

Petition to Establish

Oak Stone

Community Development District

January 29, 2026

Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Vivek K. Babbar, Esq.
vbabbar@srvlegal.com
Lynn A. Carver, Paralegal
lcarter@srvlegal.com

Petition

Petition to Establish Oak Stone Community Development District

Petitioner, Oak Stone, LLC, a Florida limited liability company, (herein referred to as “Petitioner”), petitions the Board of County Commissioners of DeSoto County, Florida (“**DeSoto County**”) pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Oak Stone Community Development District (the “**District**”), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is Oak Stone, LLC, a Florida limited liability company, having a mailing address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

2. The land area to be served by the District consists of unimproved real property containing approximately 343.90 acres. All of the land in the proposed District is in the unincorporated portion of DeSoto County. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit “A”**.

3. A metes and bounds legal description of the external boundaries of the District is attached as **Exhibit “B”**. There is one parcel within the proposed external boundaries of the District which are to be excluded. The excluded parcel will be privately owned and is expected to contain recreational amenities, which will not be serviced by the District. The District will have no impact on this excluded parcel. Section 190.005(1)(a)1, Florida Statutes.

4. The written consent to the establishment of the District by the landowners, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit “C.”** Section 190.005(1)(a)2, Florida Statutes.

5. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit “D”** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. The proposed name of the District is the Oak Stone Community Development District (hereinafter in the attached exhibits referred to as “**Oak Stone CDD**”). Section 190.005(1)(a)4, Florida Statutes.

7. The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified on **Exhibit “E”** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit “F”**. Section 190.005(1)(a)6, Florida Statutes.

9. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, are attached as **Exhibit “G”**, Section 190.005(1)(a)8, Florida Statutes.

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved DeSoto County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Desoto County Land Use Element and a document of specific citations to and an analysis of the District’s consistency with the DeSoto Comprehensive Plan and State Comprehensive Plan, are attached as **Composite Exhibit H**.

11. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved DeSoto County Comprehensive Plan.

(b) The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit DeSoto County and its residents outside the District by increasing the ad valorem tax base of DeSoto County and generating water and wastewater impact fees which will assist DeSoto County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

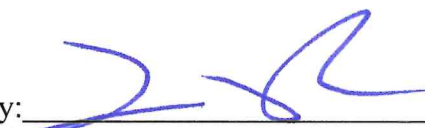
(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

12. The Petitioner is also requesting DeSoto County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes, and (2) Security Powers in accordance

with section 190.012(2)(d), Florida Statutes, in accordance with section 190.012(2)(f), Florida Statutes.

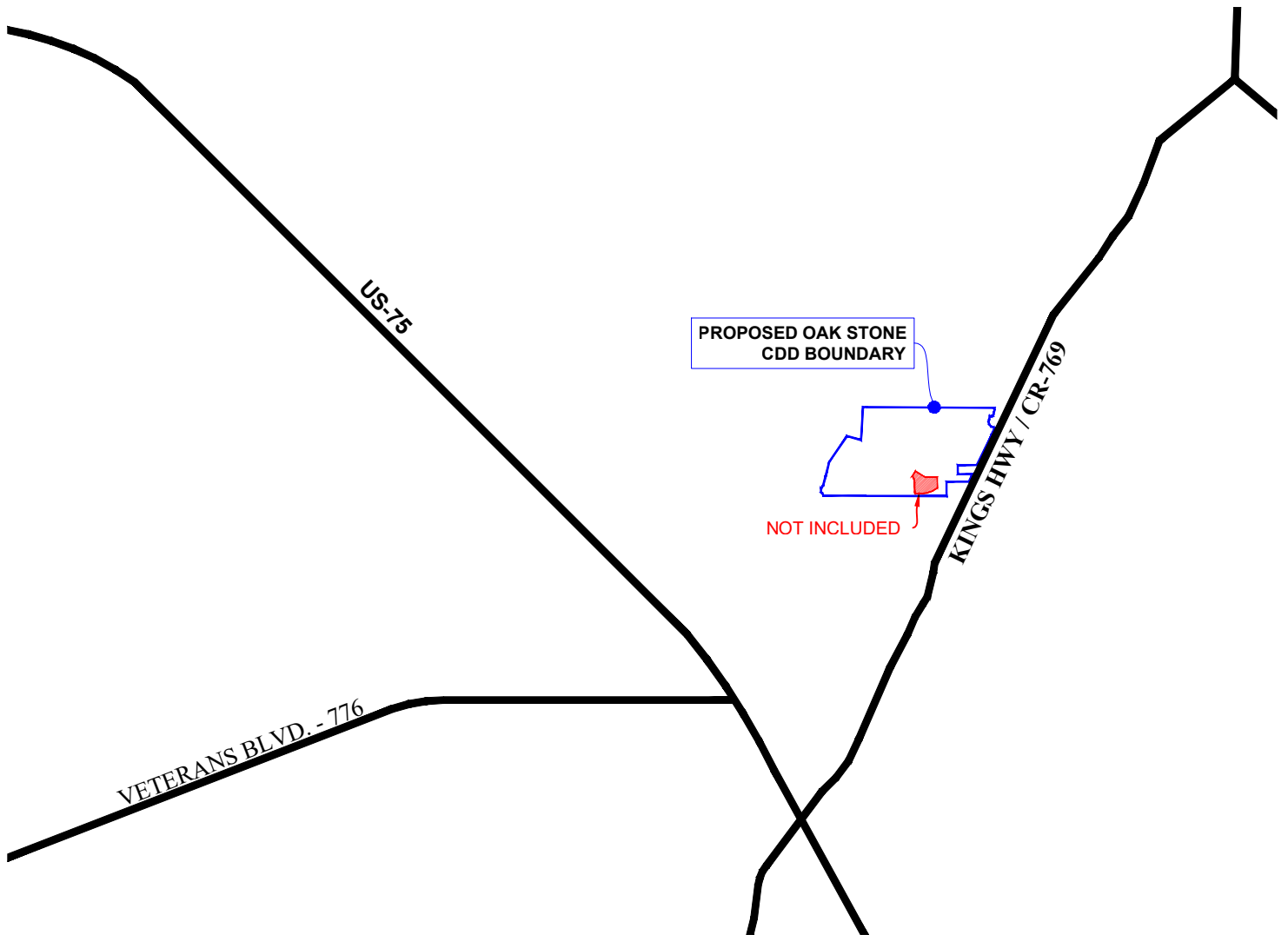
Respectfully submitted this 13th day of January, 2026.

Oak Stone, LLC,
a Florida limited liability company

By: 

John M. Ryan
Authorized Representative

Composite Exhibit A



PAPE-DAWSON

6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

DATE 12/16/25	
PROJECT OAKSTONE	
DRAWING LUMAP	
DRAWN CEJ	CHECKED M.M

Location Map
OAKSTONE
DeSoto County, Florida

SCALE 1" = 6,000'	
SEC. - TSP. - RNG. 29&30-39S-23E	
SHEET	OF
1	1



PAPE-DAWSON

6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

DATE	12/16/25
PROJECT	OAKSTONE
DRAWING	LUMAP
DRAWN	CEJ
CHECKED	MJM

Land Use Map Aerial
OAKSTONE
DeSoto County, Florida

SCALE	
1"=1/2mile	
SEC.-TSP.-RNG.	
29&30-395-23E	
SHEET	OF
1	1

Exhibit B

CDD OVERALL BOUNDARY

DESCRIPTION:

A parcel of land lying in Sections 29 and 30, Township 39 South, Range 23 East, DeSoto County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 30, run thence along the East line of said Section 30, N.00°01'27"W., 2154.12 feet to the **POINT OF BEGINNING**; thence N.89°14'49"W., 1546.51 feet; thence N.22°32'31"W., 92.09 feet; thence 12.22 feet in a northwesterly direction along a tangent curve turning to the left, having a central angle of 27°59'55", with a radius of 25.00 feet, having a chord bearing of N.36°32'29"W. and a chord distance of 12.10 feet; thence N.50°32'26"W., 47.33 feet; thence N.00°45'44"E., 143.16 feet; thence N.43°41'32"E., 110.27 feet; thence N.14°29'33"E., 366.41 feet; thence N.14°29'33"E., 522.52 feet; thence N.34°25'58"E., 1120.39 feet; thence S.74°20'15"E., 523.46 feet; thence N.03°15'42"E., 1183.39 feet; thence N.89°58'19"E., 118.59 feet; thence S.89°36'38"E., 4605.86 feet to the northeast corner of STONEYBROOK OAKS according to the official plat thereof recorded in Plat Book 9, Page 92, Public Records of DeSoto County, Florida; thence along the easterly boundary of said STONEYBROOK OAKS the following ten (10) courses: 1) S.00°23'20" W., 34.71 feet; 2) 100.85 feet in a Southerly direction along a non-tangent curve turning to the left, having a central angle of 30°24'43", with a radius of 190.00 feet, having a chord bearing of S.06°48'06" W. and a chord distance of 99.67 feet; 3) 83.35 feet in a Southerly direction along a reverse tangent curve turning to the right, having a central angle of 35°22'29", with a radius of 135.00 feet, having a chord bearing of S.09°16'59" W. and a chord distance of 82.03 feet; 4) S.26°58'15" W., 61.41 feet; 5) 82.82 feet in a Southwesterly direction along a tangent curve turning to the right, having a central angle of 73°00'14", with a radius of 65.00 feet, having a chord bearing of S.63°28'22" W. and a chord distance of 77.33 feet; 6) N. 79°34'21" W., 46.99 feet; 7) S.10°01'10" W., 120.33 feet; 8) S.16°33'09" W., 80.52 feet; 9) 285.38 feet in a Southeasterly direction along a non-tangent curve turning to the left, having a central angle of 86°03'29", with a radius of 190.00 feet, having a chord bearing of S.41°37'10" E. and a chord distance of 259.30 feet; 10) S.63°01'45" E., 65.00 feet to a point on the Westerly right of way of County Road 769; thence along said Westerly right of way of County Road 769 the following four (4) courses: 1) S.26°58'15"W., 176.42 feet; 2) S.29°13'31"W., 74.10; 3) S.63°47'30"E., 17.90 feet; 4) S.26°12'30"W., 1236.72 feet; thence leaving said Westerly right of way run S.89°36'40"W., 681.34 feet; thence S.00°06'22"W., 320.01 feet; thence N.89°36'40"E., 523.88 feet to a point on the Westerly right of way of County Road 769; thence along said Westerly right of way of County Road 769 S.26°12'30"W., 305.52 feet; thence leaving said Westerly right of way run N.89°53'26"W., 799.38 feet; thence S.00°01'12"E., 520.04 feet; thence N.89°53'04"W., 2883.60 feet to the **POINT OF BEGINNING**.

