

DESOTO COUNTY, FLORIDA

RESOLUTION NO. 2025 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, VACATING A PORTION OF STONEYBROOK OAKS SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 92, PUBLIC RECORDS OF DESOTO COUNTY, GENERALLY LOCATED IN SECTIONS 29 AND 30, TOWNSHIP 39 S, RANGE 23 E, DESOTO, COUNTY FLORIDA, THE LEGAL DESCRIPTION AND SKETCH OF SAID PORTIONS TO BE VACATED BEING INCLUDED IN “EXHIBIT A”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, OakStone, LLC (“Applicant”) is the fee simple owner of certain property located on the SW corner of CR 769 and SW Peace River Street in the southwestern portion of DeSoto County (“Applicant’s Property”); and

WHEREAS, the Applicant’s Property is contained within the Stoneybrook Oaks Subdivision as recorded in Plat Book 9, Page 92, Public Records of DeSoto County; and

WHEREAS, the Applicant has petitioned DeSoto County (the “County”) to vacate a portion of the above-described plat as more particularly described in Exhibit “A” and sketched in Exhibit “B”; and

WHEREAS, pursuant to Section 177.101(3), Fla. Stat., and Section 20-1770 of the County’s Land Development Regulations, the Board of County Commissioners (the “Board”) is authorized to adopt a resolution vacating plats, either in whole or in part, in subdivisions located in the County; and

WHEREAS, notice of public hearing for the proposed vacation of plat was set in compliance with the County’s Land Development Regulations (LDR) Sections 20-1770 and Section 177.101(4), Fla. Stat.; and

WHEREAS, the Applicant has certified that all state and county taxes have been paid as required by Section 177.101(4), Fla. Stat.; and

WHEREAS, as required by Section 177.101(3), Fla. Stat., the County has determined the proposed plat vacation will not affect the ownership or right of convenient access of persons owning other parts of the subdivision; and

WHERE AS, the Development Department Report finds the petition for vacating the portion of Stoneybrook Oaks Subdivision plat is consistent with the criteria in Land Development Regulations Section 20-1770; and

WHEREAS, the Board concludes adoption of this Resolution is in the best interest of the residents of DeSoto County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are hereby incorporated by reference as part of this Resolution.

Section 2. Adoption of Development Department Report. The Development Department Report is ratified and confirmed as being true and correct and is hereby incorporated by reference as the findings and conclusions to support adoption of the Resolution.

Section 3. Findings and Conclusion. At the duly noticed March 25, 2025 Board of County Commissioners public hearing, the Board considered the petition requesting vacating a portion of Stoneybrook Oaks described in Exhibit "A" and sketched in Exhibit "B", and found and concluded the petition was in conformance with the criteria in Land Development Regulation Section 20-1770.

Section 4. Partial Plat Vacation. The Board hereby declares that the portion of the Stoneybrook Oaks Subdivision plat as recorded in Plat Book 9, Page 92, Public Records of DeSoto County is hereby vacated and annulled and the same is hereby returned to nonplatted acreage.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 25th day of March 2025

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF
DESOTO COUNTY, FLORIDA

By: _____
Mandy Hines
County Administrator

By: _____
J. C. Deriso, Chairman
Board of County Commissioners

By: _____
Valerie Vicente
County Attorney

Exhibit A

The legal description of said property in DeSoto County, Florida, being:

