



## Legislation Details (With Text)

<b>File #:</b>	2024-5721	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Land Use Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	1/30/2024	<b>In control:</b>		Board of County Commissioners	
<b>On agenda:</b>	2/27/2024	<b>Final action:</b>			
<b>Title:</b>	CDD-23-02, Establishment of the Firelight East Community Development District (CDD)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. 1_BoardMemo, 2. 2 - PowerPoint, 3. 3_Application, 4. 4_EIE_CDD-23-02, 5. Ordinance - Firelight East Community Development District				

Date	Ver.	Action By	Action	Result
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### Title

CDD-23-02, Establishment of the Firelight East Community Development District (CDD)

### Requested Motion/Action

### Department Making Request

### Community Development

Approve an ordinance of the Board of County Commissioners of Charlotte County, Florida, pursuant to Chapter 190, Florida Statutes, amending Part IV, Municipal Service Benefit and Taxing Units, Chapter 4-3.5 Municipal Service Districts, by creating new Article XIX: Firelight East Community Development District (CDD); providing for new Section 4-3.5-240, Authority; providing for new Section 4-3.5-241, District Name; providing for new Section 4-3.5-242, District External Boundaries; providing for new Section 4-3.5-243, District Powers and Functions; providing for new Section 4-3.5-244, Board of Supervisors; providing for additional requirements; and providing for severability; Petition No. CDD-23-02; Applicant: Zemel Land Partners, LLC; providing for an effective date. The proposed CDD is located at 26901 or 27001 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area and containing 338.02± acres. Located in Commission District II.

### Legislative

### Agenda Item Type

Public Hearing

### Budgeted Action:

No action needed.

### Background (Why is this Action Necessary, and What Action will be accomplished)

### Background:

Pursuant to Chapter 190, Community Development Districts, Florida Statutes, Zemel Land Partners, LLC, has submitted a petition to the County to establish the Firelight East Community Development District (CDD).

The subject site for the proposed CDD contains approximately 338.02± acres and is located at 26901

or 27001 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II. There is an approved PD rezoning for the property which allows for a mixed residential development including (180) single-family units and (714) multi-family units. Staff has reviewed the requested petition in light of the six factors established in Section 190.005, Establishment of District, Florida Statutes. It is staff's professional opinion that establishing the Firelight East Community Development District (CDD) is consistent with Section 190.005(2) F.S., and it is not contrary to Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances or other applicable guidelines.