Containing 15,479,365 square feet or 355.36 acres, more or less.

LESS AND EXCEPT - CONTRACTION PARCEL B:

A parcel of land lying in Section 29, Township 39 South, Range 23 East, DeSoto County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 30, run thence along the East line of said Section 30, N.00°01'27"W., 2154.12 feet; thence N.85°09'18"E., 1734.77 feet to the **POINT OF BEGINNING**; thence N.00°06'56"E., 348.69 feet to point; thence 252.95 feet in a northerly direction along a tangent curve turning to the left, having a central angle of 40°15'28", with a radius of 360.00 feet, having a chord bearing of N.20°00'48"W. and a chord distance of 247.78 feet to a point; thence N.31°58'22"E., 218.20 feet to point; thence S.58°01'38"E., 407.97 feet to point; thence N.90°00'00"E., 439.56 feet to point; thence S.00°00'00"E., 386.81 feet to point; thence 594.97 feet in a westerly direction along a non-tangent curve turning to the right, having a central angle of 40°13'25", with a radius of 847.50 feet, having a chord bearing of S.70°00'13"W. and a chord distance of 582.83 feet to a point; thence N.89°53'04"W., 234.46 feet to point; thence 54.98 in a northwesterly direction along a tangent curve turning to the right, having a central angle of 90°00'00", with a radius of 35.00 feet, having a chord bearing of N.44°53'04"W. and a chord distance of 49.50 to the **POINT OF BEGINNING**.

Containing 499,171 square feet or 11.459 acres, more or less.

TOTAL CDD AREA CONTAINING 14,980,194 square feet or 343.90 acres, more or less.

BASIS OF BEARINGS:

Bearings shown hereon are based on the East line of Section 30, Township 39 South, Range 23 East, having a Grid bearing of N.00°01'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

The Description hereon is not valid without the accompanying sketch shown on Sheet 2



Description Sketch
Not a survey

Survey History		
Date	Description	By
08/07/25	Date of Sketch	N.O.
01/26/26	Revise to remove outparcel	MCK

Surveyor's Certificate

This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

Matthew Kneeland
 2026.01.26
 16:28:51 -05'00'

Matthew C. Kneeland, LS 7092

Oak Stone

Description Sketch

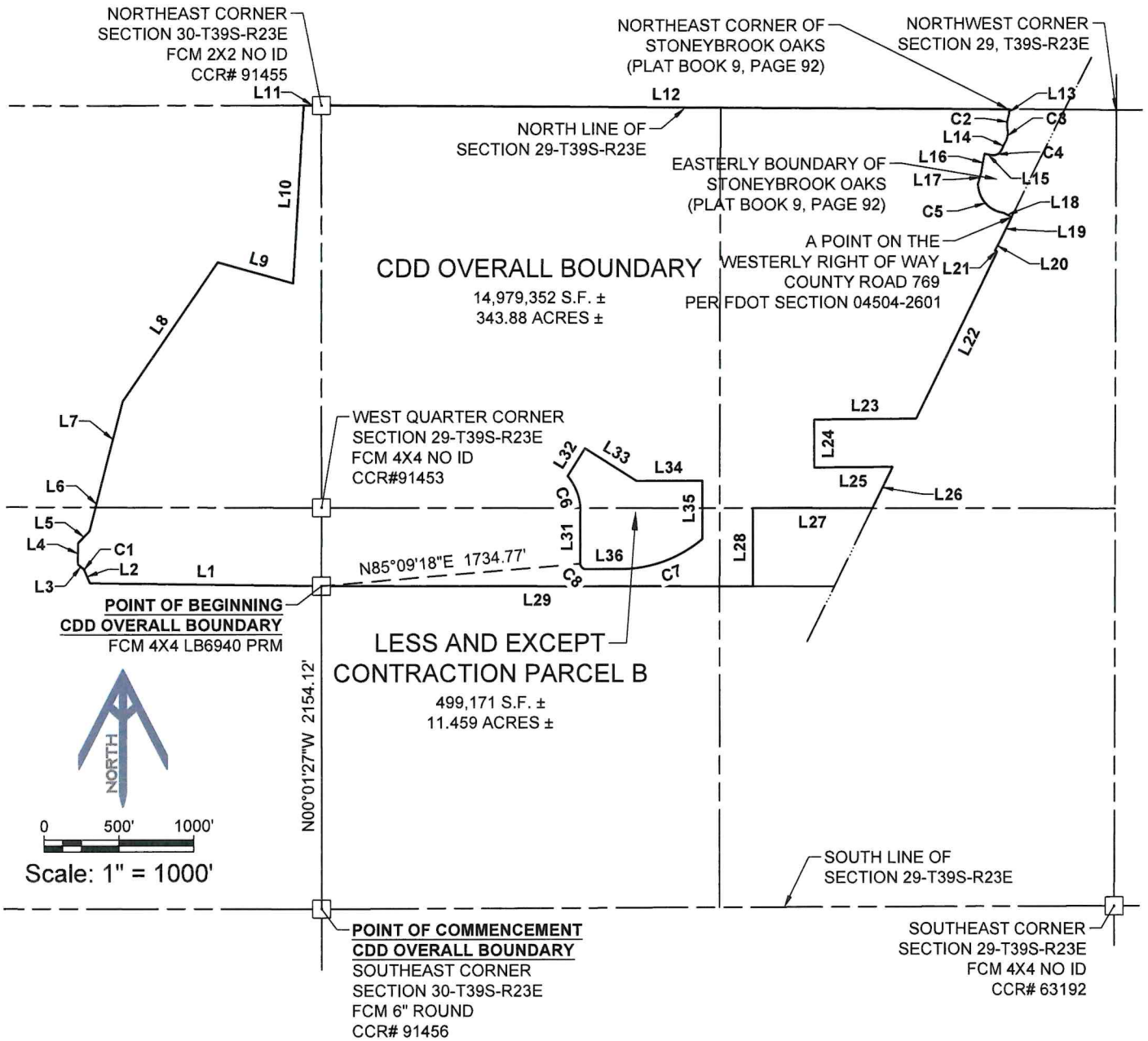
Prepared for:
Morris Engineering, LLC

Sections 29 & 30
Township 39 South
Range 23 East
DeSoto County, FL

701 S. Howard Avenue, Suite 106-320
 Tampa, FL 33606
 813-515-0821
 MRICSpatial.com
 Licensed Business #8325

Project Number: 220185 Sheet 1 of 3

CDD OVERALL BOUNDARY




Scale: 1" = 1000'

Not Valid without Sheets 1 and 3

Description Sketch
Not a survey

SEE SHEET 3 FOR LINE AND CURVE
TABLE INFORMATION

<p>Surveyor's Certificate</p> <p>See Sheet 1 for Surveyor's Certificate</p>	<p>Oak Stone</p> <p>Description Sketch</p> <p>Prepared for: Morris Engineering, LLC</p> <p>Sections 29 & 30 Township 39 South Range 23 East DeSoto County, FL</p>	 <p>701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325</p>
		<p>Project Number: 220185 Sheet 2 of 3</p>

CDD OVERALL BOUNDARY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°14'49"W	1546.51'
L2	N22°32'31"W	92.09'
L3	N50°32'26"W	47.33'
L4	N00°45'44"E	143.16'
L5	N43°41'32"E	110.27'
L6	N14°29'33"E	366.41'
L7	N14°29'33"E	522.52'
L8	N34°25'58"E	1120.39'
L9	S74°20'15"E	523.46'
L10	N03°15'42"E	1183.39'
L11	N89°58'19"E	118.59'
L12	S89°36'38"E	4605.86'


LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S00°23'20"W	34.71'
L14	S26°58'15"W	61.41'
L15	N79°34'21"W	46.99'
L16	S10°01'10"W	120.33'
L17	S16°33'09"W	80.52'
L18	S63°01'45"E	65.00'
L19	S26°58'15"W	176.42'
L20	S29°13'31"W	74.10'
L21	S63°47'30"E	17.90'
L22	S26°12'30"W	1236.72'
L23	S89°36'40"W	681.34'
L24	S00°06'22"W	320.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N89°36'40"E	523.88'
L26	S26°12'30"W	305.52'
L27	N89°53'26"W	799.38'
L28	S00°01'12"E	520.04'
L29	N89°53'04"W	2883.60'
L31	N00°06'56"E	348.69'
L32	N31°58'22"E	218.20'
L33	S58°01'38"E	407.97'
L34	N90°00'00"E	439.56'
L35	S00°00'00"E	386.81'
L36	N89°53'04"W	234.46'

CURVE TABLE					
CURVE #	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	12.22'	027°59'55"	25.00'	N36°32'29"W	12.10'
C2	100.85'	030°24'43"	190.00'	S06°48'06"W	99.67'
C3	83.35'	035°22'29"	135.00'	S09°16'59"W	82.03'
C4	82.82'	073°00'14"	65.00'	S63°28'22"W	77.33'
C5	285.38'	086°03'29"	190.00'	S41°37'10"E	259.30'
C6	252.95'	040°15'28"	360.00'	N20°00'48"W	247.78'
C7	594.97'	040°13'25"	847.50'	S70°00'13"W	582.83'
C8	54.98'	090°00'00"	35.00'	N44°53'04"W	49.50'

Not Valid without Sheets 1-2

LINE AND CURVE TABLES FOR CDD OVERALL BOUNDARY AND
LESS AND EXCEPT - CONTRACTION PARCEL B

	Surveyor's Certificate See Sheet 1 for Surveyor's Certificate	Oak Stone Description Sketch Prepared for: Morris Engineering, LLC Sections 29 & 30 Township 39 South Range 23 East DeSoto County, FL	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325 Project Number: 220185 Sheet 3 of 3
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Mapcheck 1: Overall CDD Boundary

Closure Summary

Precision, 1 part in: 619359.537'

Error distance: 0.031'

Error direction: N20° 05' 20.51"W

Area: 15697962.72 Sq. Ft.

