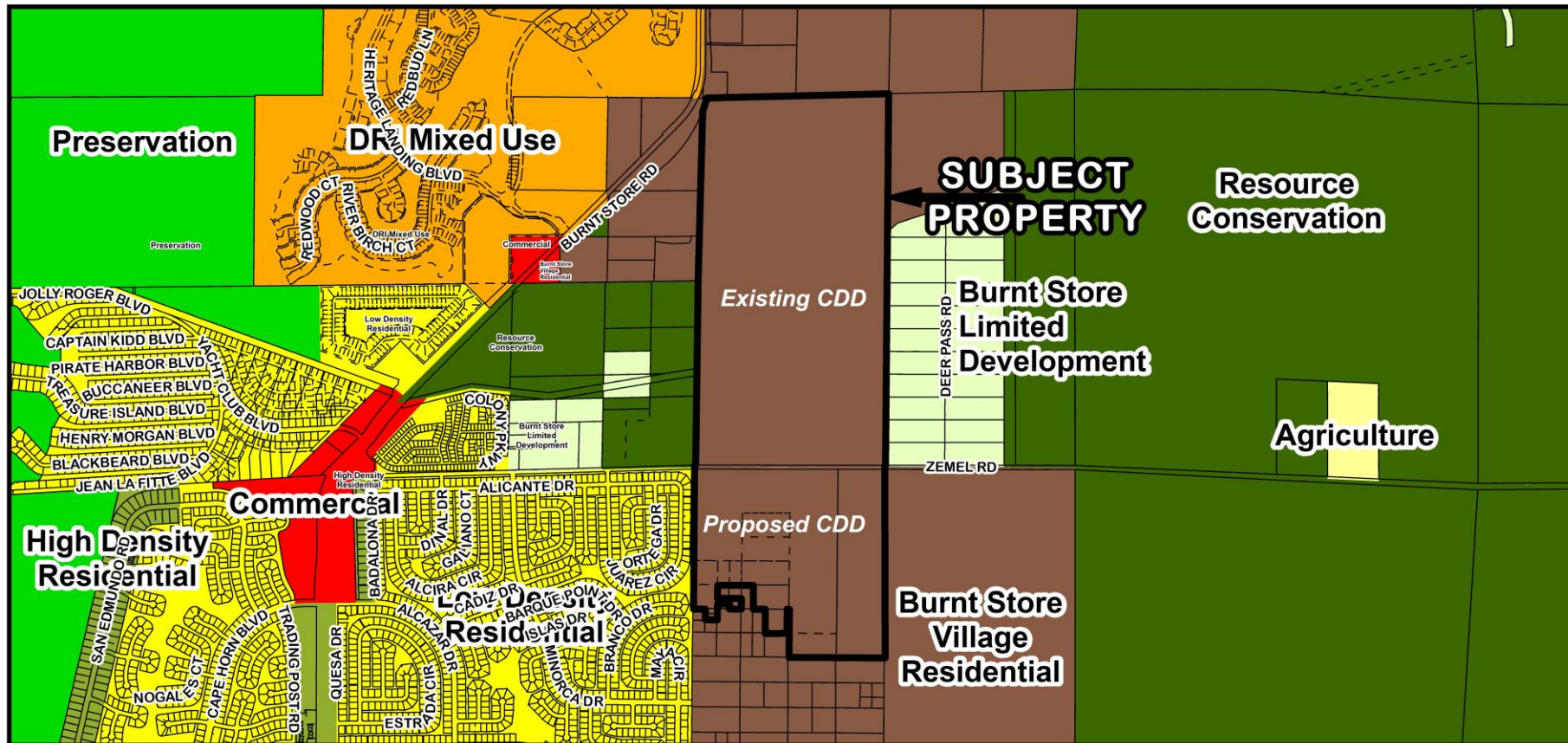


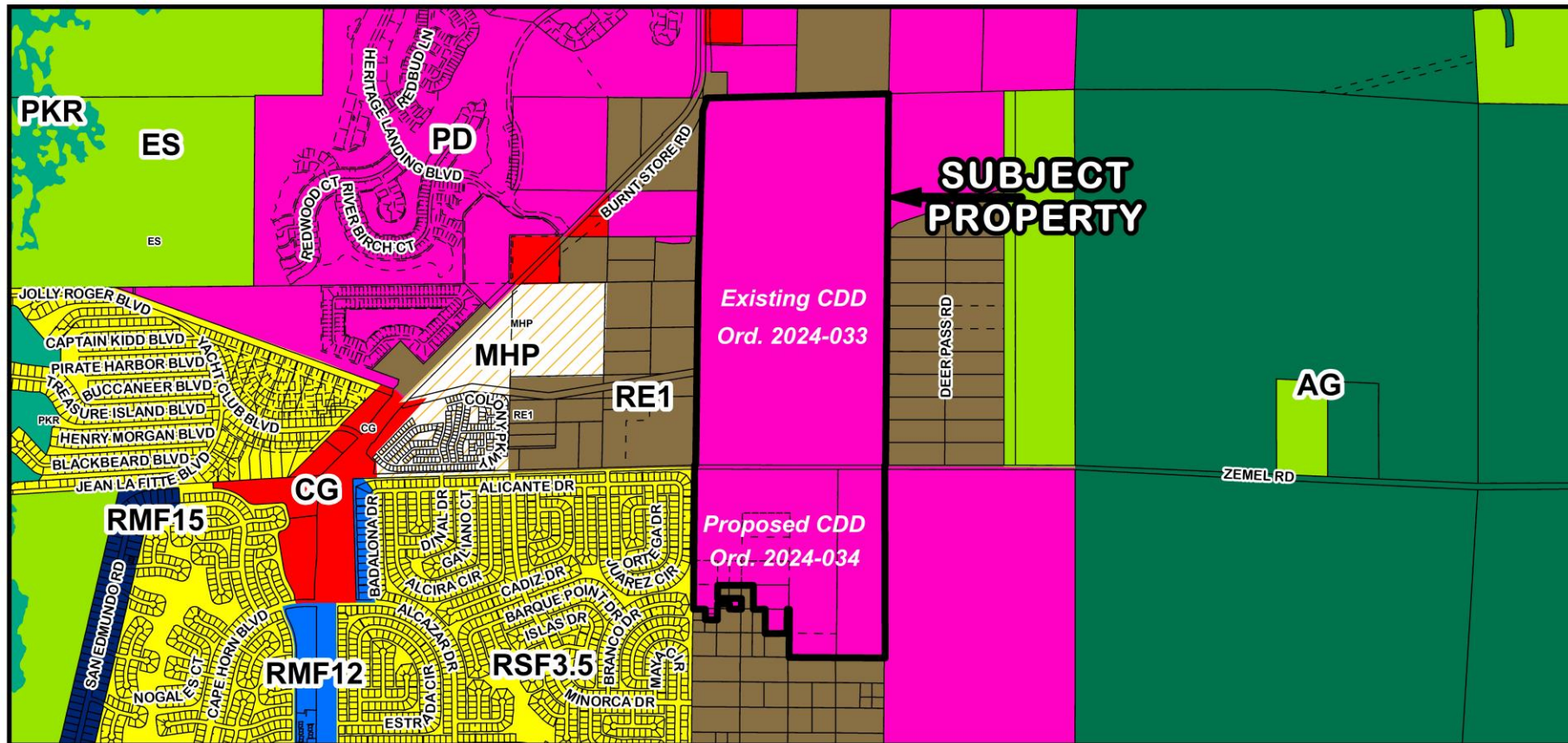




CDD-25-01 Flood Zones (Subject Property - D Zone)







History of the Property

- On September 24, 2024, the Board approved a Planned Development rezoning via Ordinance Number 2024-034 for the expansion area to allow for a residential development up to 273 residential units.

Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management Systems	CDD	CDD	CDD
Onsite Wetland Conservation/Migration	CDD	CDD	CDD
Public Roadways (Onsite)	CDD	CDD	CDD
Public Roadways (Offsite)	CDD	County	County
Water, Wastewater & Reclaim Utilities	CDD	County	County
Hardscape, Landscape & Irrigation	CDD	CDD	CDD
Streetlights/Undergrounding of Electrical Lines	CDD	CDD	CDD
Recreational Amenities	CDD	CDD	CDD