

CDD-23-01

(Adoption Hearing BCC Land Use Meeting 03-28-2023)

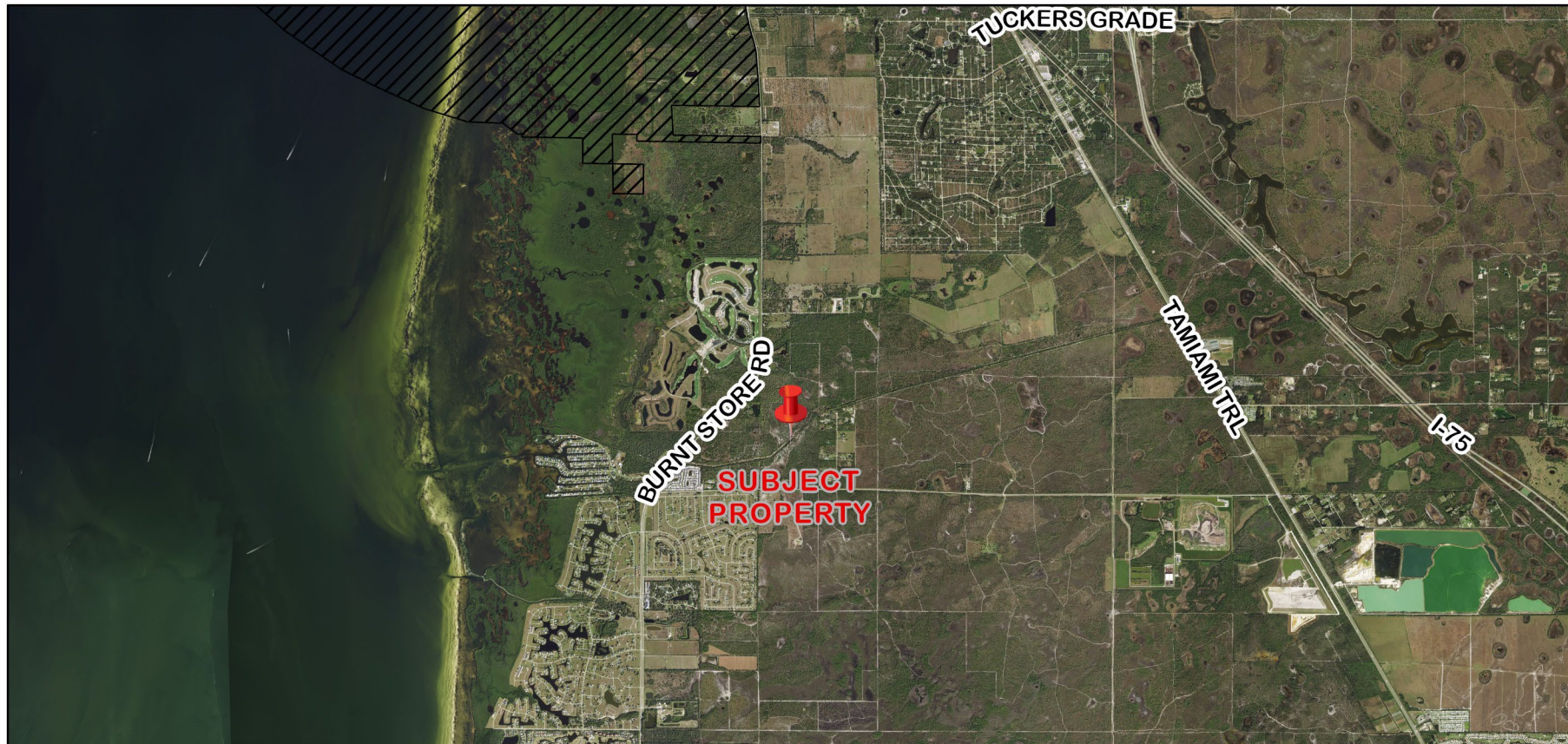
Zemel Land Partners, LLC