Square area: 15697962.721

Perimeter: 19113.530'

Start Point

Easting: 642763.4290'

Northing: 988271.6180'

Side 1: Line

Direction: N89° 14' 49.00"W

Angle: [090.7531 (d)]

Deflection angle: [-089.2469 (d)]

Distance: 1546.510'

Easting: 641217.0526'

Northing: 988291.9437'

Side 2: Line

Direction: N22° 32' 31.00"W

Angle: [-113.2950 (d)]

Deflection angle: [066.7050 (d)]

Distance: 92.090'

Easting: 641181.7490'

Northing: 988376.9979'

Side 3: Curve

Curve direction: Counter-clockwise

Radius: [25.009']

Arc length: 12.220'

Delta angle: 027.9986 (d)

Straight: [6.235']

Chord direction: N36° 32' 29.00"W

Chord angle: [166.0006 (d)]

Deflection angle: [-013.9994 (d)]

Chord distance: 12.100'

Easting: 641174.5446'

Northing: 988386.7194'

Side 4: Line

Direction: N50° 32' 26.00"W

Angle: [-179.9999 (d)]

Deflection angle: [000.0001 (d)]

Distance: 47.330'

Easting: 641138.0023'

Northing: 988416.7991'

Side 5: Line

Direction: N00° 45' 44.00"E

Angle: [-128.6972 (d)]

Deflection angle: [051.3028 (d)]

Distance: 143.160'

Easting: 641139.9068'

Northing: 988559.9464'

Side 6: Line

Direction: N43° 41' 32.00"E

Angle: [-137.0700 (d)]

Deflection angle: [042.9300 (d)]

Distance: 110.270'

Easting: 641216.0795'

Northing: 988639.6784'

Side 7: Line

Direction: N14° 29' 33.00"E

Angle: [150.8003 (d)]

Deflection angle: [-029.1997 (d)]

Distance: 366.410'

Easting: 641307.7748'

Northing: 988994.4293'

Side 8: Line

Direction: N14° 29' 33.00"E

Angle: [180.0000 (d)]

Deflection angle: [000.0000 (d)]

Distance: 522.520'

Easting: 641438.5372'

Northing: 989500.3230'

Side 9: Line

Direction: N34° 25' 58.00"E

Angle: [-160.0597 (d)]

Deflection angle: [019.9403 (d)]

Distance: 1120.390'

Easting: 642072.0493'

Northing: 990424.4096'

Side 10: Line

Direction: S74° 20' 15.00"E

Angle: [-108.7703 (d)]

Deflection angle: [071.2297 (d)]

Distance: 523.460'

Easting: 642576.0725'

Northing: 990283.0909'

Side 11: Line

Direction: N03° 15' 42.00"E

Angle: [077.5992 (d)]

Deflection angle: [-102.4008 (d)]

Distance: 1183.390'

Easting: 642643.4028'

Northing: 991464.5640'

Side 12: Line

Direction: N89° 58' 19.00"E

Angle: [-093.2897 (d)]

Deflection angle: [086.7103 (d)]

Distance: 118.590'

Easting: 642761.9928'

Northing: 991464.6221'

Side 13: Line

Direction: S89° 36' 38.00"E

Angle: [-179.5825 (d)]

Deflection angle: [000.4175 (d)]

Distance: 4986.990'
Easting: 647748.8676'
Northing: 991430.7253'

Side 14: Line

Direction: S26° 09' 56.00"W
Angle: [-064.2239 (d)]
Deflection angle: [115.7761 (d)]
Distance: 149.510'
Easting: 647682.9387'
Northing: 991296.5365'

Side 15: Line

Direction: N63° 47' 30.00"W
Angle: [-089.9572 (d)]
Deflection angle: [090.0428 (d)]
Distance: 2.110'
Easting: 647681.0456'
Northing: 991297.4684'

Side 16: Line

Direction: S27° 09' 47.00"W
Angle: [090.9547 (d)]
Deflection angle: [-089.0453 (d)]
Distance: 300.040'
Easting: 647544.0700'
Northing: 991030.5195'

Side 17: Line

Direction: S26° 58' 15.00"W

Angle: [179.8078 (d)]
Deflection angle: [-000.1922 (d)]
Distance: 526.050'
Easting: 647305.4870'
Northing: 990561.6840'

Side 18: Line

Direction: S29° 13' 31.00"W
Angle: [-177.7456 (d)]
Deflection angle: [002.2544 (d)]
Distance: 74.100'
Easting: 647269.3080'
Northing: 990497.0165'

Side 19: Line

Direction: S63° 47' 30.00"E
Angle: [086.9831 (d)]
Deflection angle: [-093.0169 (d)]
Distance: 17.900'
Easting: 647285.3678'
Northing: 990489.1112'

Side 20: Line

Direction: S26° 12' 30.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 1236.720'
Easting: 646739.1873'
Northing: 989379.5332'

Side 21: Line

Direction: S89° 36' 40.00"W

Angle: [-116.5972 (d)]

Deflection angle: [063.4028 (d)]

Distance: 681.340'

Easting: 646057.8630'

Northing: 989374.9087'

Side 22: Line

Direction: S00° 06' 22.00"W

Angle: [090.4950 (d)]

Deflection angle: [-089.5050 (d)]

Distance: 320.010'

Easting: 646057.2704'

Northing: 989054.8993'

Side 23: Line

Direction: N89° 36' 40.00"E

Angle: [089.5050 (d)]

Deflection angle: [-090.4950 (d)]

Distance: 523.880'

Easting: 646581.1383'

Northing: 989058.4550'

Side 24: Line

Direction: S26° 12' 30.00"W

Angle: [-063.4028 (d)]

Deflection angle: [116.5972 (d)]

Distance: 305.520'

Easting: 646446.2095'
Northing: 988784.3443'

Side 25: Line

Direction: N89° 53' 26.00"W
Angle: [-116.0989 (d)]
Deflection angle: [063.9011 (d)]
Distance: 799.380'
Easting: 645646.8310'
Northing: 988785.8712'

Side 26: Line

Direction: S00° 01' 12.00"E
Angle: [089.8706 (d)]
Deflection angle: [-090.1294 (d)]
Distance: 520.040'
Easting: 645647.0125'
Northing: 988265.8313'

Side 27: Line

Direction: N89° 53' 04.00"W
Angle: [-089.8644 (d)]
Deflection angle: [090.1356 (d)]
Distance: 2883.600'
Easting: 642763.4184'
Northing: 988271.6470'

Mapcheck 2: CDD Contraction Parcel B

Closure Summary

Precision, 1 part in: 328288.367'

Error distance: 0.009'
Error direction: N02° 21' 12.35"E
Area: 499174.02 Sq. Ft.
Square area: 499174.020
Perimeter: 2938.590'

Start Point

Easting: 644491.9959'
Northing: 988418.1343'

Side 1: Line

Direction: N00° 06' 56.00"E
Angle: [-179.8844 (d)]
Deflection angle: [000.1156 (d)]
Distance: 348.690'
Easting: 644492.6991'
Northing: 988766.8236'

Side 2: Curve

Curve direction: Counter-clockwise
Radius: [360.006']
Arc length: 252.950'
Delta angle: 040.2578 (d)
Straight: [131.949']
Chord direction: N20° 00' 48.00"W
Chord angle: [159.8711 (d)]
Deflection angle: [-020.1289 (d)]
Chord distance: 247.780'
Easting: 644407.8992'

Northing: 988999.6409'

Side 3: Line

Direction: N31° 58' 22.00"E

Angle: [-107.8850 (d)]

Deflection angle: [072.1150 (d)]

Distance: 218.200'

Easting: 644523.4396'

Northing: 989184.7399'

Side 4: Line

Direction: S58° 01' 38.00"E

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 407.970'

Easting: 644869.5205'

Northing: 988968.7132'

Side 5: Line

Direction: N90° 00' 00.00"E

Angle: [148.0272 (d)]

Deflection angle: [-031.9728 (d)]

Distance: 439.560'

Easting: 645309.0805'

Northing: 988968.7132'

Side 6: Line

Direction: S00° 00' 00.00"E

Angle: [-090.0000 (d)]

Deflection angle: [090.0000 (d)]

Distance: 386.810'
Easting: 645309.0805'
Northing: 988581.9032'

Side 7: Curve

Curve direction: Clockwise
Radius: [847.498']
Arc length: 594.970'
Delta angle: 040.2236 (d)
Straight: [310.338']
Chord direction: S70° 00' 13.00"W
Chord angle: [-109.9964 (d)]
Deflection angle: [070.0036 (d)]
Chord distance: 582.830'
Easting: 644761.3869'
Northing: 988382.5981'

Side 8: Line

Direction: N89° 53' 04.00"W
Angle: [-179.9999 (d)]
Deflection angle: [000.0001 (d)]
Distance: 234.460'
Easting: 644526.9274'
Northing: 988383.0710'

Side 9: Curve

Curve direction: Clockwise
Radius: [35.002']
Arc length: 54.980'

Delta angle: 090.0000 (d)
Straight: [35.002']
Chord direction: N44° 53' 04.00"W
Chord angle: [-135.0000 (d)]
Deflection angle: [045.0000 (d)]
Chord distance: 49.500'
Easting: 644491.9962'
Northing: 988418.1433'

Exhibit C

CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT OF THE OAK STONE COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands more fully described in the deeds attached hereto as **Exhibit "A"** and made apart hereof ("Property").

The undersigned understands and acknowledges that Oak Stone, LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.


The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 13th day of January, 2026.

Oak Stone, LLC
a Florida limited liability company

By: 
John M. Ryan
Authorized Person

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th date of January, 2026, by John M. Ryan as Authorized Person of Oak Stone, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

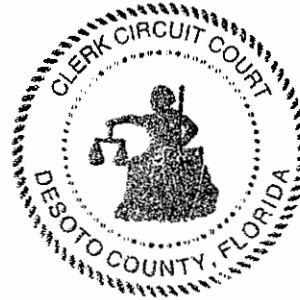

Notary Public



Lori Price
Name typed, printed or stamped
My Commission Expires: 4/29/2029

Exhibit "A"

Inst:200714012247 Date:12/4/2007 Time:1:12 PM
Doc Stamp-Deed:66104 50
Jm DC, Mitzie McGavic, Desoto County Page 1 of 5



Prepared by and Return to:

Peter Rivellini, Esq.
Johnson, Pope, Bokor
Ruppel & Burns, LLP
Post Office Box 1368
Clearwater, FL 33757-1368

SPECIAL WARRANTY DEED

THIS INDENTURE made this 29th day of November, 2007, by STONEY FLATS, LLC, a Florida limited liability company, whose address is 1101 North Lake Destiny Road, Suite 475, Maitland, FL 32751, hereinafter called "Grantor," in favor of OAK STONE, LLC, a Florida limited liability company, whose address is 700 NW 107th Avenue, Suite 400, Miami, Florida 33172, hereinafter called "Grantee".

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land ("Property"), situated in DeSoto County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO all matters listed on Exhibit "B" attached hereto and made a part hereof.

Parcel ID Number: R29-39-23-0000-0010-0010,
R 29-39-23-0000-0014-0000, R 29-39-23-0318-0180-0280,
R 30-39-23-0000-0013-0000, R 29-39-23-0000-0014-0000

[SIGNATURE ON THE FOLLOWING PAGE]

The Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first hereinabove written.

