

ORDINANCE NO. 25-08

AN ORDINANCE ESTABLISHING CRESCENT WALK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING A DISTRICT NAME; SETTING FORTH THE AUTHORITY FOR ADOPTING THE ORDINANCE; ESTABLISHING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; ESTABLISHING THE GOVERNING DISTRICT CHARTER AS FLORIDA STATUTES CHAPTER 190; PROVIDING FOR NOTICE TO PURCHASERS; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, D.R. Horton, Inc., has petitioned the Board of County Commissioners to establish CRESCENT WALK COMMUNITY DEVELOPMENT DISTRICT; and

WHEREAS, the Board of County Commissioners, after proper published notice, conducted a local public information-gathering ordinance hearing as required by law and finds as follows:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes; and all statements contained within the petition are true and correct.

2. The costs to the County and government agencies from establishment of the district are nominal. There is no adverse impact on competition or employment from district establishment. The persons affected by establishment are the future landowners, present landowners, Lee County and its taxpayers, and the State of Florida. There is a net economic benefit flowing to these persons from district establishment as the entity to manage and finance the statutory services identified. The impact of district establishment and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs and benefits of not adopting the ordinance, are as economically viable as establishing the district. Methodology is set forth in the economic impact statement on file. The statement of estimated regulatory costs of this petition on district establishment is adequate.

3. Establishment of the proposed district, whose charter must be in accordance with the general law as set forth in Sections 190.006 -190.041, Florida Statutes, is not inconsistent with the local Comprehensive Plan of Lee County or the State Comprehensive Plan.

4. The area of land within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

5. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

6. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the district is amenable to separate special district government.

8. Upon the effective date of this Ordinance, the proposed Crescent Walk Community Development District will be duly and legally authorized to exist and exercise all of its general and special powers as limited by law; and has the right to seek consent from Lee County for the grant of authority to exercise additional special powers in accordance with F.S. 190.012(2), without question as to the district's continued right, authority and power to exercise its limited powers as established by this ordinance.

9. All notice requirements of law were met and complete notice was timely given.

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

SECTION ONE: DISTRICT NAME

The community development district herein established will be known as Crescent Walk Community Development District.

SECTION TWO: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances.

SECTION THREE: ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT

Crescent Walk Community Development District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference.

SECTION FOUR: DESIGNATION OF INITIAL BOARD MEMBERS

The following five persons are designated to be the initial members of the Board of Supervisors:

Landon Thomas
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road 410W
Boca Raton, Florida 33431

J. Wayne Everett
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road 410W
Boca Raton, Florida 33431

Chris Quarles
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road 410W
Boca Raton, Florida 33431

Patrick Timmons
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road 410W
Boca Raton, Florida 33431

John Buzzy
c/o Wrathell Hunt and Associates, LLC
2300 Glades Road 410W
Boca Raton, Florida 33431

SECTION FIVE: POWERS OF THE DISTRICT

The powers and functions of the Crescent Walk Community Development District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described by Section 190.012(2)(a), Florida Statutes, and security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cards, as authorized and described by Section 190.012(2)(d), Florida Statutes.

SECTION SIX: STATUTORY PROVISIONS GOVERNING DISTRICT

Crescent Walk Community Development District will be governed by the provisions of Chapter 190, Florida Statutes.

SECTION SEVEN: NOTICE TO SUBSEQUENT PURCHASERS

Any and all agreements for the sale of property within the boundaries of the Crescent Walk Community Development District must include the disclosure statement required in Florida Statutes §190.048 for the initial sale of the property.

SECTION EIGHT: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION NINE: CONFLICT OF SEVERABILITY

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION TEN: EFFECTIVE DATE

This Ordinance becomes effective upon filing with the Florida Secretary of State.

Commissioner Greenwell made a motion to adopt the foregoing ordinance, seconded by Commissioner Hamman. The vote was as follows:

Kevin Ruane	Absent
Cecil L Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED THIS 15th day of April, 2025.

