

ORDINANCE NO. 22-08

AN ORDINANCE AMENDING ORDINANCE NO. 14-23 OF THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS AND CONSENTING TO AND AUTHORIZING THE MODIFICATION OF THE BOUNDARIES OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE CONTRACTED BOUNDARIES OF THE DISTRICT; PROVIDING THAT THE TIME FOR GENERAL ELECTION OF SUPERVISORS SHALL BE CALCULATED FROM THE DATE OF THE INITIAL APPOINTMENT OF SUPERVISORS; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 14-23 SHALL REMAIN IN EFFECT; STATUTORY PROVISIONS GOVERNING THE DISTRICT; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Stoneybrook North Community Development District (the "District") was created by Lee County Ordinance No. 14-23, approved by the Lee County Board of County Commissioners (the "County") on December 16, 2014 (effective date December 18, 2014), and encompasses 399.64 acres, more or less; and

WHEREAS, the District has petitioned the County to adopt an ordinance contracting the boundaries of the District pursuant to Chapter 190, Florida Statutes, by removing approximately 16.48 acres from the boundaries of the District (the "Petition"); and

WHEREAS, the real property constituting the approximately 16.48 acres to be removed from the District is described in the attached Exhibit "A"; and

WHEREAS, the owners of the approximately 16.48 acres to be removed from the District, as described in Exhibit "A," have consented in writing to the removal of such property from the boundaries of the District; and

WHEREAS, the Petition seeks, by way of removing the real property described per parcel in Exhibit "A," to designate all of the real property described in Exhibit "B" as land within the District, for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, staff review of the request to modify the boundaries of the Stoneybrook North Community Development District and all related information indicates there is no rational basis to refuse the request set forth in the District's petition; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(f), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes.

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

SECTION ONE: 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. the contraction of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
3. the area of land within the contracted District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
4. the community development services and facilities to be provided by the contracted District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
5. the area that will be served by the contracted District is amenable to separate, special district government; and
6. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and
7. upon adoption of this Ordinance, all provisions of County Ordinance No. 14-23, will continue to be effective, except as modified herein.

SECTION TWO: CONCLUSIONS OF LAW

1. This proceeding is governed by Chapter 190, Florida Statutes;
2. The County has jurisdiction pursuant to Sections 190.005(2) and 190.046(1)(f), Florida Statutes; and
3. The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION THREE: BOUNDARY CONTRACTION AND ELECTION OF SUPERVISOR

The area of land described in the attached Exhibit "A" is hereby removed from the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 383.16 acres, more or less, is now designated as land within the District. Contraction of the boundaries shall not affect the time for transition to the general election of supervisors by qualified electors of the District, in accordance with Section 190.006(3)(a)2., Florida Statutes, which time shall be calculated from the date of the initial appointment of the supervisors.

SECTION FOUR: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The Stoneybrook North Community Development District will continue to be governed by the provisions of Florida Statutes, Chapter 190.

SECTION FIVE: MODIFICATION

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

SECTION SIX: CONFLICT AND SEVERABILITY

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

SECTION SEVEN: EFFECTIVE DATE

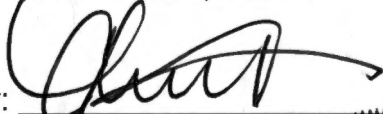
This Ordinance becomes effective upon filing with the Office of the Secretary of the Florida Department of State.

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

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED THIS 5th day of April 2022.

ATTEST:
KEVIN KARNES, CLERK

By: 
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

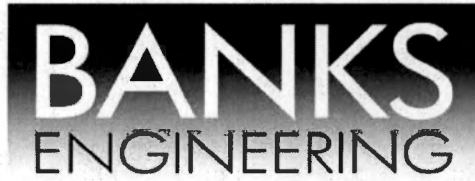
By: 
Cecil L Pendergrass, Chair
Commissioner Cecil L Pendergrass, Chairman
Lee County Board of County Commissioners

APPROVED ~~AS~~ TO FORM FOR THE
RELiance OF LEE COUNTY ONLY:

By: 
Office of County Attorney

Exhibit A: Contraction Parcel Legal Description
Exhibit B: Legal Description of the District after Contraction

Exhibit A



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
TRACT OR PARCEL OF LAND
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PAGE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, AS RECORDED ON INSTRUMENT NUMBER 2019000172912 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 87°04'21" W; THENCE NORTHEASTERLY ALONG SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID TRACT "A", THROUGH A CENTRAL ANGLE OF 54°43'49" FOR 485.25 FEET; THENCE N 57°39'29" E ALONG SAID SOUTHEASTERLY LINE FOR 51.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 62°41'28" FOR 16.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 69°11'21" FOR 66.42 FEET; THENCE S 38°23'27" E FOR 137.00 FEET; THENCE S 38°09'45" W FOR 28.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 38°11'11" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'25" FOR 52.53 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°22'50" FOR 157.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°41'08" FOR 297.00 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°48'05" FOR 148.15 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°39'11" FOR 182.61 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 123°01'59" FOR 289.55 FEET; THENCE S 66°45'20" W FOR 4.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°15'24" FOR 96.01 FEET; THENCE S 88°45'02" W FOR 20.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 02°07'20" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'22" FOR 150.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A

SHEET 1 OF 3
• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966

Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523

Engineering License No. EB 6469 • Surveying License No. LB 6690

S:\JOBS\14XX\1447LAGOON\SURVEYING\DESCRIPTIONS\1447-AMENITY-REV-BNDY-SKT.DWG

S:\JOBS\14XX\1447LAGOON\SURVEYING\DESCRIPTIONS\ 1447-LP-AMEN-LGL-REV 9-14-21.DOC

RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°13'56" FOR 44.60 FEET; THENCE N 81°19'54" W FOR 105.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'38" FOR 34.74 FEET; THENCE S 70°09'56" W FOR 29.38 FEET; THENCE S 00°00'00" W FOR 88.43 FEET; THENCE N 90°00'00" W FOR 110.72 FEET; THENCE S 44°42'03" W FOR 35.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 49°28'07" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°12'54" FOR 38.56 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°41'42" FOR 30.22 FEET; THENCE S 89°58'51" W FOR 349.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°34'46" FOR 31.12 FEET; THENCE S 45°24'05" W FOR 42.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 45°24'08" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°56'10" FOR 396.12 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°36'28" FOR 226.41 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'50" FOR 1.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 16.48 ACRES MORE OR LESS.