Signed, sealed & delivered
presence of:

STONE FLATS, LLC,
a Florida limited liability company

Leslie A. Bell
Print name: Leslie A Bell

By: [Signature]
Ronald W. Black, Manager

[Signature]
Print Name: P.J. ARMSTRONG

STATE OF FLORIDA)

COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 29th day of November, 2007, by Ronald W. Black, as Manager of Stoney Flats, LLC, a Florida limited liability company, on behalf of the company, and who [] is personally known to me or [] has produced a drivers license as identification.

Leslie A. Bell
Notary Public
Print name: Leslie A. Bell

My commission expires:

34119.114518
#420953 v1 - Lennar/Oak Stone_Warranty Deed

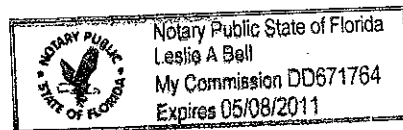


EXHIBIT "A"

Parcel 1:

A portion of the South one-half of Section 29 and a portion of Section 30, Township 39 South, Range 23 East, DeSoto County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of aforesaid Section 30, as referenced by the record Plat of the 46th Addition to Port Charlotte Subdivision per plat thereof, recorded in Plat Book 19, Pages 45 through 45-FF, of the Public Records of Sarasota County, Florida; thence North 00 degrees 04 minutes 14 seconds East along the West line of said Section 30, a distance of 2,187.45 feet to a point of intersection with the Northwesterly right-of-way line of the Old Seaboard Coastline Railroad and the POINT OF BEGINNING; thence South 89 degrees 14 minutes 16 seconds East, a distance of 5,312.45 feet to a point on the West line of aforesaid Section 29, bearing South 00 degrees 01 minutes 32 seconds East, a distance of 520.00 feet from the Northwest corner of the Southwest quarter of said Section 29; thence South 89 degrees 53 minutes 41 seconds East, a distance of 2,883.68 feet to a point bearing North 89 degrees 53 minutes 41 seconds West, a distance of 543.55 feet from a point of intersection with the Westerly right-of-way line of Kings Highway; thence North 00 degrees 01 minutes 32 seconds West, a distance of 520.00 feet to a point on the North line of the South one-half of aforesaid Section 29; thence North 89 degrees 53 minutes 41 seconds West, a distance of 2,883.68 feet to the Northwest corner of the Southwest quarter of said Section 29; thence North 00 degrees 03 minutes 01 seconds West, a distance of 2,674.07 feet to the Northeast corner of aforesaid Section 30; thence South 89 degrees 58 minutes 42 seconds West along the North line of said Section 30, a distance of 1,421.44 feet to a point of the Northwesterly right-of-way line of the Old Seaboard Coast Line Railroad (100 feet wide) thence South 51 degrees 13 minutes 41 seconds West along said right-of-way line a distance of 4,986.84 feet to a point of intersection with the West line of said Section 30 and the Point of Beginning.

AND

Parcel 2:

A portion of the Southwest quarter of Section 30, Township 39 South, Range 23 East, DeSoto County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of aforesaid Section 30, as referenced by the record Plat of the 46th Addition to Port Charlotte Subdivision per Plat thereof, recorded in Plat Book 19, Pages 45 through 45-FF, of the Public Records of Sarasota County, Florida; thence South 89 degrees 06 minutes 37 seconds East along the South line of the Southwest quarter of said Section 30, a distance of 2,000.00 feet; thence North 00 degrees 04 minutes 14 seconds East, a distance of 2,191.90 feet; thence North 89 degrees

14 minutes 16 seconds West, a distance of 1,999.94 feet to the point of intersection of the Northwestern right-of-way line of the Old Seaboard Coastline Railroad (100 feet wide) with the West line of said Section 30 bearing South 00 degrees 04 minutes 14 seconds West, a distance of 3,121.41 feet from the Northwest corner of said Section 30; thence South 00 degrees 04 minutes 14 seconds West, a distance of 2,187.45 feet to the Southwest corner of said Section 30 and the Point of Beginning.

AND

Parcel 3:

The North 1/2 of Section 29, Township 39 South, Range 23 East, DeSoto County, Florida, lying West of Kings Highway (County Road 789);

LESS AND EXCEPT:

Lots 11 through 27, Block 18, Unit A Plattsburg Subdivision, according to the Plat thereof recorded in Plat Book 4, Page 20, Public Records of DeSoto County, Florida;

AND LESS AND EXCEPT:

The Right of Ways of 32nd and 33rd Avenues from Kings Highway (County Road 769) to the West Right of Way line of Rainey Street, as shown on the Plat of Unit A Plattsburg Subdivision recorded in Plat Book 4, Page 20, Public Records of DeSoto County, Florida.

AND LESS AND EXCEPT:

The Right of Way of Rainey Street from the North Right of Way of 32nd Avenue to the South Right of Way of 33rd Avenue, as shown on the Plat of Unit A Plattsburg Subdivision recorded in Plat Book 4, Page 20, Public Records of DeSoto County, Florida.

A portion of the above described lands having been replatted and now known as the following:

All of the Plat of STONEYBROOK OAKS, according to the Plat thereof, recorded in Plat Book 9, Page 92, of the Public Records of DeSoto County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2007 and subsequent years.
2. Dedication, easements and restrictions as contained on the Plat of Stoneybrook Oaks recorded in Plat Book 9, Page 92 of the Public Records of DeSoto County, Florida.
3. Notice of Establishment of the Stoneybrook Oaks Community Development District recorded in Official Records Book 568, Page 1573 of the Public Records of DeSoto County, Florida.
4. Final Judgment recorded in Official Records Book 574, Page 474 of the Public Records of DeSoto County, Florida.
5. The nature, extent or existence of riparian rights.
6. Rights of tenants in possession, if any, under leases not recorded in the Public Records.

Exhibit D

**Initial Board of Supervisors
Oak Stone Community Development District**

1. Michael Lawson
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178

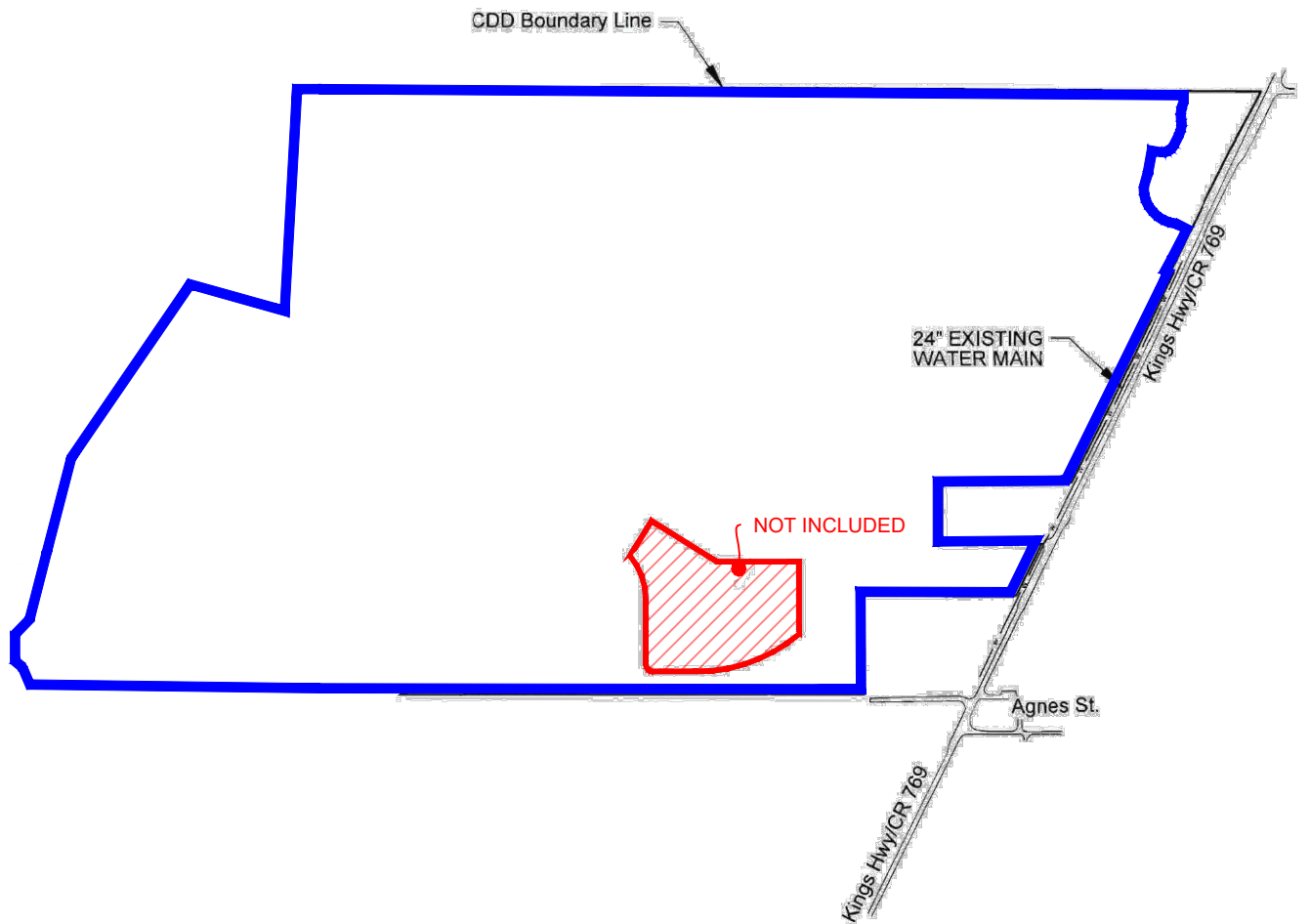
2. Doug Draper
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178

3. Lori Price
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178

4. Brittany Crutchfield
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178

5. Christie Ray
c/o Metro Development Group, LLC
2502 N. Rocky Point Drive
Suite 1050
Tampa, FL 33607
Telephone: (813) 288-8078 / Fax: (813) 288-8178

Exhibit E



PAPE-DAWSON

6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

DATE 12/16/25	
PROJECT OAKSTONE	
DRAWING LUMAP	
DRAWN CEJ	CHECKED M.M.