ATTEST: CLERK OF CIRCUIT COURT
KEVIN C. KARNES

By: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: 
Chair/Vice-Chair

Commissioner Cecil L. Pendergrass, Chairman
Lee County Board of County Commissioners
District 2



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

By: 
Office of County Attorney

EXHIBIT A



DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING PART OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3487 AT PAGES 4491, AND 4492, LEE COUNTY, PUBLIC RECORDS, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER (S. 1/4) OF SAID SECTION 4 AND THE SOUTHEAST CORNER OF THE LESS AND EXCEPT PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2024000105193 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 01°07'50" WEST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 347.19 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN SOUTH 88°52'10" WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 102.40 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK "E", BETHANY TRACE PHASE 1A, RECORDED IN PLAT BOOK 55, PAGES 83 THROUGH 85, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°48'08" WEST ALONG THE EAST LINE OF SAID BLOCK "E" AND THE EAST LINE OF BETHANY TRACE PHASE 1B, RECORDED AS INSTRUMENT NUMBER 2006000017059, OF SAID PUBLIC RECORDS FOR 868.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A PROPOSED RIGHT-OF-WAY FOR SUNRISE BOULEVARD EXTENSION (100 FEET WIDE) AND THE NORTHEAST CORNER OF LOT 1C, OF SAID BETHANY TRACE PHASE 1B; THENCE RUN SOUTH 87°39'35" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 1C FOR 110.10 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE FOR RICHMOND AVENUE (60 FEET WIDE) AND THE NORTHWEST CORNER OF SAID LOT 1C; THENCE RUN NORTH 00°52'10" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 100.03 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE FOR SAID SUNRISE BOULEVARD AND THE SOUTH LINE OF A 98 FEET WIDE CANAL, WILLOW LAKES ESTATES, PLAT BOOK 28, PAGES 74 THROUGH 79, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 87°39'35" EAST ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY FOR SUNRISE BOULEVARD EXTENSION AND THE SOUTH LINE OF SAID CANAL FOR 200.24 FEET; THENCE RUN NORTH 87°41'45" EAST ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY AND THE SOUTH LINE OF SAID CANAL FOR 1,283.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4; THENCE RUN SOUTH 00°49'16" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 FOR 1,317.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 AND THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9; THENCE RUN SOUTH 01°26'22" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9 FOR 1,339.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9 AND THE NORTHWEST CORNER OF UNIT 3 OF LEHIGH ACRES UNITS 1 THRU 5, RECORDED IN PLAT BOOK 27, PAGES 177 THROUGH 182 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°25'40" EAST ALONG THE WEST LINE OF A 100 FOOT WIDE CANAL AS SHOWN ON THE RECORD PLAT OF SAID LEHIGH ACRES UNITS 1 THRU 5 FOR 1,340.16 FEET TO THE SOUTHWEST CORNER OF UNIT 3 OF SAID LEHIGH ACRES UNITS 1 THRU 5; THENCE RUN SOUTH 87°57'59" WEST ALONG THE NORTH LINE OF A 100 FOOT WIDE CANAL AS SHOWN ON THE RECORD PLAT OF SAID LEHIGH ACRES UNITS 1 THRU 5 FOR 1,283.41 FEET TO THE CENTER OF SAID SECTION 9 AND THE NORTHWEST CORNER OF UNIT 2

SHEET 1 OF 3

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
(239) 939-5490 – Licensed Business LB7832
www.atwell-group.com

OF SAID LEHIGH ACRES UNIT 1 THRU 5; THENCE RUN NORTH 01°07'50" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 FOR 2,673.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING: 119.39 ACRES MORE OR LESS.

PARCEL IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS AND DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9 BEARS N 01°07'50" W. THE SCALE FACTOR IS 0.9999423

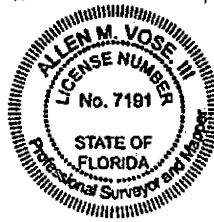
DESCRIPTION PREPARED: 11-05-2024.

Digitally signed by

Allen M Vose III

Date: 2024.11.06

11:13:34 -05'00'



ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 11-06-2024

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SHEET 2 OF 3

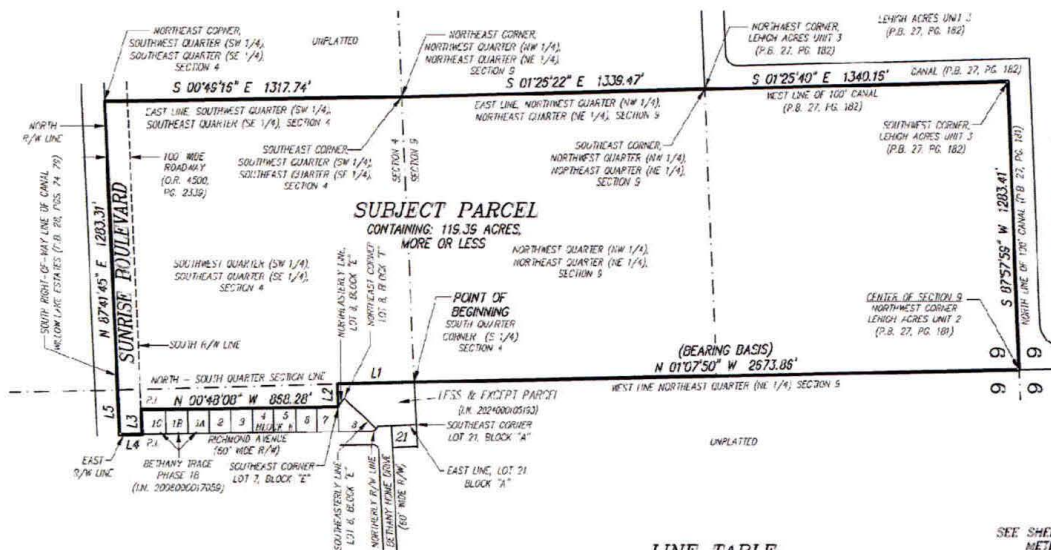


A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA



PARCEL IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY,
RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS AND DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CONS), WHEREIN THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9 BEARS N 01°07'50" W. THE SCALE FACTOR IS 0.999942347.



P.G.S. INDICATES PAGES
P.B. INDICATES PLAT BOOK
R/W INDICATES RIGHT-OF-WAY
IN INDICATES INSTRUMENT NUMBER
P.I. INDICATES POINT OF INTERSECTION
B INDICATES LOT B OF RECORD PLAT
O.R. INDICATES OFFICIAL RECORDS BOOK
L.I. INDICATES LINE DATA: SEE LINE TABLE
P.S.M. INDICATES PROFESSIONAL SURVEYORS AND MAPPER

LINE	BEARING	DISTANCE
L1	N 01°07'50" W	347.19'
L2	S 88°52'10" W	102.40'
L3	S 07°35'35" W	110.10'
L4	N 00°32'10" W	100.03'
L5	N 87°35'35" E	200.24'

SEE SHEET 1 AND 2 OF 3 FOR COMPLETE
METES AND BOUNDS DESCRIPTION

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Digitally signed by Allen M Vose III
Date: 2024.11.06 11:13:54 -05'00'

ALLEN M. VOSE III, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191

FLORIDA CERTIFICATION NO. 7191
DATE SIGNED: 11 06 2024
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

E:\J085\22XX\2295DR\SURVEYING\PLAT\2295DR-PLAT-BNDY-LGL.DWG
 E:\J085\22XX\2295DR\SURVEYING\PLAT\2295DR-PLAT-BNDY-SK.DWG

PREPARED 11-05-2024
SHEET 3 OF 3

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 25-08
(e.g., 93-001)

PRIMARY KEYFIELD
DESCRIPTOR:

Special Districts

SECONDARY KEYFIELD
DESCRIPTOR:

Local Government

OTHER KEYFIELD
DESCRIPTOR:

Government Agencies

ORDINANCE DESCRIPTION: Crescent Walk CDD

(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: N/A

AMENDMENT #2: _____

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: N/A ; REPEAL #3: _____

REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: _____

KEYFIELD 1 CODE: _____

KEYFIELD 2 CODE: _____

KEYFIELD 3 CODE: _____

**MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY**

VIA HAND DELIVERY

DATE: April 15, 2025

TO: Commissioner Cecil L. Pendergrass
Vice-Chairman, Board of County
Commissioners

FROM: 
Joseph A. Adams
Assistant County Attorney

RE: **Ordinance No. 25-08
Crescent Walk Community Development District
Agenda Item Public Hearing #37, April 15, 2025**

Attached, approved as to form, please find the original of the above-referenced ordinance adopted by the Board of County Commissioners on April 15, 2025. The original ordinance is attached to the memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to the Records Management Department for filing and transmittal to Tallahassee.

By copy of this memorandum to Claudia Curtin, I request that a clerk attest to the Chair's signature on the attached ordinance and return the fully executed copy to my attention via email.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than April 25, 2025. Also attached please find the Data Retrieval form to accompany the ordinance when transmitted to the State.

Thank you for your prompt attention to this matter.