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

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA ZONE WEST NAD 83/2011 (CORS). WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEARS N 89°53'32" W.

DESCRIPTION PREPARED: 9-15-2021.

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 9-15-2021

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10011 804 MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33908
PHONE (888) 333-3440 FAX (888) 333-3441
ENGINEERING LICENSE # 13,848
SURVEY LICENSE # 13,848
WWW.BANKSENGINEERING.COM

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°39'29" E	51.64'
L2	S 38°23'27" E	137.00'
L3	S 38°09'45" W	28.79'
L4	S 66°45'20" W	4.32'
L5	S 88°45'02" W	20.43'
L6	N 81°19'54" W	105.94'
L7	S 70°09'56" W	29.38'
L8	S 00°00'00" W	88.43'
L9	N 90°00'00" W	110.72'
L10	S 44°42'03" W	35.16'
L11	S 45°24'05" W	42.51'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	508.00'	54°43'49"	485.25'	467.02'	N 30°17'34" E
C2	15.00'	62°41'28"	16.41'	15.61'	N 89°00'13" E
C3	55.00'	69°11'21"	66.42'	62.45'	N 85°45'16" E
C4	292.00'	10°18'25"	52.53'	52.46'	S 56°58'01" E
C5	234.84'	38°22'50"	157.31'	154.39'	S 42°55'49" E
C6	505.16'	33°41'08"	297.00'	292.74'	S 40°34'58" E
C7	284.84'	29°48'05"	148.15'	146.49'	S 42°31'30" E
C8	365.16'	28°39'11"	182.61'	180.72'	S 41°57'03" E
C9	134.84'	123°01'59"	289.55'	237.04'	S 05°14'21" W
C11	247.17'	22°15'24"	96.01'	95.41'	S 77°53'02" W
C12	134.83'	64°01'22"	150.67'	142.95'	N 60°06'39" W
C13	48.00'	53°13'56"	44.60'	43.01'	N 54°42'56" W
C14	98.00'	20°18'38"	34.74'	34.56'	S 88°30'47" W
C15	268.96'	8°12'54"	38.56'	38.53'	N 36°25'26" W
C16	30.01'	57°41'42"	30.22'	28.96'	N 61°09'51" W
C17	40.00'	44°34'46"	31.12'	30.34'	S 67°41'28" W
C18	264.10'	85°56'10"	396.12'	360.02'	N 01°37'47" W
C19	336.00'	38°36'28"	226.41'	222.15'	N 22°02'04" E
C20	508.00'	0°11'50"	1.75'	1.75'	N 02°49'44" E

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



1" = 250'

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA ZONE WEST NAD 83/2011 (CORS). WHEREIN THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEARS N 89°53'32" W.

LEGEND:

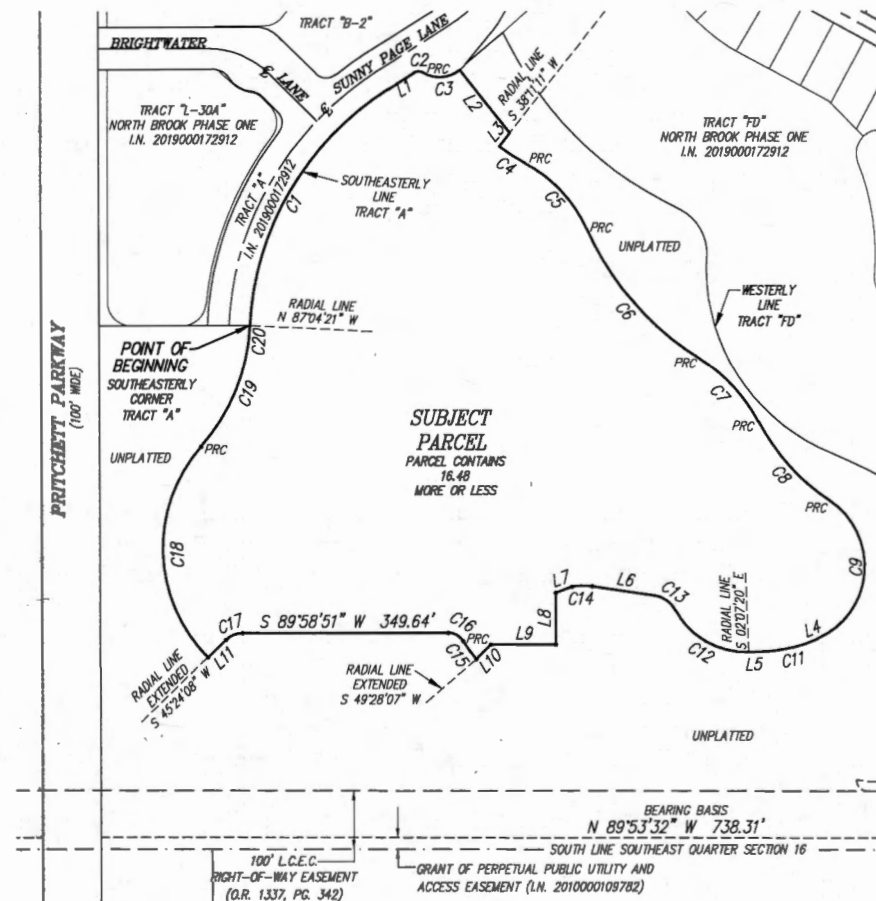
- PG. - INDICATES PAGE
- CL - INDICATES CENTERLINE
- A.E. - INDICATES ACCESS EASEMENT
- LB - INDICATES LICENSED BUSINESS
- I.N. - INDICATES INSTRUMENT NUMBER
- O.R. - INDICATES OFFICIAL RECORD BOOK
- L1 - INDICATES LINE 1 FROM LINE TABLE
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- L.C.E.C. - INDICATES LEE COUNTY UTILITY COOP
- C1 - INDICATES CURVE 1 FROM CURVE TABLE
- PRC - INDICATES POINT OF REVERSE CURVATURE
- PCC - INDICATES POINT OF COMPOUND CURVATURE

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

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

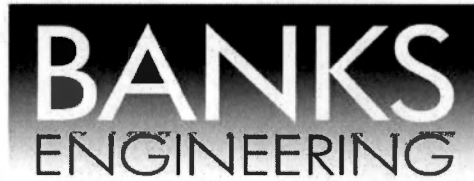
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

