



## Legislation Text

---

File #: 2023-4616, Version: 1

---

### Title

**CDD-23-01, Establishment of the Eagle Creek Community Development District (CDD)**

### Requested Motion/Action

### Department Making Request

### Community Development

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 XVIII: Eagle Creek Community Development District (CDD); providing for new Section 4-3.5-230, Authority; providing for new Section 4-3.5-231, District Name; providing for new Section 4-3.5-232, District External Boundaries; providing for new Section 4-3.5-233, District Powers and Functions; providing for new Section 4-3.5-234, Board of Supervisors; providing for additional requirements; and providing for severability; Petition No. CDD-23-01; Applicant: Zemel Land Partners, LLC; providing for an effective date. The proposed CDD is located at 26000 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, the site contains 314.19± 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 Eagle Creek Community Development District (CDD).

The subject site for the proposed CDD contains approximately 314.19± acres. It is located at 26000 Zemel Road, in the Punta Gorda area, within the boundary of the Burnt Store Area Plan area, and in Commission District II. The actual development of the subject property will be controlled by the Final Detail Site Plan review process and the Board of County Commissioners must approve the Final Detail Site Plan.

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 Eagle Creek 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.

### What Action will be accomplished?

If the Board of County Commissioners approves this request, it will allow the Eagle Creek CDD to be established, which will potentially fund construction of the surface water management system, offsite roadway improvements, onsite roadways, the potable water distribution system, the wastewater collection system, the landscape and irrigation, and the environmental restoration mitigation improvements.