DESCRIPTION: PART of STONEYBROOK OAKS, according to the plat thereof, as recorded in Plat Book 9, Page 92, of the Public Records of DeSoto County, Florida, lying in Sections 29 and 30, Township 39 South, Range 23 East, DeSoto County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 29 for a **POINT OF BEGINNING**, run thence along the North boundary thereof and along the Northerly boundary of said STONEYBROOK OAKS, S.89°36'38"E., 4605.86 feet to the Northeast corner of STONEYBROOK OAKS; thence along the Easterly boundary of said STONEYBROOK OAKS, the following nine (9) courses: 1) S.00°23'20"W., 34.71 feet; 2) Southerly, 100.85 feet along the arc of a curve to the left having a radius of 190.00 feet and a central angle of 30°24'43" (chord bearing S.06°48'06"W., 99.67 feet) to a point of reverse curvature; 3) Southerly, 83.35 feet along the arc of a curve to the right having a radius of 135.00 feet and a central angle of 35°22'29" (chord bearing S.09°16'59"W., 82.03 feet); 4) S.26°58'15"W., 61.41 feet to a point of curvature; thence Southwesterly, 82.82 feet along the arc of a curve to the right having a radius of 65.00 feet and a central angle of 73°00'14" (chord bearing S.63°28'22"W., 77.33 feet); 5) N.79°34'21"W., 46.99 feet; 6) S.10°01'10"W., 120.33 feet; 7) S.16°33'09"W., 80.52 feet; 8) Southeasterly, 285.38 feet along the arc of a curve to the left having a radius of 190.00 feet and a central angle of 86°03'29" (chord bearing S.41°37'10"E., 259.30 feet); 9) S.63°01'45"E., 65.00 feet to a point on the Westerly boundary of the right-of-way for State Road No. S-741 (Kings Highway) (County Road 769), according to Florida Department of Transportation Right of Way Map Section 04504-2601; thence along said Westerly boundary of the right-of-way for State Road No. S-741 (Kings Highway) (County Road 769) and the aforesaid Easterly boundary of STONEYBROOK OAKS, the following four (4) courses: 1) S.26°58'15"W., 176.42 feet; 2) S.29°13'31"W., 74.10 feet; 3) S.63°47'30"E., 17.90 feet; 4) S.26°12'30"W., 1236.72 feet to a point of intersection with the Northerly boundary of the right-of-way for 33rd Avenue, according to UNIT A PLATTSBURG SUBDIVISION, as recorded in Plat Book 4, Page 20, of the Public Records of DeSoto County, Florida; thence along said Northerly boundary of the right-of-way for 33rd Avenue and the aforesaid Easterly boundary of STONEYBROOK OAKS, S.89°36'40"W., 681.34 feet; thence N.78°35'43"W., 1585.32 feet; thence N.28°50'43"W., 595.04 feet; thence N.03°48'00"E., 962.44 feet; thence N.90°00'00"W., 14.72 feet to a point of curvature; thence Westerly, 152.27 feet along the arc of a curve to the left having a radius of 575.00 feet and a central angle of 15°10'24" (chord bearing S.82°24'48"W., 151.83 feet) to a point of tangency; thence S.74°49'36"W., 318.11 feet to a point of curvature; thence Southwesterly, 319.17 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of 38°29'56" (chord bearing S.55°34'38"W., 313.20 feet) to a point of reverse curvature; thence Southwesterly, 67.91 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 17°17'33" (chord bearing S.44°58'27"W., 67.65 feet); thence Southwesterly, 88.40 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 28°56'35" (chord bearing S.37°04'58"W., 87.46 feet); thence N.72°34'51"W., 56.53 feet; thence Northeasterly, 122.34 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 31°09'11" (chord bearing N.39°35'54"E., 120.84 feet); thence Northeasterly, 52.82 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 17°17'33" (chord bearing N.44°58'27"E., 52.62 feet) to a point of reverse curvature; thence Northeasterly, 34.80 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 03°47'54" (chord bearing N.38°13'37"E., 34.80 feet); thence N.47°08'41"W., 16.31 feet to a point of curvature; thence Westerly, 129.70 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 42°27'57" (chord bearing N.68°22'39"W., 126.76 feet) to a point of tangency; thence N.89°36'38"W., 390.30 feet to a point of curvature; thence Northwesterly, 88.22 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 50°32'48" (chord bearing N.64°20'14"W., 85.39 feet) to a point of compound curvature; thence Northerly, 171.23 feet along the arc of a curve to the right having a radius of 250.00 feet and a central angle of 39°14'33" (chord bearing N.19°26'33"W., 167.90 feet) to a point of tangency; thence N.00°10'43"E., 81.54 feet; thence N.89°36'38"W., 245.34 feet; thence N.03°15'42"E., 179.36 feet to a point on the North boundary of the aforesaid Section 30 and the aforesaid Northerly boundary of STONEYBROOK OAKS; thence along said North boundary of Section 30 and said Northerly boundary of STONEYBROOK OAKS, N.89°58'19"E., 118.59 feet to the **POINT OF BEGINNING**.