Existing Utilities
OAKSTONE
DeSoto County, Florida

SCALE 1" = 1,000'	
SEC.-TSP.-RWG. 29&30-395-23E	
SHEET 1	OF 1

Composite Exhibit F

OAK STONE

Description	Phase 1 2026	Phases 2-5 2027-2030	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$1,177,000	\$3,531,000	\$4,708,000
Consultant Management Fees	\$686,250	\$2,058,750	\$2,745,000
Storm Water Management	\$4,482,300	\$13,446,900	\$17,929,200
Roads	\$3,278,350	\$9,835,050	\$13,113,400
Potable Water	\$1,380,525	\$4,141,575	\$5,522,100
Sanitary Sewer	\$1,619,600	\$4,858,800	\$6,478,400
Dry Utilities Trenching	\$438,000	\$1,314,000	\$1,752,000
Landscaping/Irrigation/Hardscape/Trails/ Recreational facilities	\$1,113,000	\$3,339,000	\$4,452,000
Permit and Other Fees	\$284,500	\$853,500	\$1,138,000
Contingency	\$461,500	\$1,384,500	\$1,846,000
Total	\$14,921,025	\$44,763,075	\$59,684,100

OAK STONE COMMUNITY DEVELOPMENT DISTRICT

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Storm Water Management	CDD	CDD	CDD
Roadways	CDD	CDD	CDD
Potable Water	CDD	DeSoto County	DeSoto County
Sanitary Sewer	CDD	CDD/NFI*	CDD/NFI*
Offsite Roadways	CDD	DeSoto County	DeSoto County
Offsite Utilities	CDD	DeSoto County	DeSoto County
Landscaping/Hardscape/Trail/ Recreation Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	CDD/FP&L**	CDD/FP&L**

*NFI – Ni Florida, Inc.

**FP&L – Florida Power & Light

Exhibit G

OAK STONE COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ESTIMATED REGULATORY COSTS

PREPARED BY:

**Kai Connected, LLC
2502 N. Rocky Point Drive, Suite 1000
Tampa, Florida 33607
(813) 565-4663**

January 27, 2026

**STATEMENT OF ESTIMATED REGULATORY COSTS
FOR THE ESTABLISHMENT OF THE
OAK STONE COMMUNITY DEVELOPMENT DISTRICT**

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b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or	
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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“County” means DeSoto County, Florida.

“District” means Oak Stone Community Development District.

“Petition” means the petition filed with DeSoto County to establish the Oak Stone Community Development District.

“Petitioner” means Oak Stone, LLC, a Florida limited liability company.

“Ordinance” means the proposed ordinance creating Oak Stone Community Development District.

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”) which outlines the required elements of a valid petition to establish a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC is prepared per Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the Community Development District establishment process and, more specifically, those items for inclusion required by Section 120.541(2), F.S.

3. Overview of Oak Stone Community Development District

The proposed District will encompass approximately 343.9 acres. The Petition defines a plan to finance, acquire, construct, and maintain the following types of infrastructure, including, but not limited to, District Roads, Stormwater Management, Utilities (Potable Water and Wastewater), Irrigation, Landscaping and Wetland/Preserve Areas.

The District will finance the infrastructure improvements described above through special or non-ad valorem assessment revenue bonds. Annual assessments will be levied against all benefited properties within the District through special or non-ad valorem assessments. Par values are assigned to individual units to permit the prepayment of debt service obligations if the property owner desires. Ongoing operations and maintenance for District-owned facilities will be funded through maintenance assessments levied against all properties that benefit from the District. The District is structured to be financially independent as intended by the Legislature. It does not require any subsidy from the State of Florida or any tax dollars from those residents of the County generated outside the District. It will not place any additional economic burden on those persons not residing within the District.

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II. STATUTORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
 - a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment over \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation above \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c. Is likely to increase regulatory costs, including any transactional costs, above \$1 million in the aggregate within 5 years after the rule's implementation.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the rule.
- (3) A good faith estimate of the cost to the agency and to any other state and local government entities of implementing and enforcing the proposed rule and any anticipated effect on state or local revenues.
- (4) A good faith estimate of the transactional costs likely incurred by individuals and entities, including local government entities, required to comply with the rule's requirements. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based on standard business practices and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the rule.
- (5) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.
- (6) Any additional information that the agency determines may be helpful.
- (7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of the establishment of the District.

THIS SPACE IS LEFT BLANK INTENTIONALLY

- 1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:**
 - a. Is likely to have an adverse impact on Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment Above \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule;**
 - b. Is likely to have an adverse impact on Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation Above \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or**
 - c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, Above \$1 Million In The Aggregate Within 5 Years After The Rule Implementation.**

The District is not likely to harm the items described above in (1) a., (1) b., and (1) c. above.

Economic Growth

The District establishment will likely have no adverse impact above \$1 million. On the contrary, it will likely encourage economic growth over the next 5 years by facilitating the development of the District as a functionally connected community and promoting the compact and financial enhancement of formerly unimproved land. The increase in costs associated with providing additional public infrastructure and services for development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District, of which the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in acquiring revenues necessary to fund budgeted expenditures and will positively impact economic growth.

In addition, the option to establish a Community Development District provides a financing mechanism to (i) fund public Infrastructure at a low cost of capital, and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of property within the District agree to a lien on their property, which will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure and supports community development. New development leads to increased property values, a broader tax base, and higher tax revenues for the community. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct, and/or acquire the public infrastructure serving lands within the District. New growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the existing land use of the property, the development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the number of home-building projects in a region can have considerable ramifications for the productivity levels of many other local industries. A jump in residential construction drives the demand for steel, wood, electricity, glass, plastic, wiring, piping, and concrete. The need for skilled construction workers, such as bricklayers, carpenters, and electricians, also soars. By one estimate, some 1,500 full-time jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the impacts of increased home building included the creation of three new jobs and \$23,000 in state and local taxes from

constructing one average new single-family home. In April of 2020, the NAHB released its estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.90 jobs, \$129,647 in taxes
- Building an average rental apartment: 1.25 jobs, \$55,909 in taxes
- \$100,000 spent on remodeling: 0.75 jobs, \$29,797 in taxes

Transactional Costs and Competitiveness

In the aggregate, transactional costs exceeding \$1 million are unlikely to occur within 5 years after the establishment and development of the District are completed. Any transactional costs are covered by the assessments described above. The establishment of the District is unlikely to harm business competitiveness, including the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation, above \$1 million in aggregate, within 5 years. Home building will increase the property tax base, which is responsible for generating revenues that support local schools and community infrastructure, ultimately leading to a more competitive County.

2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The individuals and entities likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized as follows: The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District. They will only be affected by the expenditures the State incurs, which will be offset by nominal administrative costs outlined in Section 3 below.

DESOTO COUNTY

The County and its residents not residing within the District will be affected to the degree that human resources are expended on document review and the partnership approach required for this development. The County has established a petition review fee, which is intended to compensate for the efforts of County staff in the district establishment review process.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The current property owners of the lands within the District will not be negatively affected by the District's establishment. In fact, the current property owners will benefit from the District by facilitating land development and improvements within the District.

FUTURE PROPERTY OWNERS

Future property owners are those who will own property in the proposed District. They will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for specific infrastructure and administration.

3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency And To Any Other State And Local Entities Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

Upon establishing the District, the State of Florida will incur only nominal administrative costs to review the required periodic reports pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit, and public financing disclosures. These reporting requirements took effect upon the establishment of the District and created the need for additional reporting of District expenditures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the expenses incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management. Therefore, no additional burden has been placed on the State due to the District's establishment except for the reporting requirements outlined above or later established by law.

DeSoto County

Upon establishing the District, the County will not incur any quantifiable ongoing costs resulting from its existence. The District would be responsible for submitting its annual budget, financial report, audit, and public financing disclosures to the County. Since there are no legislative requirements for review or action, neither agency will necessarily incur any costs. The County, however, may choose to review these documents, which are offset by a fee paid to the County for the administrative review process.

In addition, the District may choose to collaborate with the DeSoto County Property Appraiser and the DeSoto County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued for the acquisition and construction of public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections. Therefore, no additional burden is placed on the County to collect the revenue.

3.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that the approval of this petition will not negatively impact State revenues. The District has the potential for an increase in State sales tax revenue resulting from a stimulated economy. However, it is impossible to estimate this increase with any certainty. Additionally, local ad valorem tax revenues may increase due to prolonged increases in property values resulting from the District's construction, infrastructure installation, and ongoing maintenance services. Similarly, private development within the District, which the District's activities will facilitate, is expected to impact property values positively and, consequently,

ad valorem taxes. Additional revenues will be generated by future residents of the District, including, but not limited to, increased gas tax collections, utility taxes, and fees from both public and private utilities. In addition, impact fees and development permit revenue are expected to be generated by private development within the District, and local revenues are also expected to increase accordingly.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively affecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.

The transactional costs associated with establishing the District are primarily related to financing infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District decides to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The real estate within the district secures the obligation to pay the assessments. It is transferred proportionately to new property owners upon selling any portions of the property.

Operations and maintenance assessments will be imposed on the District's property owners to fund infrastructure maintenance costs. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for paying these assessments based on their relative property ownership of the areas benefiting from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

Landowners receive substantial benefits in exchange for paying these special assessments. Specifically, these individuals can expect to receive a higher level of service because they, as property owners, elect the members of the District's Board of Supervisors. Furthermore, the District is limited in jurisdiction, and responsibility is constrained to a single development. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts provide the opportunity for a higher level of service to county residents without impacting the service capacity of other local governments.

5. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52, F.S..

Section 288.703, F.S., defines “Small Business” as:

An independently owned and operated business concern employs 200 or fewer permanent full-time employees and, with its affiliates, has a net worth of not more than \$5 million, or any firm based in this State with an Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines “Small City” as:

Any municipality that has an unincarcerated population of 10,000 or less, according to the most recent decennial census.

Section 120.52, F.S. defines “Small County” as:

Any county that has an unincarcerated population of 75,000 or less, according to the most recent decennial census. According to the 2020 US Census’s Rank of Florida Counties by Population Size in 2020 and Population Distribution, the county's total estimated population was 33,976, making it a small county in the state.

The proposed District should not have any negative impact on small businesses. Large or small businesses can locate their operating facilities within a community development district, provided the local governmental authority has issued the appropriate land use approvals. Those who choose this option will be subject to the financial obligations imposed by the District but will enjoy the resulting benefits derived from operating within the District’s boundaries. Currently, the District does not contain any potential commercial property and, therefore, would not contribute to any competition with the local business community.

The financial obligations would be in the form of special assessments, while the benefits would be in the form of higher-quality and lower-cost development. This should, in theory, be more conducive to a business's economic success.

Furthermore, the District operates in accordance with Florida’s “Sunshine” laws and must follow specific competitive bidding requirements for certain goods and services it purchases. As a result of the District’s establishment and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate regarding the size of businesses that can be located within the boundaries or transact business with the District.

The development of the District will have a positive impact on the local economy's small businesses. As outlined above, the success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunities for small businesses. The County is a small county; the development and improvement of the property subject to this establishment petition should not affect the county nor nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

This Statement of Estimated Regulatory Costs was prepared for the proposed establishment of the Oak Stone Community Development District and represents the best cost estimate at this time. Kai Connected, LLC prepared this report and in its preparation certain data utilized in this report was provided by the Petitioner and other associated professionals and to our knowledge represents the best information available to date.