- DATE SIGNED: 09-15-2021
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



PREPARED 09-15-2021
SHEET 3 OF 3

Exhibit B



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE S 89°45'18" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 FOR 1,341.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S 00°00'49" E ALONG THE EAST LINE OF SAID FRACTION FOR 2,657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 00°01'49" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR 1,328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°41'09" W ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N 89°38'05" W ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S 00°20'36" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 FOR 1,339.16 FEET; TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N 89°51'11" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S 00°14'02" E ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S 00°14'02" E FOR 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N 46°32'34" W ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.2" FOR 533.73 FEET; THENCE N 49°05'05" E ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N 40°54'55" W ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S 49°05'05" W ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N 40°54'55" W ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO

SHEET 1 OF 9

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966

Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523

Engineering License No. EB 6469 • Surveying License No. LB 6690

S:\Jobs\14xx\1447PH1\SURVEYING\DESCRIPTIONS\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.doc

S:\Jobs\14xx\1447PH1\SURVEYING\DESCRIPTIONS\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.dwg

THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°05'42.5" FOR 373.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1,247.81 FEET; THENCE N 21°04'46" E ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N 00°02'02" W ALONG SAID EASTERLY LINE FOR 2,572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 57°52'14" FOR 1,161.54 FEET; THENCE N 52°02'56" E FOR 366.27 FEET; THENCE N 27°54'23" E FOR 1,112.54 FEET; THENCE N 00°29'14" E FOR 706.92 FEET; TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89°30'46" E ALONG SAID NORTH LINE FOR 1,235.16 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15; THENCE S 00°00'09" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 FOR 1328.33 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S 89°44'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S 00°00'09" E FOR 467.00 FEET; THENCE N 89°44'46" W FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N 00°00'09" W ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "B"

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PAGE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, AS RECORDED ON INSTRUMENT NUMBER 2019000172912 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 87°04'21" W; THENCE NORTHEASTERLY ALONG SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID TRACT "A", THROUGH A CENTRAL ANGLE OF 54°43'49" FOR 485.25 FEET; THENCE N 57°39'29" E ALONG SAID SOUTHEASTERLY LINE FOR 51.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 62°41'28" FOR 16.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 69°11'21" FOR 66.42 FEET; THENCE S 38°23'27" E FOR 137.00 FEET; THENCE S 38°09'45" W FOR 28.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 38°11'11" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'25" FOR 52.53 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°22'50" FOR 157.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°41'08" FOR 297.00 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°48'05" FOR 148.15 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°39'11" FOR 182.61 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 123°01'59" FOR 289.55 FEET; THENCE S 66°45'20" W

FOR 4.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°15'24" FOR 96.01 FEET; THENCE S 88°45'02" W FOR 20.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 02°07'20" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°01'22" FOR 150.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°13'56" FOR 44.60 FEET; THENCE N 81°19'54" W FOR 105.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'38" FOR 34.74 FEET; THENCE S 70°09'56" W FOR 29.38 FEET; THENCE S 00°00'00" W FOR 88.43 FEET; THENCE N 90°00'00" W FOR 110.72 FEET; THENCE S 44°42'03" W FOR 35.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 49°28'07" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°12'54" FOR 38.56 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°41'42" FOR 30.22 FEET; THENCE S 89°58'51" W FOR 349.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°34'46" FOR 31.12 FEET; THENCE S 45°24'05" W FOR 42.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 45°24'08" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°56'10" FOR 396.12 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°36'28" FOR 226.41 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'50" FOR 1.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 383.16 ACRES MORE OR LESS.

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

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA ZONE WEST NAD 83/2011 (CORS). WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEARS S 89°30'46" E.

DESCRIPTION PREPARED: 9-22-2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 9-23-2021

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10811 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33906
PHONE (239)336-5480 FAX (239)336-2523

ENGINEERING LICENSE # EB 6489
SURVEY LICENSE # LS 6690

WWW.BANKSENG.COM



1" = 1600'

ACREAGE SUMMARY:

OVERALL PARCEL CONTAINS: 404.85 ACRES, MORE OR LESS
LESS & EXCEPT PARCEL "A" CONTAINS: 5.01 ACRES, MORE OR LESS
LESS & EXCEPT PARCEL "B" CONTAINS: 16.48 ACRES, MORE OR LESS
SUBJECT PARCEL CONTAINS: 383.16 ACRES, MORE OR LESS

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA ZONE WEST NAD 83/2011 (CORS). WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEARS S 89°30'46" E.

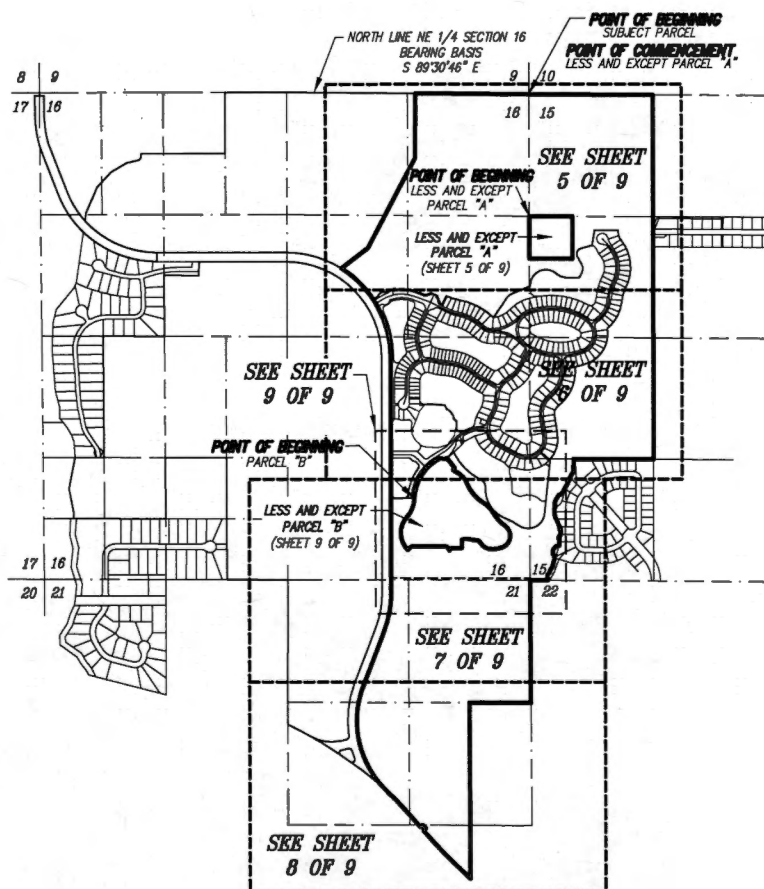
LEGEND:

PG. INDICATES PAGE
PGS. INDICATES PAGES
P.B. INDICATES PLAT BOOK
J INDICATES LOT NUMBER
R/W INDICATES RIGHT-OF-WAY
O.R. INDICATES OFFICIAL RECORDS BOOK
L1 INDICATES LINE 1 FROM LINE TABLE
C1 INDICATES CURVE 1 FROM CURVE TABLE
P.R.C. INDICATES POINT OF REVERSE CURVATURE
P.C.C. INDICATES POINT OF COMPOUND CURVATURE

S:\Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.DOC
S:\Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.dwg

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
EXHIBIT "B"



KEY MAP & OVERALL BOUNDARY INFORMATION

REVISED 9-21-2021
PREPARED 04-16-2018
SHEET 4 OF 9

SEE SHEETS 1 THRU 3 OF 9 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.

**THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY**

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

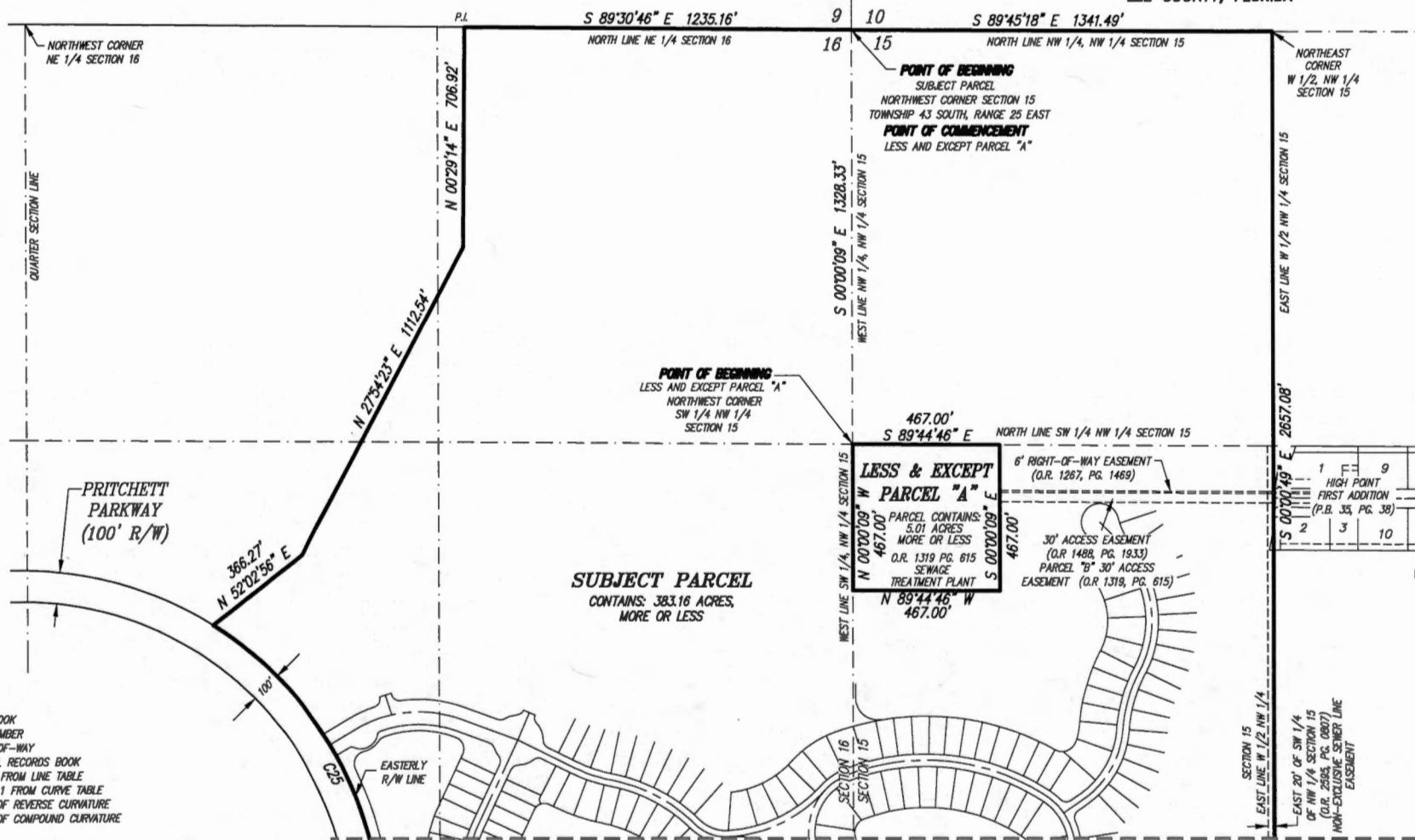
- DATE SIGNED: 9-23-2021
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WWW.BANKSENG.COM

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C25	1150.00'	57°52'14"	1161.54'	1112.79'	N 28°58'09" W

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



PG.	INDICATES PAGE
PSS.	INDICATES PAGES
P.B.	INDICATES PLAT BOOK
J	INDICATES LOT NUMBER
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
L1	INDICATES LINE 1 FROM LINE TABLE
C1	INDICATES CURVE 1 FROM CURVE TABLE
P.R.C.	INDICATES POINT OF REVERSE CURVATURE
P.C.C.	INDICATES POINT OF COMPOUND CURVATURE

S:\Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.DOC
S:\Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.dwg

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10811 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33906
PHONE (238)638-8460 FAX (238)638-2823

ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LB 9860

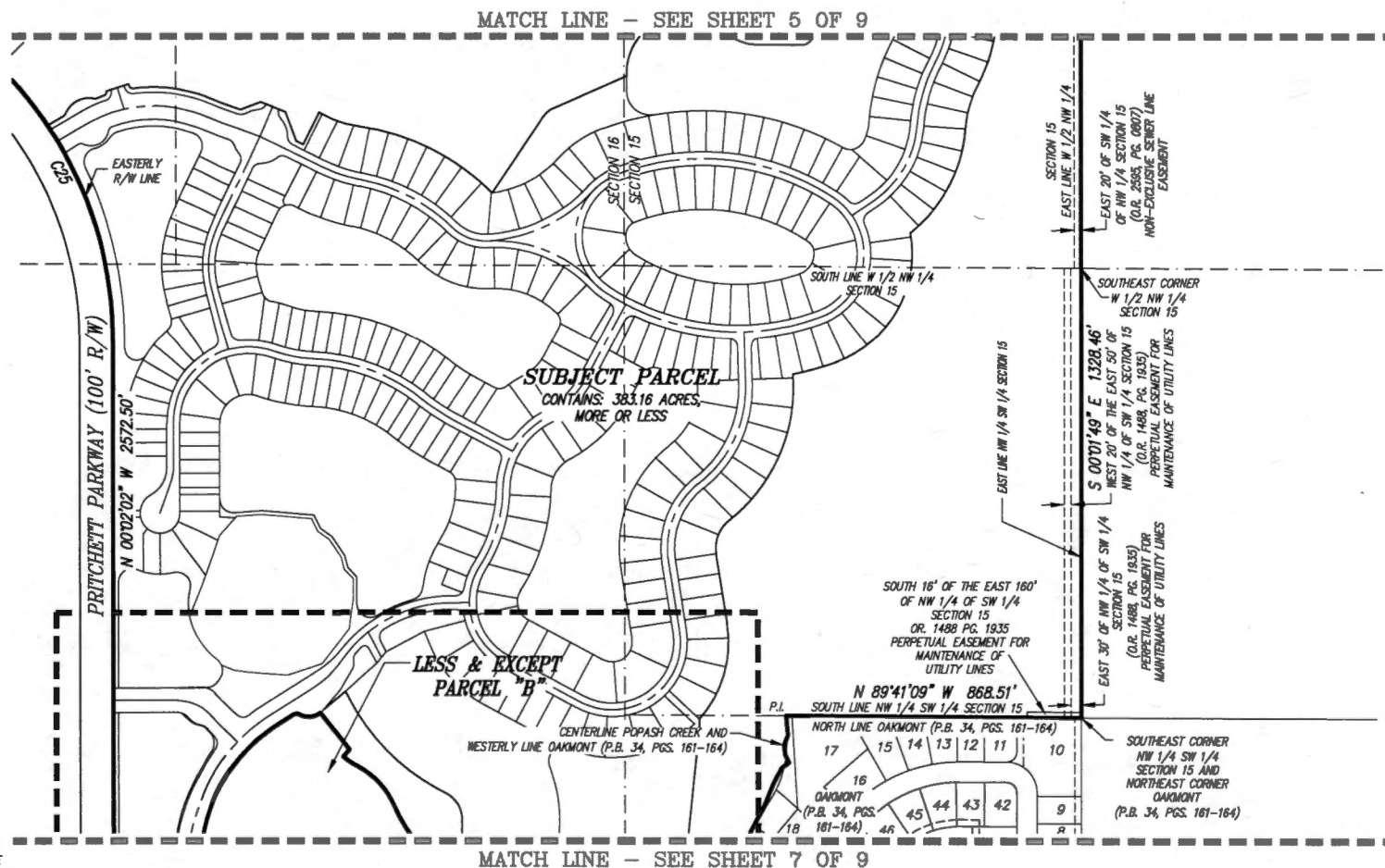
WWW.BANKSENG.COM

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C25	1150.00'	57°52'14"	1161.54'	1112.79'	N 28°58'09" W

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LEGEND:

- PG. INDICATES PAGE
- PGS. INDICATES PAGES
- P.B. INDICATES PLAT BOOK
- J INDICATES LOT NUMBER
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS BOOK
- L1 INDICATES LINE 1 FROM LINE TABLE
- C1 INDICATES CURVE 1 FROM CURVE TABLE
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- P.C.C. INDICATES POINT OF COMPOUND CURVATURE

S: \Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.DWG
S: \Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.DWG

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10811 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33908
PHONE (239)638-5480 FAX (239)638-2523