JAA/les

Attachment

VIA EMAIL ONLY:

Laurel Chick, Manager, Internal Services
Samantha Westen, Executive Assistant
Rose Bahena, Administrative Specialist, Senior
Claudia Curtin, Records Program Manager
leeclerkminutes@leeclerk.org

2025 APR 16 AM 11:43

RECEIVED
MINUTES OFFICE

AGENDA ITEM REPORT

DATE: April 15, 2025
DEPARTMENT: County Attorney
REQUESTER: Joseph A. Adams
TITLE: Conduct Public Hearing to Adopt an Ordinance Creating the Crescent Walk CDD

I. MOTION REQUESTED

Conduct Public Hearing to adopt an Ordinance Creating the Crescent Walk Community Development District (CDD).

II. ITEM SUMMARY

Conducts a public hearing to adopt an Ordinance creating the Crescent Walk Community Development District pursuant to Chapter 190, F.S. If approved, the ordinance will create a Community Development District capable of financing and servicing the basic services within the District boundary. The proposed Crescent Walk CDD is located on approximately 119.39 acres of land generally located east of Homestead Road South, north of Clancy Street East, west of Charwood Avenue South, and south of Weston Road in Lehigh Acres.

III. BACKGROUND AND IMPLICATIONS OF ACTION

D.R. Horton, Inc., has petitioned the Lee County Board of County Commissioners to adopt an ordinance establishing a Uniform Community Development District (CDD) in accordance with the Uniform Community Development District Act of Florida, Chapter 190, Florida Statutes ("Act"). Section 190.005(2) sets forth the "exclusive and uniform method for the establishment of a Community Development District of less than 2,500 acres in size." This establishment "shall be pursuant to an ordinance adopted by the County Commission having jurisdiction over the majority of the land in the area in which the district is to be located . . ."

A community development district is a local unit of special purpose government created in accordance with the Act and limited to the performance of those specialized functions authorized by the Act for the delivery of urban community development services. The Act provides an alternative streamlined method for financing the construction, maintenance and operation of major infrastructures necessary for community development. Once a community development district has been established, it serves as an infrastructure management tool that ultimately relieves existing county taxpayers of the financial burden of providing urban services to the landowners in the district.

The proposed Crescent Walk CDD is located on approximately 119.39 acres of land generally located east of Homestead Road South, north of Clancy Street East, west of Charwood Avenue South, and south of Weston Road in Lehigh Acres. If adopted, the Ordinance will:

1. Establish the external boundaries of the district.
2. Name the five persons designated to be the initial members of the Board of Supervisors. Those individuals are: Landon Thomas, J. Wayne Everett, Chris Quarles, Patrick Timmons, and John Buzzy.
3. Name the district. (Crescent Walk Community Development District).
4. Provide authorization to exist and exercise all of its general and special powers as limited by law, including: the powers and functions to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described by Section 190.012(2)(a), Florida Statutes, and security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cards, as authorized and described by Section 190.012(2)(d), Florida Statutes.

The purpose of this hearing is to consider the petition filed by D.R. Horton, Inc., on September 18, 2024, as updated on December 4, 2024, to establish a Uniform Community Development District to be known as the Crescent Walk Community Development District in accordance with Ch. 190, Florida Statutes. Specifically, the Board will consider the six factors listed in Section 190.005(1)(e), Florida Statutes. This hearing will also afford the Petitioner, affected units of local government, and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the establishment of the District.

Staff has reviewed the factors set forth in F.S. §190.005 and recommend that the Board of County Commissioners

grant the Petition by adopting an Ordinance creating the Crescent Walk Community Development District.

A copy of the Petition is available for review at the Department of Community Development.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount: No funding required.

Included in the Current Budget?: N/A

Fund: N/A

Comments:

Is this a revenue or expense item? N/A

Is this Discretionary or Mandatory? Discretionary

Will this item impact future budgets? N/A

Program:

Project:

Account Strings:

Fund Type?

V. RECOMMENDATION

Approve

ATTACHMENTS:

Petition to Establish Crescent Walk CDD, Staff Report, FAIS Form, Ordinance (proposed)

REVIEWERS:

Lauren Schaefer, County Attorney

Joseph Adams, County Attorney

Michael D. Jacob, County Attorney

Anne Henkel, Budget Services

Peter Winton, County Manager

Created/Initiated - 4/2/2025

Approved - 4/2/2025

Approved - 4/2/2025

Approved - 4/2/2025

Final Approval - 4/2/2025



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 18, 2025

Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 25-08, which was filed in this office on April 17, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

RECEIVED

By Latasha Seth at 8:43 am, Apr 21, 2025