

**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 June 23, 2026, for 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.** The County hereby finds and states that:

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

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

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

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. AUTHORITY.** This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

**SECTION 4. DISTRICT NAME.** There is hereby created a community development district situated entirely within incorporated DeSoto County, Florida, which District shall be known as the "Oak Stone Community Development District."

**SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference.

**SECTION 6. FUNCTIONS AND POWERS.** The powers and functions of the District are described in Section 190.011, Florida Statutes, and Section 190.012(1) as may be amended from time to time. Pursuant to Section 190.012(2), Florida Statutes, and without intending to limit the same, the District's Board of Supervisors may further exercise certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (i) Parks and Recreation powers in accordance with Section 190.012(2)(a), Florida Statutes, and (ii) Security Powers in accordance with section 190.012(2)(d), as authorized and described in Section 190.012(2), Florida Statutes.

**SECTION 7. INITIAL BOARD OF SUPERVISORS.** 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 8. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE.** Nothing in this Ordinance shall be deemed as affirmative acceptance by the County of any financial, operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

**SECTION 9. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.** The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Administrator or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

**SECTION 10. 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.

**SECTION 11. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon the date of filing a copy of this Ordinance with the Secretary of State.

**PASSED and ADOPTED** this 23rd day of June, 2026.

**ATTEST:**

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

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Mandy Hines  
County Administrator

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Steve Hickox  
Chair

Approved as to form and legal sufficiency.

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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.