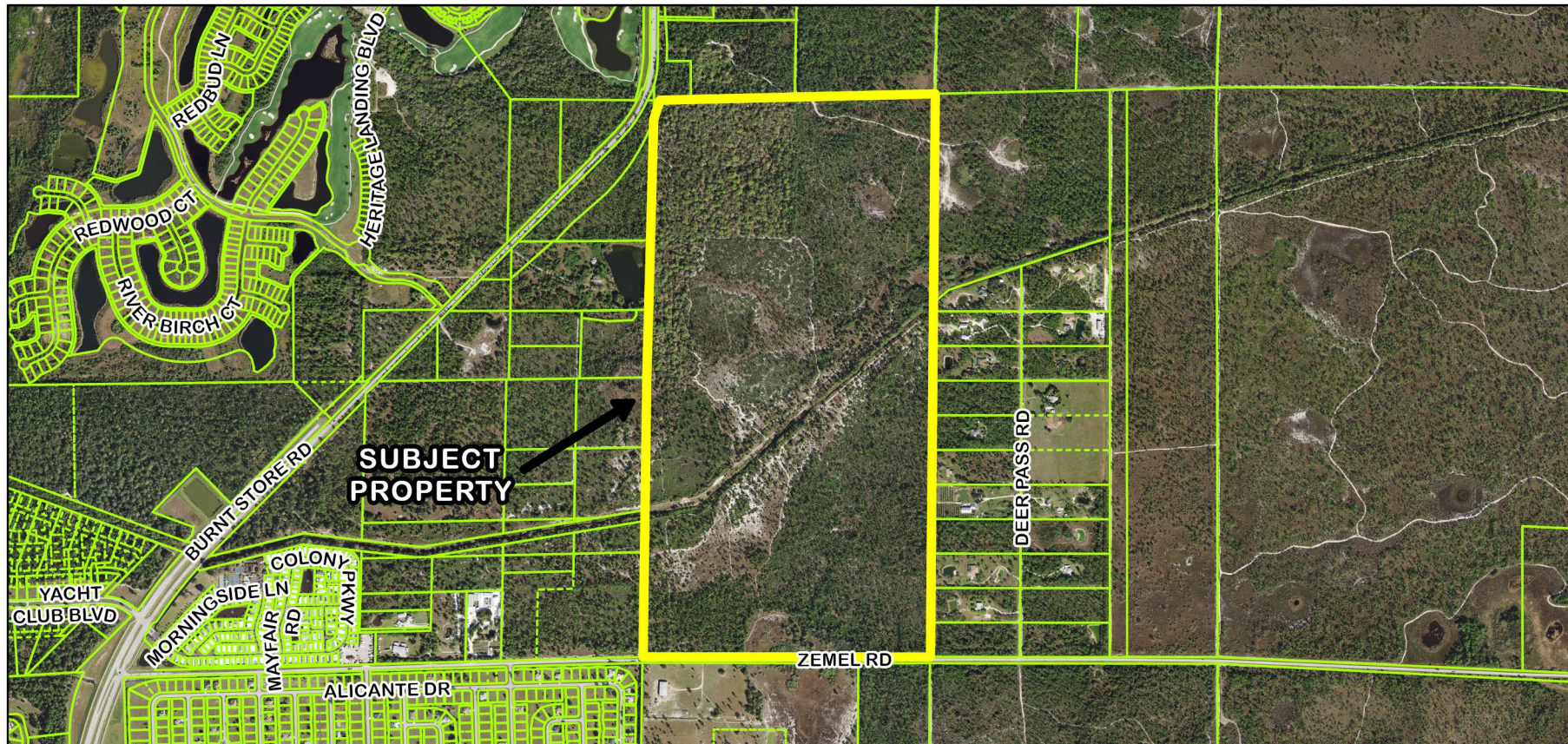
CHARLOTTE COUNTY
FLORIDA

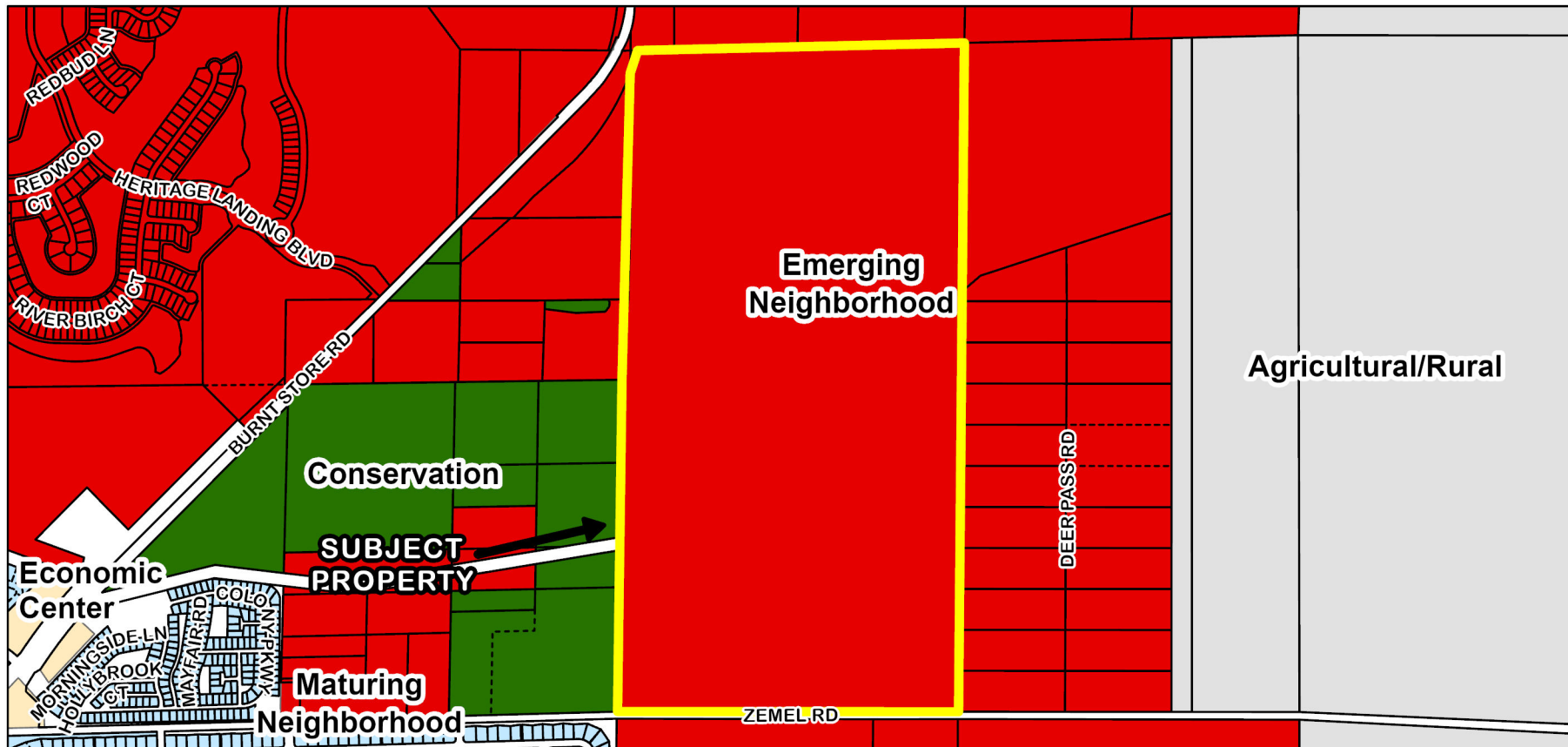
Request

- Establishment of the Eagle Creek Community Development District (CDD)
- The property is located at 26000 Zemel Road
- Located in Commission District II.