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7. An Analysis of Alternatives for Delivering Community Development Services and Facilities

Analysis Of Alternatives For Delivering Community Development Services And Facilities To Be Served By The Oak Stone Community Development District (Section 190.005(1)(e)4, Florida Statutes)		
Alternative	Description	Analysis
County Financing	The County is responsible for managing the construction of the roadways and all other infrastructure associated with the development. In addition, the County is responsible for maintaining the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund or issuance of additional debt. Therefore, these costs and annual maintenance costs will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private and equity financing.	Private financing is difficult to obtain and, when available, very expensive. This may result in less affordable housing and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be Delegated to a Homeowners' Association (HOA/POA), which does not have the same legal backing to enforce dues and assessments as does the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain, and manage community development services and facilities.	The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No County general funds will be used and no County residents outside of the District will incur costs. RECOMMENDED ALTERNATIVE

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to establish the Oak Stone Community Development District, as required by Florida Statute, Chapter 190, and prepared per F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the establishment process and, more specifically, those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	<p>The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition to amend the boundaries of the District. State/Local Government Entities already have the necessary staff in place to process these reports, and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs.</p> <p>The County and its staff will review, conduct a public hearing, and vote upon the Petition to establish the District. The filing fee will offset modest costs to perform these tasks. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.</p>
<i>Any anticipated effect on state or local revenues</i>	<p>The establishment of the District should have no negative impact on state and local revenues.</p> <p>Local tax revenues may be impacted positively due to the potential increase in long-term property values both within and within close proximity to the District. New commercial activity will increase revenue collection for State and local agencies.</p>
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	<p>The majority of the District's transactional costs result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments.</p> <p>Local government entities (e.g., the County) should not incur major transactional costs related to the ordinance establishing the District.</p>
<i>An analysis of the impact on small businesses, small counties, and small cities.</i>	<p>An overall increase in local economic activity (i.e., local small businesses within close proximity to the District) may be felt due to increased traffic, employment, and construction and development.</p> <p>Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services.</p> <p>No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore, that debt obligation is the responsibility of the property owners within the District.</p>

EXHIBITS

**OAK STONE
COMMUNITY DEVELOPMENT DISTRICT**

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Storm Water Management	CDD	CDD	CDD
Roadways	CDD	CDD	CDD
Potable Water	CDD	DeSoto County	DeSoto County
Sanitary Sewer	CDD	CDD/NFI*	CDD/NFI*
Offsite Roadways	CDD	DeSoto County	DeSoto County
Offsite Utilities	CDD	DeSoto County	DeSoto County
Landscaping/Hardscape/Trail/ Recreation Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	CDD/FP&L**	CDD/FP&L**

*NFI – Ni Florida, Inc.

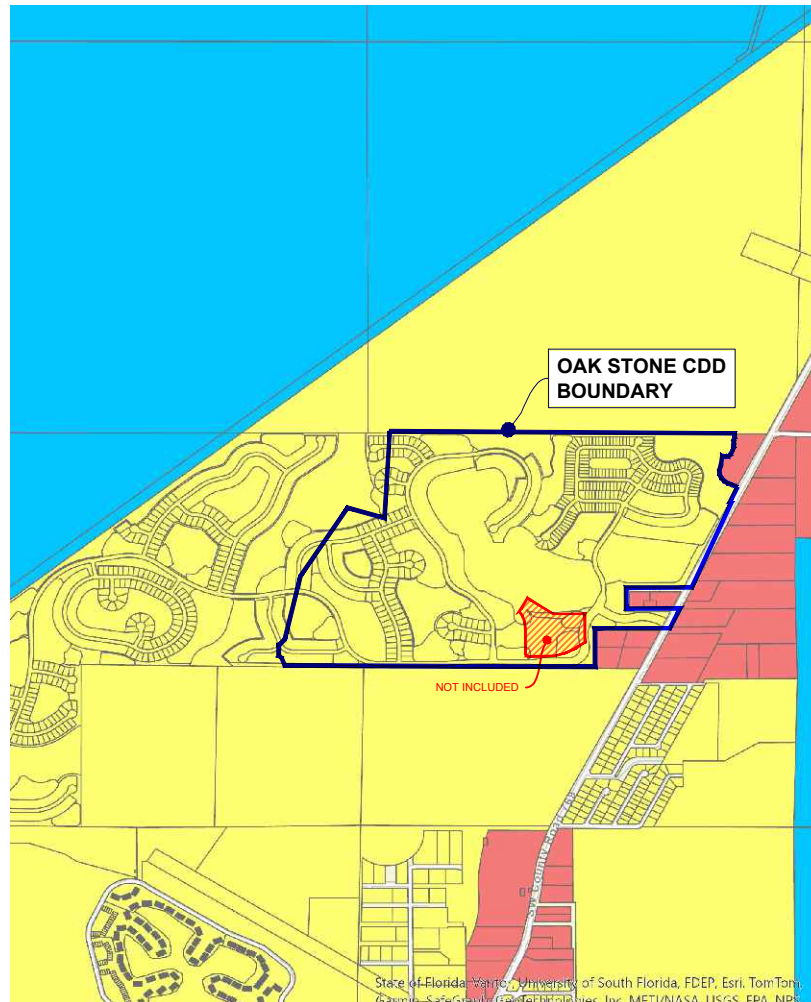
**FP&L – Florida Power & Light

OAK STONE

Description	Phase 1 2026	Phases 2-5 2027-2030	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$1,177,000	\$3,531,000	\$4,708,000
Consultant Management Fees	\$686,250	\$2,058,750	\$2,745,000
Storm Water Management	\$4,482,300	\$13,446,900	\$17,929,200
Roads	\$3,278,350	\$9,835,050	\$13,113,400
Potable Water	\$1,380,525	\$4,141,575	\$5,522,100
Sanitary Sewer	\$1,619,600	\$4,858,800	\$6,478,400
Dry Utilities Trenching	\$438,000	\$1,314,000	\$1,752,000
Landscaping/Irrigation/Hardscape/Trails/ Recreational facilities	\$1,113,000	\$3,339,000	\$4,452,000
Permit and Other Fees	\$284,500	\$853,500	\$1,138,000
Contingency	\$461,500	\$1,384,500	\$1,846,000
Total	\$14,921,025	\$44,763,075	\$59,684,100

**Kai Connected, LLC
2502 N. Rocky Point Drive, Suite 1000
Tampa, Florida 33607
(813) 565-4663**

Composite Exhibit H



INDEX

- LOW DENSITY RESIDENTIAL USE
- PRESERVATION
- COMMERCIAL

PAPE-DAWSON

6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644
 FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

DATE 12/16/25	
PROJECT OAKSTONE	
DRAWING LUMAP	
DRAWN CEJ	CHECKED M.M.

Future Land Use Map
OAKSTONE
 DeSoto County, Florida

SCALE 1"=1/2mile	
SEC.-TSP.-RWG. 29&30-395-23E	
SHEET 1	OF 1

COMPOSITE EXHIBIT H

CITATIONS TO THE DESOTO COMPREHENSIVE PLAN AND STATE COMPREHENSIVE PLAN AND CORRESPONDING ANALYSIS

I. Oak Stone Petition Citations to and Analysis of the DeSoto County Comprehensive Plan

GOAL 1: FUTURE GROWTH. Future Land Use Element. Through 2040, future growth in DeSoto County will be managed using sustainability and smart growth principles to accommodate new growth without compromising the ability of future generations to meet their needs. The Future Land Use Element shall be used as a tool to direct the most intensive growth into the urban center and surrounding areas, optimizing services and infrastructure, protecting the rural character of the County, and protecting the environment.

- The establishment of this CDD meets Goal 1, because it replaces a former CDD (Oak Stone East) with another CDD in its place that has similar acreage within its boundaries. The establishment of a CDD is a smart growth mechanism because it allows for the funding of infrastructure and development that the County does not need to fund itself, which optimizes services and infrastructure because County funds may be spent elsewhere. Furthermore, the establishment of the new CDD will not impact the current zoning approvals, which govern the development program for the project and ensure that the development conforms to the requirements of the County's Comprehensive Plan.

Future Land Use Element. Policy 1.14.2: Use Compatibility. Compatibility between uses will be defined by level of density and intensity rather than by use, with the exception of large-scale public uses such as airports, regional hospitals, refineries and correctional institutions.

- The Establishment of the CDD does not change the proposed use of the site. The site/project will still be developed in conformance with the approved Zoning Ordinance(s), which have been reviewed and approved by the Board of County Commissioners and found to be consistent with the County's Comprehensive Plan policies related to density, intensity and compatibility.

Future Land Use Element. Objective 1.8: Financial Feasibility. The County shall strive to ensure that there are appropriate funding techniques to provide for effective stormwater management.

- The CDD funds the stormwater infrastructure to accommodate the new housing associated with this project through the validation of bonds and assessments to the landowners. Accordingly, the County will be meeting Objective 1.8 of the Drainage Element of the Comprehensive Plan because funding is appropriate and ensures effective stormwater management.

Future Land Use Element. Objective 1.16: Sprawl and Redevelopment. The County shall maintain regulations and procedures to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas. Policy 1.16.2: The County shall direct development to areas where services and facilities are available to accommodate additional growth.

- For the acreage within the proposed boundaries of the CDD, adequate services and facilities will be constructed to accommodate the growth that has been approved as part of the overall project, which approved via Zoning Ordinance and PD Ordinance. These approved zoning ordinances and PD Agreements served to confirm capacity in the County's existing utilities

systems that this development will connect to for water, and the project will be providing its own sanitary sewer treatment system on-site. Therefore, by virtue of the proposed infrastructure and approved zoning ordinances for the project, urban sprawl has already been addressed.

GOAL 4: PLANNING FRAMEWORK: NEW COMMUNITIES. Through 2040, the County shall establish a planning framework and implementation strategy for DeSoto County for the creation of new communities that will enhance the livability of the County and that will provide: (1) A “smart growth” approach to accommodate additional growth and new development in a sustainable form focusing on compact growth, connectivity and protection of rural areas and natural resources; (2) Long-term mobility; and (3) A logical extension of urban uses that successfully transitions to existing patterns of rural development.

- Smart and sustainable growth is rooted in the establishment of the CDD, as the funding and financing of the sprawl of infrastructure is funded by a source other than the County, making new development more feasible.

Objective 5.4.: Land Management. Encourage and manage land use patterns in conjunction with innovative transportation strategies that serve to optimize energy conservation with sound economic, environmental, and social principles. **Policy 5.4.1:** Promote increases in land use densities and intensities along high volume transportation corridors and establish urban clusters, preserving rural land for agriculture and conservation in accordance with the patterns established on the Future Land Use Map. **Policy 5.4.2:** Encourage clustered residential growth and higher densities, proximate to employment centers with multi-modal opportunities.