ENGINEERING LICENSE # EB 6488
SURVEY LICENSE # LB 6880

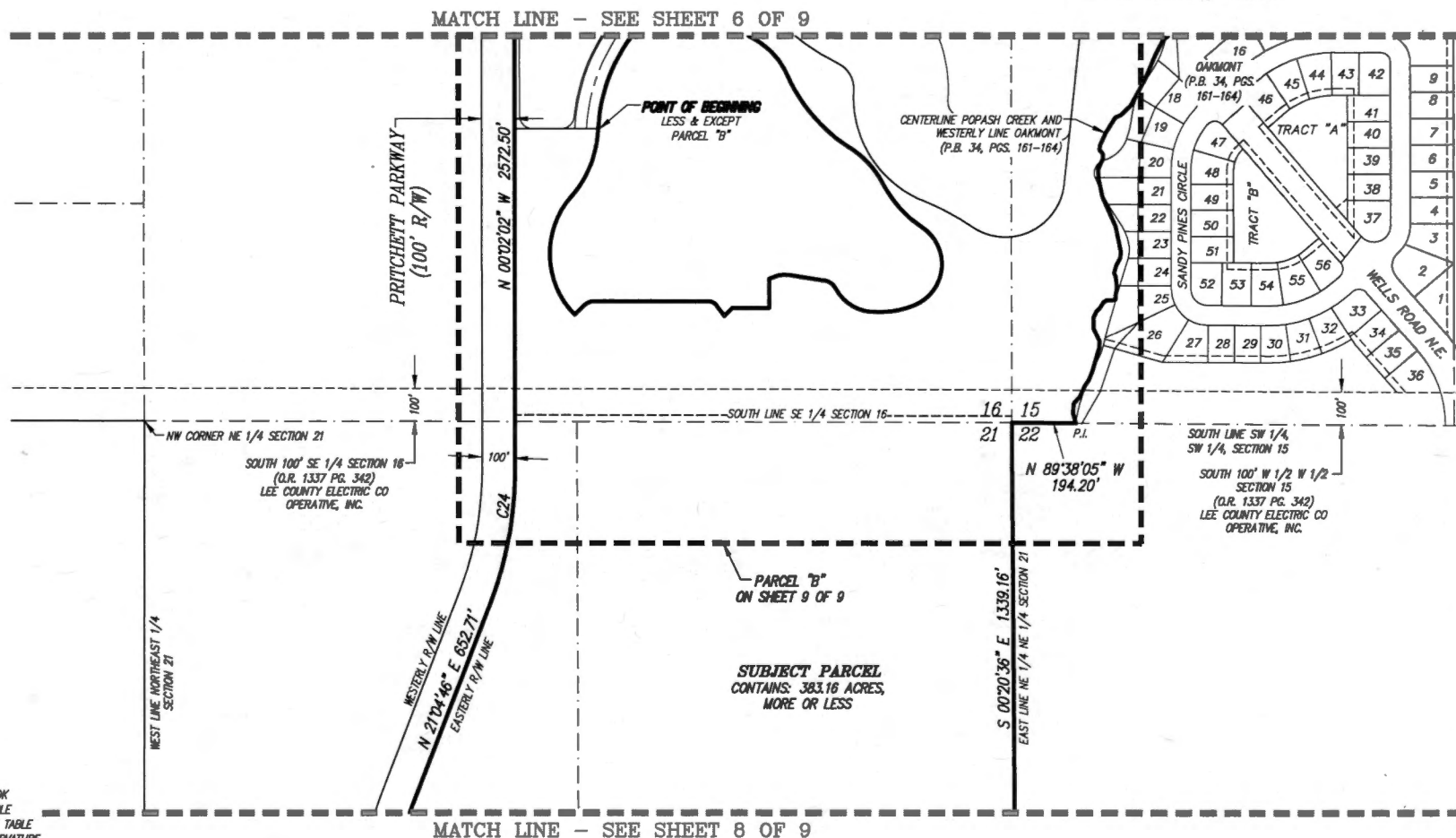
WWW.BANKSENG.COM

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	1150.00'	21°06'48"	423.77'	421.38'	N 10°31'22" E

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LEGEND:

- PG. INDICATES PAGE
- PGS. INDICATES PAGES
- P.B. INDICATES PLAT BOOK
- S INDICATES LOT NUMBER
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS BOOK
- L1 INDICATES LINE 1 FROM LINE TABLE
- C1 INDICATES CURVE 1 FROM CURVE TABLE
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- P.C.C. INDICATES POINT OF COMPOUND CURVATURE

S:\Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.DWG
S:\Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.DWG

SHEET 7 OF 9

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

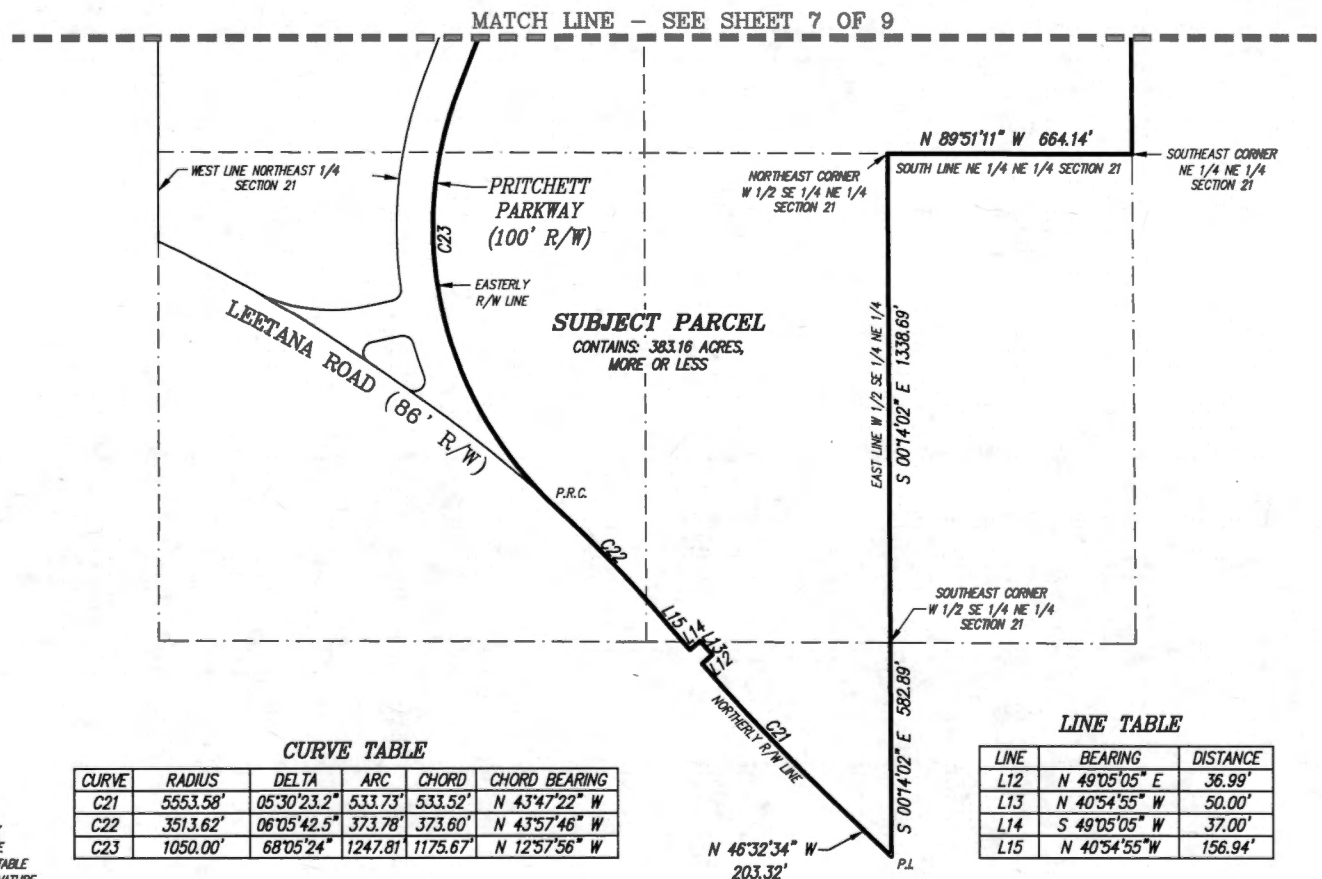
10011 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33906
PHONE (239)939-0400 FAX (239)939-2923

ENGINEERING LICENSE # EB 8468
SURVEY LICENSE # LS 6890

WWW.BANKSENG.COM

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LEGEND:

PG. INDICATES PAGE
PGS. INDICATES PAGES
P.B. INDICATES PLAT BOOK
J INDICATES LOT NUMBER
R/W INDICATES RIGHT-OF-WAY
O.R. INDICATES OFFICIAL RECORDS BOOK
L1 INDICATES LINE 1 FROM LINE TABLE
C1 INDICATES CURVE 1 FROM CURVE TABLE
P.R.C. INDICATES POINT OF REVERSE CURVATURE
P.C.C. INDICATES POINT OF COMPOUND CURVATURE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C21	5553.58'	05°30'23.2"	533.73'	533.52'	N 43°47'22" W
C22	3513.62'	06°05'42.5"	373.78'	373.60'	N 43°57'46" W
C23	1050.00'	68°05'24"	1247.81'	1175.67'	N 12°57'56" W

LINE TABLE

LINE	BEARING	DISTANCE
L12	N 49°05'05" E	36.99'
L13	N 40°54'55" W	50.00'
L14	S 49°05'05" W	37.00'
L15	N 40°54'55" W	156.94'

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

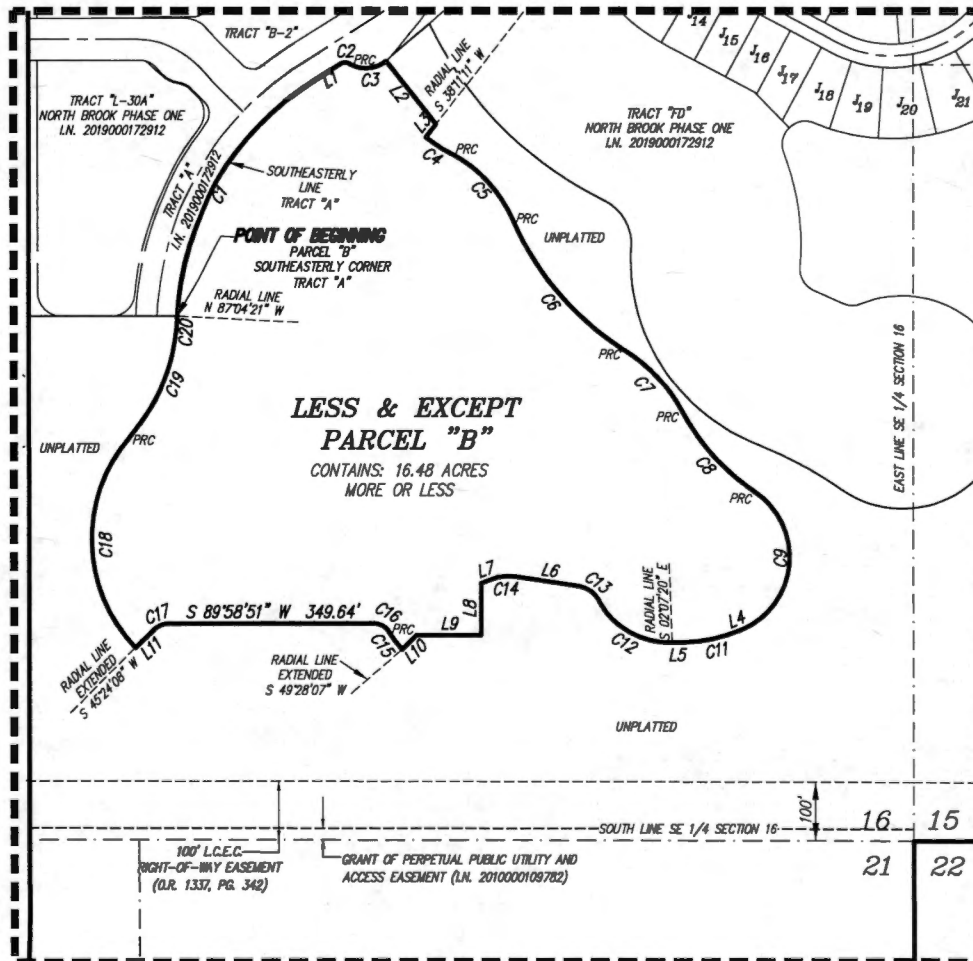
10011 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33905
PHONE (239)438-6400 FAX (239)438-2023

ENGINEERING LICENSE # EB 8486
SURVEY LICENSE # LB 8090

WWW.BANKSENG.COM

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°39'29" E	51.64'
L2	S 38°23'27" E	137.00'
L3	S 38°09'45" W	28.79'
L4	S 66°45'20" W	4.32'
L5	S 88°45'02" W	20.43'
L6	N 81°19'54" W	105.94'
L7	S 70°09'56" W	29.38'
L8	S 00°00'00" W	88.43'
L9	N 90°00'00" W	110.72'
L10	S 44°42'03" W	35.16'
L11	S 45°24'05" W	42.51'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	508.00'	54°43'49"	485.25'	467.02'	N 30°17'34" E
C2	15.00'	62°41'28"	16.41'	15.61'	N 89°00'13" E
C3	55.00'	69°11'21"	66.42'	62.45'	N 85°45'16" E
C4	292.00'	10°18'25"	52.53'	52.46'	S 56°58'01" E
C5	234.84'	38°22'50"	157.31'	154.39'	S 42°55'49" E
C6	505.16'	33°41'08"	297.00'	292.74'	S 40°34'58" E
C7	284.84'	29°48'05"	148.15'	146.49'	S 42°31'30" E
C8	365.16'	28°39'11"	182.61'	180.72'	S 41°57'03" E
C9	134.84'	123°01'59"	289.55'	237.04'	S 05°14'21" W
C11	247.17'	22°15'24"	96.01'	95.41'	S 77°53'02" W
C12	134.83'	64°01'22"	150.67'	142.95'	N 60°06'39" W
C13	48.00'	53°13'56"	44.60'	43.01'	N 54°42'56" W
C14	98.00'	20°18'38"	34.74'	34.56'	S 88°30'47" W
C15	268.96'	08°12'54"	38.56'	38.53'	N 36°25'26" W
C16	30.01'	57°41'42"	30.22'	28.96'	N 61°09'51" W
C17	40.00'	44°34'46"	31.12'	30.34'	S 67°41'28" W
C18	264.10'	85°56'10"	396.12'	360.02'	N 01°37'47" W
C19	336.00'	38°36'28"	226.41'	222.15'	N 22°02'04" E
C20	508.00'	00°11'50"	1.75'	1.75'	N 02°49'44" E

LEGEND:

- PG. INDICATES PAGE
- PGS. INDICATES PAGES
- P.B. INDICATES PLAT BOOK
- J INDICATES LOT NUMBER
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS BOOK
- L1 INDICATES LINE 1 FROM LINE TABLE
- C1 INDICATES CURVE 1 FROM CURVE TABLE
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- P.C.C. INDICATES POINT OF COMPOUND CURVATURE

S: \Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.DOC
S: \Jobs\14XX\1447PH1\Surveying\Descriptions\1447PH1 STONEYBROOK NORTH SPC CDD LESS MOD LAGOON.dwg



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 7, 2022

(CORRECTED LETTER)

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

Attn: Chris Jagodzinski

Dear Mr. Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 22-08, which was filed in this office on April 7, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

RECEIVED

By Chris Jagodzinski at 3:01 pm, Apr 07, 2022

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 22-08
(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Special Districts

SECONDARY KEYFIELD

DESCRIPTOR: Local Government

OTHER KEYFIELD

DESCRIPTOR: Government Agencies

ORDINANCE DESCRIPTION: Stoneybrook North CDD
(25 Characters Maximum Including Spaces)

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

AMENDMENT #1: 14-23 AMENDMENT #2: _____

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

REPEAL #1: _____ ; REPEAL #3: _____
REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: _____

KEYFIELD 1 CODE: _____

KEYFIELD 2 CODE: _____

KEYFIELD 3 CODE: _____

**MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY**

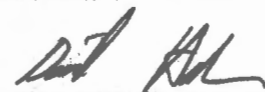
VIA HAND DELIVERY

DATE: April 5, 2022

TO: Commissioner Cecil L Pendergrass

Chair, Board of County
Commissioners

FROM:



David W. Halverson
Assistant County Attorney

RE: Ordinance No. 22-08

Ordinance Modifying the Boundaries of the Stoneybrook North CDD
Agenda Item PH#3, April 5, 2022

Attached, approved as to form, please find the original of the above-referenced ordinance adopted by the Board of County Commissioners on April 5, 2022.

The original ordinance is attached to the memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to the Minutes Department for filing and transmittal to Tallahassee.

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

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than April 15, 2022.

Also attached please find the Data Retrieval form. Kindly include this ordinance in the Lee County Ordinance History.

Thank you for your prompt attention to this matter.

DWH/ame
Attachment

VIA E-MAIL ONLY:

Laurel Chick, Manager, Internal Services
Joyce Conatser, Senior Fiscal Officer
Samantha Westen, Executive Assistant
Rose Bahena, Administrative Specialist, Senior
Eileen Gabrick, Office Manager, Minutes Department
Andrea Eggen, Legal Administrative Specialist (for ordinance history)

2022 APR - 7 AM 10:24

RECEIVED
MINUTES OFFICE

AGENDA ITEM REPORT

DATE: April 5, 2022
DEPARTMENT: County Attorney
REQUESTER: David Halverson
TITLE: Conduct Public Hearing to Adopt an Ordinance Modifying the Boundaries of Stoneybrook North CDD

I. MOTION REQUESTED

Conduct Public Hearing to adopt an Ordinance to modify the boundaries of the Stoneybrook North Community Development District.

II. ITEM SUMMARY

Conduct Public Hearing to adopt an Ordinance amending Lee County Ordinance (LCO) #14-23 to remove 16.48 acres contiguous to the original Stoneybrook North Community Development District property and amend the district's external boundary.

III. BACKGROUND AND IMPLICATIONS OF ACTION**A) Board Action and Other History**

The Stoneybrook North Community Development District is a uniform community development district established by the Board through adoption of LCO #14-23 on December 16, 2014.

Currently, the Stoneybrook North Community Development District is comprised of 399.64 acres and has the power to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for the following basic infrastructure: water management; water supply; sewer and waste water management; bridges and culverts; district roads; and other projects within or without the district boundary for which a development order is issued.

In accordance with Florida Statutes Ch. 190, the Stoneybrook North Community Development District has petitioned the Board of County Commissioners to conduct a public hearing for the purpose of adopting a non-emergency ordinance to contract the Stoneybrook North Community Development District to remove 16.48 acres contiguous to the original Stoneybrook North Community Development District property and amend the district's external boundary.

The Stoneybrook North Community Development District's request for boundary contraction is consistent with the Lee County Comprehensive Plan. All development activity within the boundaries of the District will be subject to the Lee Plan and all related land development regulations.

Staff has reviewed the factors set forth in F.S. §190.005(1)(e) and finds no new information relevant to those factors that is inconsistent with the contraction of District boundaries.

The Office of the County Attorney and Planning Staff recommend that the Board of County Commissioners grant the Stoneybrook North Community Development District's petition by adopting the proposed amendment to LCO #14-23.

B) Policy Issues**C) BoCC Goals****D) Analysis****E) Options****IV. FINANCIAL INFORMATION**

A)	Current year dollar amount of item:	No funding required.
B)	Is this item approved in the current budget?	N/A
C)	Is this a revenue or expense item?	N/A
D)	Is this Discretionary or Mandatory?	N/A
E)	Will this item impact future budgets? If yes, please include reasons in III(D) above.	No
F)	Fund: Program: Project: Account Strings:	
G)	Fund Type?	N/A
H)	Comments:	

V. RECOMMENDATION

Approve

VI. TIMING/IMPLEMENTATION

VII. FOLLOW UP

ATTACHMENTS:

Description	Upload Date	Type
<u>Ordinance</u>	3/7/2022	Ordinance
<u>Exhibit A</u>	3/7/2022	Exhibit
<u>Exhibit B</u>	3/7/2022	Exhibit
<u>Staff Report</u>	3/7/2022	Backup Material
<u>FAIS Form</u>	3/7/2022	Backup Material
<u>Petition (10.06.21)</u>	3/7/2022	Backup Material
<u>Petition (12.16.21)</u>	3/7/2022	Backup Material
<u>Petition (01.11.22)</u>	3/7/2022	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
County Attorney	Wesch, Richard Wm.	Approved	3/23/2022 - 10:59 AM
Budget Services	Henkel, Anne	Approved	3/23/2022 - 1:03 PM
Budget Services	Winton, Peter	Approved	3/24/2022 - 3:56 PM
County Attorney	Halverson, David	Approved	3/28/2022 - 12:00 PM
County Manager	Mora, Marc	Approved	3/29/2022 - 12:01 PM