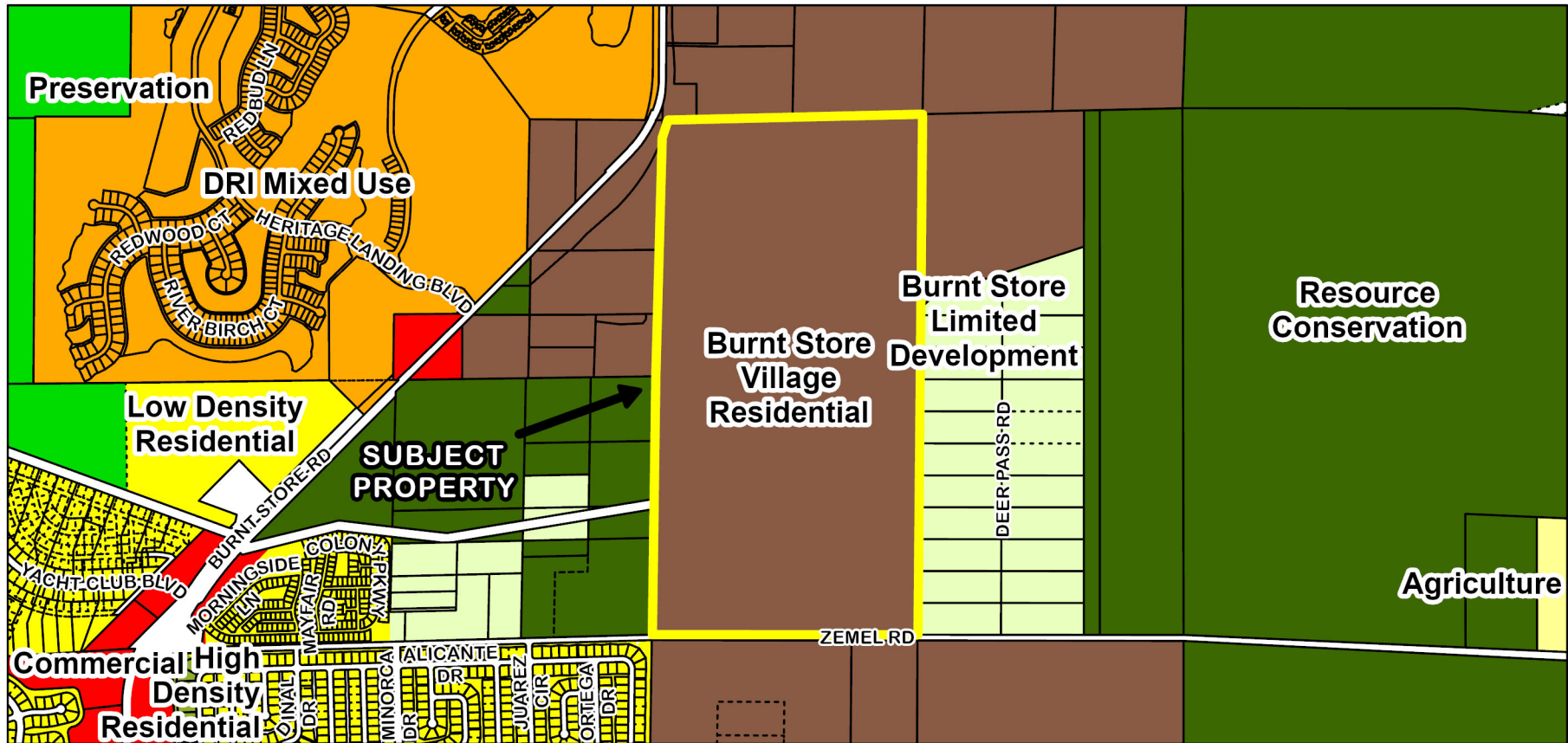


CDD-23-01 Location Map

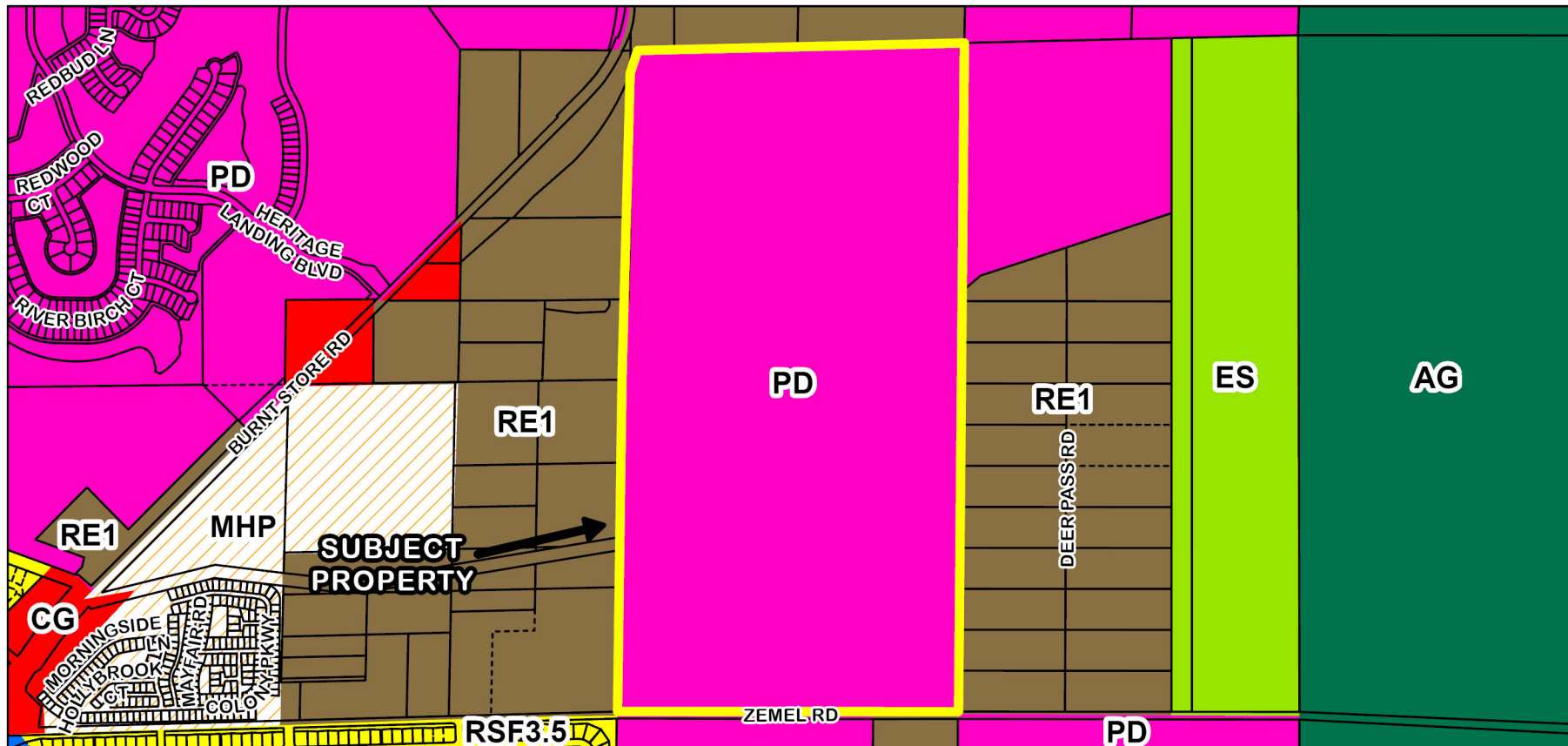




CDD-23-01 Framework Map



CDD-23-01 FLUM Designations



EAGLE CREEK CDD

Estimated Project Costs

Improvement	Estimated Cost	Construction Entity	Final Owner
Stormwater Management System	\$ 8,500,000.00	CDD	CDD
Conservation Area	\$ 500,000.00	CDD	CDD
Public Roadways (Onsite)	\$ 8,100,000.00	CDD	CDD
Offsite Roadway	\$ 2,500,000.00	CDD	County
Water & Wastewater Systems	\$ 8,200,000.00	CDD	County
Hardscape/Landscape/Lighting and Irrigation	\$ 4,750,000.00	CDD	CDD
Amenities (Active & Passive)	\$ 9,500,000.00	CDD	CDD
Professional Services	\$ 2,100,000.00	CDD	CDD
10% Contingency	\$ 4,200,000.00	CDD	N/A
Total:	\$ 48,350,000.00		