- The establishment of the CDD will provide for clustered residential growth and higher density, which is proximate to employment centers, in keeping with the aforementioned zoning approvals for the project.

Transportation Element: GOAL 2: FINANCING. The County shall develop a financially feasible transportation system that meets the accessibility needs of the County residents. **Object 2.1: Capital Improvement Program.** The County shall implement a capital improvement plan, methods of funding, and fiscal controls for all major traffic and roadway projects. **Objective 2.2: Financing mechanisms.** The County shall investigate new financing alternatives to overcome shortfalls of transportation funding. **Policy 2.2.2:** New development shall pay a share of transportation improvement costs through impact fee assessments, construction of roadway facilities, donations of needed rights-of-way or other appropriate means.

- The establishment of the CDD means that the developer will fund roadways and right of ways throughout the development, which is a funding mechanism that aids in the financial feasibility of the County transportation system.

Housing Element: Objective 1.1: Housing Supply. DeSoto County shall assist the private sector to provide adequate housing necessary to house the County's anticipated population through 2040. **Policy 1.1.1:** DeSoto County shall review the regulatory and permitting process to eliminate unnecessary impediments to the provision of housing in effort to increase housing supply to meet demand. **Policy 1.1.2:** The County shall assist developers of residential dwelling units by providing technical and administrative support regarding permitting and regulations to maintain a housing production capacity level sufficient to meet the demand.

- The County’s plan states that it shall review the regulatory and permitting process to eliminate unnecessary impediments to the provision of housing in effort to increase housing supply to meet demand, as well as that the County will assist developers of residential dwelling units by providing technical and administrative support regarding those permits and regulations to support housing production capacity. The establishment of a CDD is an opportunity to do just that.

Objective 1.3: Affordable Housing. The County shall encourage and assist the private sector in the provision of safe, sanitary, and affordable housing, particularly for the very low, low and moderate-income households. The County, in cooperation with appropriate agencies, shall continue actions to make affordable housing available through housing implementation programs, specifically suited to meet the needsoflow-income households.

- The establishment of this CDD is a means for the County to assist the private sector in providing affordable housing for the citizens of DeSoto County.

Objective 1.8: Infill. The County shall promote infill development by supporting alternative development standards where necessary and feasible. Policy 1.8.1: DeSoto County shall maintain its vacant residential parcel map and database of County property. Such a system should include the size, location, physical characteristics, utilities, zoning, and ownership data.

- As noted in previous responses, this project has already obtained necessary zoning approvals from DeSoto County which address this Comprehensive Plan Objective. The establishment of the CDD does not propose to alter any of the previous zoning approvals.

Sewer and Potable Water Element: Objective 1.2. Maximizing Existing Facilities. The County shall maximize the use of existing potable water facilities within its service area and shall promote compact efficient growth patterns. Policy 1.2.1: The County shall seek to maximize the use of existing sanitary sewer infrastructure facilities in order to minimize urban sprawl by requiring new development to pay the total costs for the placement of infrastructure necessary to service the development, thus making infill development and development along existing utility lines more cost effective.

- This project has already been approved via previous zoning and development approvals that demonstrate compliance with this objective. The project will connect to County potable water supply and will provide its own on-site sewer treatment system. Because the CDD funds and pays the total costs for the placement of that infrastructure which will serve the development, and maximizes the use of existing facilities through the bond-funded connection, this directly meets Objective 1.2 and Policy 1.2.1 of the Drainage Element.

Objective 1.4: Future Needs. Based upon population projections, the County will ensure the supply and treatment of safe potable water distribution through the 2040 planning horizon to meet the adopted level of service standards. Policy 1.4.6: The County shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

- Based upon its own policy, the County has an obligation to encourage and require the interconnection and looping of existing and proposed segments of potable water distribution.

The establishment of the CDD and the associated potable water infrastructure would mean an interconnection of a proposed segment of potable water distribution.

Objective 1.5: Service Area Development. The County shall adopt a service area boundary for potable water around development activity areas and shall discourage leapfrog development and urban sprawl. **Policy 1.5.3:** The County shall be the primary provider of potable water to residential and non-residential uses within the County’s service area. **Policy 1.5.4:** The County shall continue to maximize the use of the existing potable water treatment facilities connected to the central water system.

- The planned potable water infrastructure for the CDD will connect to the County’s potable water system, because it falls within the County’s potable water service area (defined as within any portion of unincorporated DeSoto County, exclusive of established public or private water utility service areas). To allow for another connection to the potable water system, such as the infrastructure proposed for this CDD establishment, would mean maximization of that existing system while allowing the County to maintain its status as primary potable water provider to the residential and non-residential uses within its defined service area.

Objective 1.2: Sanitary Sewer Element. Maximize Existing Facilities. The County shall maximize the use of existing sanitary sewer facilities within its service area and shall promote compact efficient growth patterns. **Policy 1.2.1:** The County shall seek to maximize the use of existing sanitary sewer infrastructure facilities in order to minimize urban sprawl by requiring new development to pay the total costs for the placement of infrastructure necessary to service the development, thus making infill development and development along existing utility lines more cost effective. **Policy 1.2.5:** When existing central sanitary sewer service is determined to be unavailable to new development, the County shall require the new development to extend the central sewer system at the developer’s expense to service subject property, subject to the following conditions: (1) The connection between the new development and the existing sanitary sewer line must be along a legally dedicated right-of-way or recorded easement; and (2) The existing line to be connected to must have available, unreserved capacity. (3) All lift and pump stations shall be dedicated fee simple to the County.

- In accordance with Objective 1.2 and Policy 1.2.1, the sanitary sewer infrastructure of the CDD, once established, will be funded by the CDD’s issuance of bonds and eventually conveyed to the County. So, this maximizes both the use of the existing sewer system as required by the policy by extending that system, and meets the cost effectiveness requirement that funding be provided by the development. The infrastructure will meet the requirements of Policy 1.2.5 with regard to extension of the central sewer system, if applicable.

Objective 1.4: Future Sanitary Sewer System. The County shall ensure that the County’s sanitary sewer collection, transmission, treatment, and disposal systems are adequate to service the future land uses within the County’s service area. **Policy 1.4.7:** The County shall coordinate the utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing utility lines, roads and sewers.

- Due to the CDD’s funding mechanism, once established and the infrastructure is built out, the County will have met this Objective and Policy because the most economical construction and

maintenance of additional sewer systems would be the initial funding from a source other than the County. Likewise, additional sewer infrastructure that is adequate to service future land uses proposed by this development within the service area of the County are accounted for, so the County receives infrastructure which supports residents of the County at no cost to the County for installation.

II. DeSoto County Future Land Use Element (2020) Citations and Analysis

B. EXISTING LAND DATA 5. Land Uses of Adjacent Counties

DeSoto County is bordered by Highlands County to the east, Charlotte County to the south, Hardee County to the north, Sarasota County to the west, Manatee County to the northwest and Glades County to the southeast.

a. Charlotte County

Charlotte County has several community development districts, including Heritage Lake Park.

e. Sarasota

Sarasota County has several community development districts, including Lakewood Ranch.

C. Land Use Analysis, 2. Analysis of Public Facilities Affecting Development

A. Potable Water

In addition to the County and City facilities, there are six (6) other existing public potable water treatment facilities located in DeSoto County. These facilities are owned and operated by various public utilities, agencies, or institutions including the Peace River/Manasota Regional Water Supply Authority. Except for the Peace River/Manasota Regional Water Supply Authority, the other public water treatment systems are limited to serving a particular facility (i.e., school, public building, etc.); and as such, are not intended to provide service beyond those facilities. The Peace River/Manasota Regional Water Supply Authority supplies water for a four-county region. The Authority has capacity to serve DeSoto County through 2030 for the growth projected on the future land use map.

- The DeSoto County Future Land Use Element (FLUE) states that City and County facilities exist for potable water, and that the Peace River/Manasota Regional Water Supply Authority has the capacity to serve DeSoto County through 2030 for the growth projected on the FLUM. The establishment of the District falls within that projected growth, so the District construction of additional potable water connections will not exacerbate or overextend the existing capacity of the DeSoto County potable water system.

C. Land Use Analysis, 4. Vacant Land Analysis

d. Solid Waste

DeSoto County currently has one landfill with five cells that serves the entire county. The County provides mandatory residential curbside collection countywide for solid waste, through a franchised hauler. Unincorporated, nonresidential collection is provided through the same franchisee. Owing to the rural nature of DeSoto County, solid waste is deposited by private citizens at the County landfill facility. The City of Arcadia operates a residential and non-

residential collection service for city customers and deposits their collections at the County landfill facility.

One of the County's cells, Zone 4, had just opened in February 2007. The County is able to stop hauling solid waste outside County and satisfy all LOS requirements for the County now and for future growth. Additional area for future cells has enough capacity for the long-term planning horizon beyond 2030 as demonstrated in the Solid Waste Element.

- The FLUE states that the County has its own landfill with five cells that serves the entire county, which allows the County to collect its own solid waste. The District has not asked for waste collection powers, which is compatible with the existing FLUE and County policy. Because the FLUE contemplates enough additional area for waste collection in future cells, and the establishment of the District is compatible with the solid waste capacity planned for by the FLUE.

C. Land Use Analysis, 4. Vacant Land Analysis

Table I-5 shows that based on vacant lands and Future Land Use Map categories, the County will have adequate land to accommodate the projected population. The potential for 12,394 new dwelling units seems high compared with the need for 6,765 dwelling units (see Housing Element); however, as noted above, the acreage of vacant lands within the conservation overlay were not accounted for. Also, the potential for new units will be impacted by the strict density and location criteria specified in the goals, objectives and policies of this element.

- The DeSoto County FLUE calls for up to 12,394 homes. When established, this CDD will only include approximately 650 units. 650 units is approximately 5% of what the plan allows for in additional dwelling units. As such, the District is consistent with the FLUE's future land use map because the FLUE plans for such development.

III. State Comprehensive Plan Citations and Analysis

Section 187.201(4)(a) HOUSING. *Goal.*—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

- By approving the establishment of Oak Stone CDD, the County will be providing an increase in availability of housing for moderate income persons through a cost-effective operation, which is consistent with this goal of the state comprehensive plan.

Section 187.201(4)(b)3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.

- The establishment of the Oak Stone CDD is consistent with this portion of the state plan because it involves the private sector's ability to provide affordable housing through a public-private partnership (i.e., the developer and the future board of supervisors) which will help to alleviate

housing shortage. Due to the financing mechanism of the CDD through the issuance of bonds, this maximizes the creation of affordable housing because of the reduced cost to the local municipalities and County, largely through developer-funded and bond-funded infrastructure.