Containing 142.53 acres, more or less.

Exhibit B

LOCATION MAP - STONEYBROOK OAKS

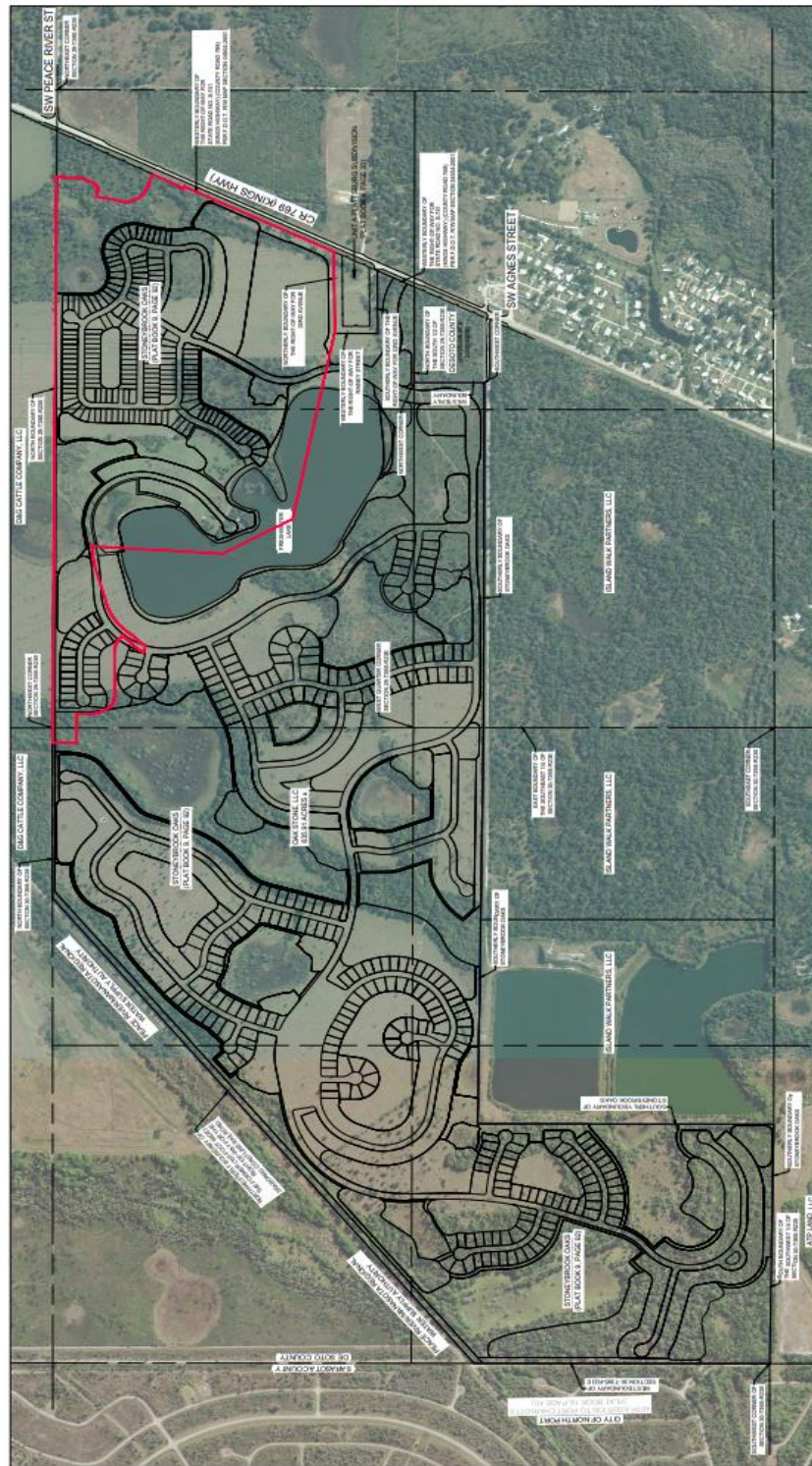
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Exhibit C

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