Section 187.201(15) LAND USE.—

(a) *Goal.*—In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) *Policies.*—

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

- The formation of this CDD promotes efficient development and due to its financing and planned infrastructure, will provide the capacity to service the population boost resulting from the new homes and associated commerce increases in the area. This is consistent with the state plan because the CDD formation meets the policy of promoting efficient development and capacity to serve new populations and commerce in Florida.

Section 187.201(17) PUBLIC FACILITIES.—

(a) *Goal.*—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) *Policies.*— 4. Create a partnership among state government, local governments, and the private sector which would identify and build needed public facilities and allocate the costs of such facilities among the partners in proportion to the benefits accruing to each of them.

5. Encourage local government financial self-sufficiency in providing public facilities.

- The establishment of this CDD provides for the funding and construction of infrastructure, such as roadways and rights of way, wastewater and sewer connections, stormwater infrastructure, and the like. Once the development is substantially complete, certain portions of the infrastructure are turned over to the City or County. So, the County expands its infrastructure without having to finance the process, which is consistent with the state plan's requirement for efficient and timely financing of new facilities to serve residents.

Section 187.201(20) GOVERNMENTAL EFFICIENCY.—

(a) *Goal.*—Florida governments shall economically and efficiently provide the amount and quality of services required by the public.

(b) *Policies.*—

1. Encourage greater cooperation between, among, and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation for mutual benefit.

2. Allow the creation of independent special taxing districts which have uniform general law standards and procedures and do not overburden other governments and their taxpayers while preventing the proliferation of independent special taxing districts which do not meet these standards.

3. Encourage the use of municipal services taxing units and other dependent special districts to provide needed infrastructure where the fiscal capacity exists to support such an approach.
 - The establishment of the CDD meets the goal and policies of governmental efficiency as stated by the state comprehensive plan because the fiscal capacity exists to support the establishment of the CDD, primarily through the issuance of bonds and assessments by the CDD once formed, and developer-funded improvements.

Draft Ordinance

ORDINANCE NO. 2026-_____

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA ESTABLISHING THE OAK STONE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; GRANTING SPECIAL POWERS; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Oak Stone, LLC, a Florida limited liability company ("Petitioner") has filed a Petition with the Board of County Commissioners of Desoto County, Florida ("County"), a political subdivision of the State of Florida, to adopt an ordinance establishing the Oak Stone Community Development District ("District"), pursuant to Chapter 190, Fla. Stat., and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services in the area described in Exhibit A, which the County is currently not able to provide at a level and quality needed to service the District, thereby assisting the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.005(1)(d) and (2)(b) Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Sections 190.005(1)(e) and (2)(c), Fla. Stat.

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

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;

3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

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

5. The creation of 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 proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; specifically, the District will not supply or take any action inconsistent with the County's sole and exclusive right to provide and supply water, wastewater and garbage service within the District, unless expressly approved by the County, or impact, interfere with or limit the County's authority to levy taxes and special assessments within the District; and

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

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

4. The District shall not have and may not exercise any general police powers including without limitation law enforcement, fire and emergency management, zoning, code enforcement and land development powers, unless approved and authorized by the County.

SECTION 3. CREATION, BOUNDARIES AND POWERS. There is hereby created the **Oak Stone Community Development District** for the area of land described in **Exhibit A**, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), Fla. Stat., as well as the powers of Section 190.012(2)(a) and (d), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), Fla. Stat., and the powers of Section 190.012(2)(a) and (d), Fla. Stat.

SECTION 4. INITIAL BOARD. The following five persons are designated as the initial members of the Board of Supervisors:

1. Michael Lawson
2. Doug Draper
3. Lori Price
4. Brittany Crutchfield
5. Christie Ray

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective immediately upon the date of filing a copy of this Ordinance with the Secretary of State.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

PASSED and ADOPTED this ____ day of _____, 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA**

Mandy Hines
County Administrator

Steve Hickox
Chair

Approved as to form and legal sufficiency.

Valerie Vicente
County Attorney

Exhibit "A"

OAK STONE COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION:

A parcel of land lying in Sections 29 and 30, Township 39 South, Range 23 East, DeSoto County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 30, run thence along the East line of said Section 30, N.00°01'27"W., 2154.12 feet to the **POINT OF BEGINNING**; thence N.89°14'49"W., 1546.51 feet; thence N.22°32'31"W., 92.09 feet; thence 12.22 feet in a northwesterly direction along a tangent curve turning to the left, having a central angle of 27°59'55", with a radius of 25.00 feet, having a chord bearing of N.36°32'29"W. and a chord distance of 12.10 feet; thence N.50°32'26"W., 47.33 feet; thence N.00°45'44"E., 143.16 feet; thence N.43°41'32"E., 110.27 feet; thence N.14°29'33"E., 366.41 feet; thence N.14°29'33"E., 522.52 feet; thence N.34°25'58"E., 1120.39 feet; thence S.74°20'15"E., 523.46 feet; thence N.03°15'42"E., 1183.39 feet; thence N.89°58'19"E., 118.59 feet; thence S.89°36'38"E., 4605.86 feet to the northeast corner of STONEYBROOK OAKS according to the official plat thereof recorded in Plat Book 9, Page 92, Public Records of DeSoto County, Florida; thence along the easterly boundary of said STONEYBROOK OAKS the following ten (10) courses: 1) S.00°23'20" W., 34.71 feet; 2) 100.85 feet in a Southerly direction along a non-tangent curve turning to the left, having a central angle of 30°24'43", with a radius of 190.00 feet, having a chord bearing of S.06°48'06" W. and a chord distance of 99.67 feet; 3) 83.35 feet in a Southerly direction along a reverse tangent curve turning to the right, having a central angle of 35°22'29", with a radius of 135.00 feet, having a chord bearing of S.09°16'59" W. and a chord distance of 82.03 feet; 4) S.26°58'15" W., 61.41 feet; 5) 82.82 feet in a Southwesterly direction along a tangent curve turning to the right, having a central angle of 73°00'14", with a radius of 65.00 feet, having a chord bearing of S.63°28'22" W. and a chord distance of 77.33 feet; 6) N. 79°34'21" W., 46.99 feet; 7) S.10°01'10" W., 120.33 feet; 8) S.16°33'09" W., 80.52 feet; 9) 285.38 feet in a Southeasterly direction along a non-tangent curve turning to the left, having a central angle of 86°03'29", with a radius of 190.00 feet, having a chord bearing of S.41°37'10" E. and a chord distance of 259.30 feet; 10) S.63°01'45" E., 65.00 feet to a point on the Westerly right of way of County Road 769; thence along said Westerly right of way of County Road 769 the following four (4) courses: 1) S.26°58'15"W., 176.42

feet; 2) S.29°13'31"W., 74.10; 3) S.63°47'30"E., 17.90 feet; 4) S.26°12'30"W., 1236.72 feet; thence leaving said Westerly right of way run S.89°36'40"W., 681.34 feet; thence S.00°06'22"W., 320.01 feet; thence N.89°36'40"E., 523.88 feet to a point on the Westerly right of way of County Road 769; thence along said Westerly right of way of County Road 769 S.26°12'30"W., 305.52 feet; thence leaving said Westerly right of way run N.89°53'26"W., 799.38 feet; thence S.00°01'12"E., 520.04 feet; thence N.89°53'04"W., 2883.60 feet to the **POINT OF BEGINNING**.

Containing 15,479,365 square feet or 355.36 acres, more or less.

LESS AND EXCEPT - CONTRACTION PARCEL B:

A parcel of land lying in Section 29, Township 39 South, Range 23 East, DeSoto County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 30, run thence along the East line of said Section 30, N.00°01'27"W., 2154.12 feet; thence N.85°09'18"E. 1734.77 feet to the **POINT OF BEGINNING**; thence N.00°06'56"E., 348.69 feet to point; thence 252.95 feet in a northerly direction along a tangent curve turning to the left, having a central angle of 40°15'28", with a radius of 360.00 feet, having a chord bearing of N.20°00'48"W. and a chord distance of 247.78 feet to a point; thence N.31°58'22"E., 218.20 feet to point; thence S.58°01'38"E., 407.97 feet to point; thence N.90°00'00"E., 439.56 feet to point; thence S.00°00'00"E., 386.81 feet to point; thence 594.97 feet in a westerly direction along a non-tangent curve turning to the right, having a central angle of 40°13'25", with a radius of 847.50 feet, having a chord bearing of S.70°00'13"W. and a chord distance of 582.83 feet to a point; thence N.89°53'04"W., 234.46 feet to point; thence 54.98 in a northwesterly direction along a tangent curve turning to the right, having a central angle of 90°00'00", with a radius of 35.00 feet, having a chord bearing of N.44°53'04"W. and a chord distance of 49.50 to the **POINT OF BEGINNING**.

Containing 499,171 square feet or 11.459 acres, more or less.

TOTAL CDD AREA CONTAINING 14,980,194 square feet or 343.90 acres, more or less.

Draft Hearing Notice

NOTICE OF PUBLIC HEARING

DeSoto County Board of County Commissioners
To Consider the
Establishment of the Oak Stone Community Development District

DATE: _____, 2026

TIME: _____.m.

LOCATION: Commission Chambers – First Floor
DeSoto County Administrative Building
201 E. Oak Street
Arcadia, Florida 34266

LOCATION MAP HERE

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the DeSoto County Board of County Commissioners beginning on (day)_____, _____, 2026, at _____.m., or as soon thereafter as the matter may be heard, in the Commission Chambers on the first floor of the DeSoto County Administration Building, 201 E. Oak Street, Arcadia, Florida 34266, to consider an Ordinance to grant a petition to establish the Oak Stone Community Development District.

The boundaries of the land to be served by the proposed Oak Stone Community Development District are outlined on the map depicted above. The petitioner has proposed to establish the Oak Stone Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and

recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a), (d) and (3), Florida Statutes.

A copy of the Petition is on file for review by the general public in the Planning and Zoning Division of the Development Department, DeSoto County Administration Building, 201 East Oak Street, Suite 204, Arcadia, Florida 34266, telephone number (863) 993-4806. Any person interested in obtaining a copy of the petition may do so subject to payment of any and all applicable copy fees.

All interested persons and affected units of general - purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general - purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general - purpose local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

Pursuant to the provisions of the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodation to participate in this meeting, and those seeking an interpreter, should contact the DeSoto County Administrator's office at telephone number (863) 993-4800 or Hearing/Voice Impaired Call 7-1-1, no later than forty-eight (48) hours prior to the proceedings.

Run Dates: