

ORDINANCE NO. 25-20

AN ORDINANCE OF THE COUNTY OF LEE, STATE OF FLORIDA, AMENDING CHAPTER 25 OF THE LEE COUNTY CODE OF ORDINANCES, ARTICLE II, DIVISION 25 - STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT, SECTION 25-798 ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE FOR THE MODIFICATION OF THE BOUNDARIES OF THE STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR ORDINANCE AUTHORITY; AUTHORIZATION TO MODIFY BOUNDARIES; 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, the Stoneybrook North Community Development District was established in accordance with Florida Statutes §190.005(2) resulting in Lee County Ordinance No. 14-23 being adopted by the Lee County Board of County Commissioners on December 16, 2014; and

WHEREAS, the boundary of the Stoneybrook North Community Development District was previously modified through Lee County Ordinance No. 22-08 being adopted by the Lee County Board of County Commissioners on April 5, 2022.

WHEREAS, Ordinance No. 14-23 establishing the Stoneybrook North Community Development District has been codified in the Lee County Code of Ordinance in Chapter 25, Article II, Division 25; and

WHEREAS, Stoneybrook North Community Development District has petitioned the Lee County Board of County Commissioners for authorization to modify its boundaries pursuant to Florida Statutes §190.046; and

WHEREAS, an established Community Development District may modify its boundaries only after the Lee County Board of County Commissioners consent to such a modification of District's boundaries; and

WHEREAS, Stoneybrook North Community Development District specifically requests permission to remove approximately 0.77 acres of land from the District and add approximately 2.03 acres of land to the District for an overall combined increase of approximately 1.26 acres of land, resulting in the new District boundary as set forth in attached Exhibit "A"; 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 requests set forth in the District's petition; and

WHEREAS, the requested modification of the District's boundaries is not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and are activities of the District.

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

SECTION ONE: AMENDMENT TO CODE OF ORDINANCES, CHAPTER 25

CHAPTER 25 – SPECIAL DISTRICTS

ARTICLE II. – COMMUNITY DEVELOPMENT DISTRICTS

DIVISION 25. – STONEYBROOK NORTH COMMUNITY DEVELOPMENT DISTRICT

The boundaries of the real property described in Exhibit "A", in Section 25-798, as approved on December 16, 2014, is hereby amended and replaced with Exhibit "A" attached.

SECTION TWO: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code of Ordinances. Sections of this ordinance can be renumbered or relettered and the word "ordinance" can be changed to "section", "article," or other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Attorney, or the County Manager or designee, without the need for a public hearing.

SECTION THREE: 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 FOUR: 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 FIVE: 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 Mulicka. The vote was as follows:

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

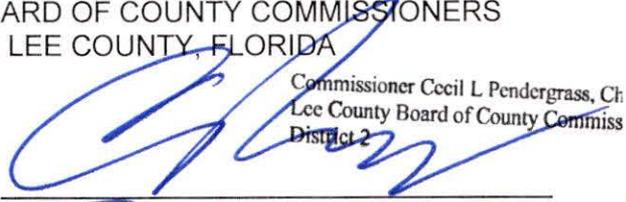
DULY PASSED AND ADOPTED THIS 7th day of October, 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

By: 
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: 
Kevin Ruane, Chair

Commissioner Cecil L Pendergrass, Ch
Lee County Board of County Commiss
District 2

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

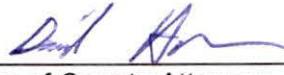
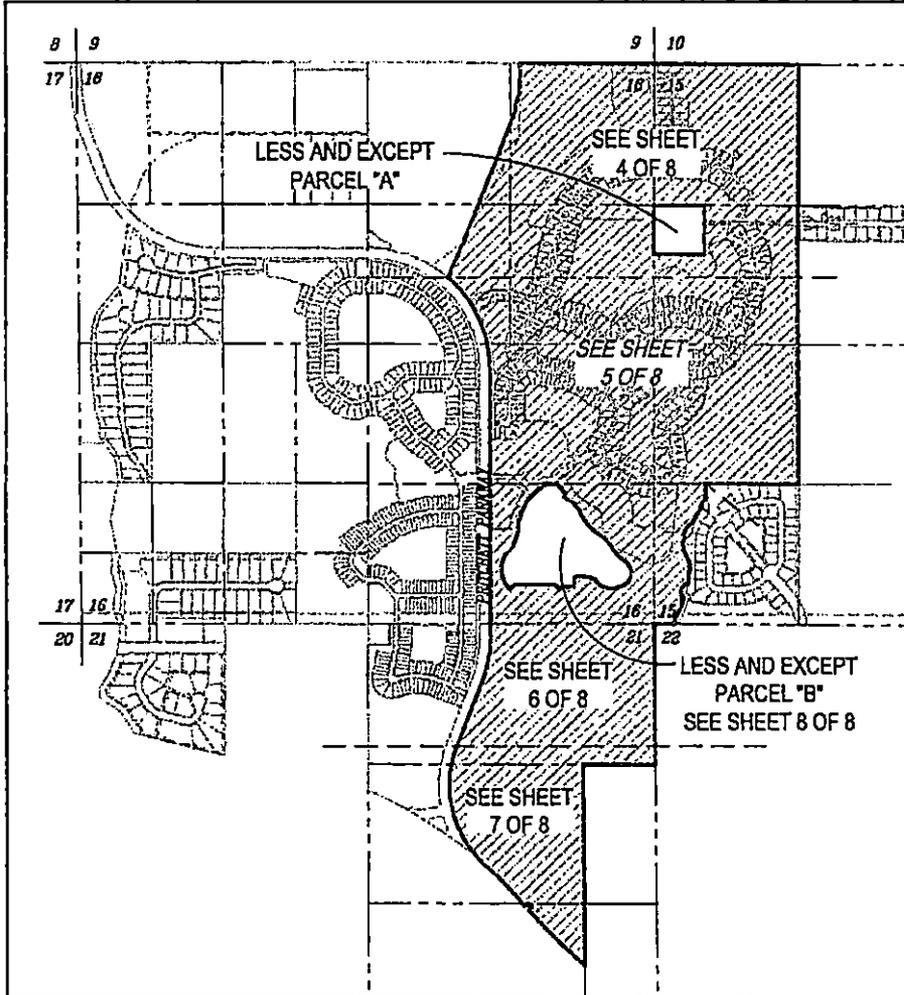
By: 
Office of County Attorney

Exhibit A: The new District boundary

Stoneybrook North CDD - Overall Legal Description

KEY MAP



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS *NOT* VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PB PLAT BOOK
- OR OFFICIAL RECORDS BOOK
- IN INSTRUMENT NUMBER
- PG PAGE(S)
- LCCEC LEE COUNTY ELECTRIC COOPERATIVE
- R/W RIGHT-OF-WAY
- DENOTES CHANGE IN DIRECTION

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	1 of 8

NOT A SURVEY

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000260
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, LLC
 3800 Via Del Rey
 Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
 SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



DATE SIGNED
 Digitally signed
 by Todd B. Short
 Date: 2025.04.17
 09:58:37 -04'00'

TODD B. SHORT, P.S.M.
 FL LICENSE #7587
 FOR THE FIRM

Exhibit "A"

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 15, 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°45'18" EAST, ALONG THE NORTH LINE 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 SOUTH 00°00'49" EAST, ALONG THE EAST LINE OF SAID FRACTION, FOR 2,657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE SOUTH 00°01'49" EAST, 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 AND THE NORTHEAST CORNER OF OAKMONT, PLAT BOOK 34, PAGES 161 THROUGH 164, PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 89°41'09" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 888.51 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 AND THE SOUTHWEST CORNER OF SAID OAKMONT, (SAID ROUTE HAVING A TIE LINE OF SOUTH 11°51'07" WEST, FOR 1,354.79 FEET); THENCE NORTH 89°38'05" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, ALSO BEING THE NORTH LINE OF SAID OAKMONT, FOR 194.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 00°20'36" EAST, 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 NORTH 89°51'11" WEST, ALONG THE SOUTH LINE OF SAID FRACTION, FOR 664.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 21; THENCE SOUTH 00°14'02" EAST, ALONG SAID EAST LINE, FOR 1,921.58 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (RIGHT-OF-WAY WIDTH VARIES) AND A POINT OF CURVATURE; 1) THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 45°32'34" WEST, FOR 203.32 FEET; THENCE 2) NORTHWESTERLY 533.73 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5,553.58 FEET THROUGH A CENTRAL ANGLE OF 05°30'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°47'22" WEST FOR 533.52 FEET; 3) THENCE NORTH 49°05'05" EAST, FOR 36.99 FEET; 4) THENCE NORTH 40°54'55" WEST, FOR 50.00 FEET; 5) THENCE SOUTH 49°05'05" WEST, FOR 37.00 FEET; 6) THENCE NORTH 40°54'55" WEST, FOR 156.94 FEET TO A POINT OF CURVATURE; 7) THENCE NORTHWESTERLY 373.78 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,513.62 FEET THROUGH A CENTRAL ANGLE OF 06°05'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°57'46" WEST FOR 373.60 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT OF REVERSE CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES, 1) NORTHERLY 1,247.81 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°57'56" WEST FOR 1,175.67 FEET; 2) THENCE NORTH 21°04'46" EAST, FOR 652.71 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHERLY 423.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°31'22" EAST FOR 421.38 FEET; 4) THENCE NORTH 00°02'02" WEST, FOR 2,572.47 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHWESTERLY 972.47 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 48°27'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 24°15'33" WEST FOR 943.75 FEET; THENCE NORTH 22°39'29" EAST, DEPARTING SAID RIGHT-OF-WAY, FOR 242.73 FEET; THENCE NORTH 24°29'22" EAST, FOR 40.00 FEET; THENCE NORTH 22°39'29" EAST, FOR 121.00 FEET; THENCE NORTH 21°13'44" EAST, FOR 1,180.91 FEET; THENCE NORTH 19°00'32" EAST, FOR 121.00 FEET; THENCE NORTH 01°15'28" EAST, FOR 41.77 FEET; THENCE NORTH 17°02'11" EAST, FOR 121.00 FEET; THENCE SOUTH 72°51'13" EAST, FOR 1.88 FEET; THENCE NORTH 00°29'14" EAST, FOR 284.35 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG SAID NORTH LINE, FOR 1,235.16 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTINUED ON SHEET 3 OF 8

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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Bonita Springs, Florida 34134

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0003151 Business LC 26000206

Bonita Springs: 239.947.1144 www.GradyMinor.com Port Myers: 239.690.4300

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	K/JG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	N/A
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	2 of 8

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

DESCRIPTION (CONTINUED)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL "A"

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S 00°00'09" E ALONG THE WEST LINE OF SAID SECTION 15, FOR 1,328.33 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED,
 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 PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "A", SUNNY PAGE LANE (WIDTH VARIES), NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE RIGHT-OF-WAY OF SAID SUNNY PAGE LANE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) NORTHEASTERLY 485.25 FEET THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 5°43'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.02 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 66.42 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 69°11'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°45'16" EAST FOR 62.45 FEET; THENCE SOUTH 38°23'22" EAST, FOR 137.00 FEET; THENCE SOUTH 38°09'45" WEST, FOR 28.79 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 52.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 10°18'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°58'01" EAST FOR 52.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 157.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 234.84 FEET THROUGH A CENTRAL ANGLE OF 38°22'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°55'49" EAST FOR 154.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 297.00 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.16 FEET THROUGH A CENTRAL ANGLE OF 33°41'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°34'58" EAST FOR 292.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 148.15 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.84 FEET THROUGH A CENTRAL ANGLE OF 29°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°31'30" EAST FOR 146.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 182.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.16 FEET THROUGH A CENTRAL ANGLE OF 28°39'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°57'03" EAST FOR 180.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 289.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 134.84 FEET THROUGH A CENTRAL ANGLE OF 12°30'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 05°14'21" WEST FOR 237.04 FEET; THENCE SOUTH 66°45'20" WEST, FOR 4.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 98.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 247.17 FEET THROUGH A CENTRAL ANGLE OF 22°15'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°53'02" WEST FOR 95.41 FEET; THENCE SOUTH 88°45'02" WEST, FOR 20.43 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 150.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 134.83 FEET THROUGH A CENTRAL ANGLE OF 64°01'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°06'39" WEST FOR 142.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 44.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 53°13'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°42'56" WEST FOR 43.01 FEET; THENCE NORTH 81°19'54" WEST, FOR 105.94 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 34.74 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET THROUGH A CENTRAL ANGLE OF 20°18'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°30'47" WEST FOR 34.56 FEET; THENCE SOUTH 70°09'56" WEST, FOR 29.38 FEET; THENCE SOUTH 00°00'00" WEST, FOR 88.43 FEET; THENCE NORTH 90°00'00" WEST, FOR 110.72 FEET; THENCE SOUTH 44°42'03" WEST, FOR 35.16 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 38.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 268.96 FEET THROUGH A CENTRAL ANGLE OF 08°12'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°25'26" WEST FOR 38.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 30.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.01 FEET THROUGH A CENTRAL ANGLE OF 57°41'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°09'51" WEST FOR 28.96 FEET; THENCE SOUTH 89°58'51" WEST, FOR 349.64 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 31.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 44°34'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°41'28" WEST FOR 30.34 FEET; THENCE SOUTH 45°24'05" WEST, FOR 42.51 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 396.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 264.10 FEET THROUGH A CENTRAL ANGLE OF 85°56'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°37'47" WEST FOR 360.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 226.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET THROUGH A CENTRAL ANGLE OF 38°36'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°02'04" EAST FOR 222.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 1.75 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 00°11'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°49'44" EAST FOR 1.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

PARCEL CONTAINS 384.41 ACRES MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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SKETCH AND DESCRIPTION

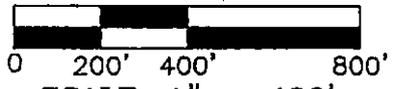
PARCEL OF LAND

LYING IN
 SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
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G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-612-SB.DWG

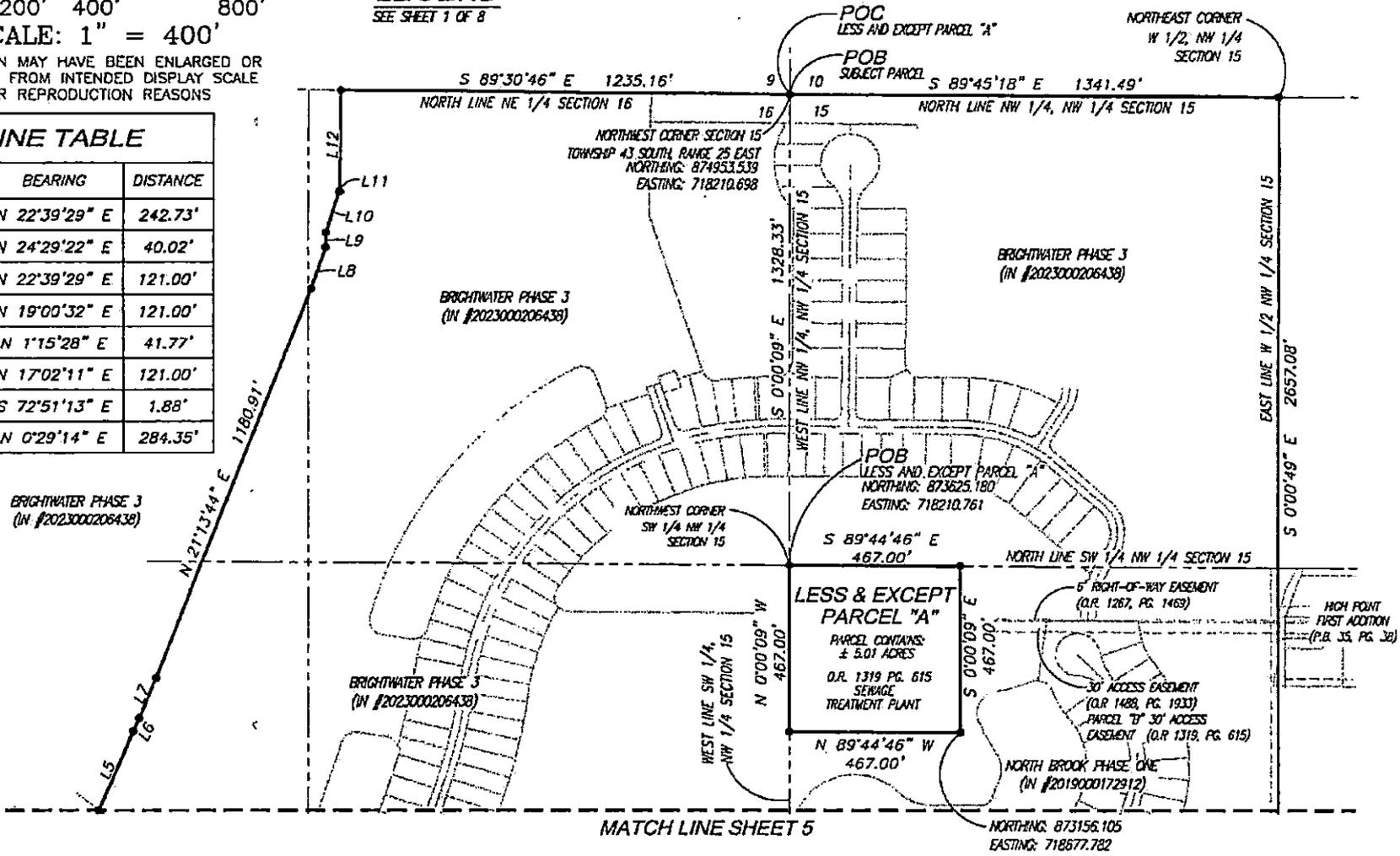


SCALE: 1" = 400'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND
SEE SHEET 1 OF 8

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N 22°39'29" E	242.73'
L6	N 24°29'22" E	40.02'
L7	N 22°39'29" E	121.00'
L8	N 19°00'32" E	121.00'
L9	N 1°15'28" E	41.77'
L10	N 17°02'11" E	121.00'
L11	S 72°51'13" E	1.88'
L12	N 0°29'14" E	284.35'



NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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SKETCH AND DESCRIPTION

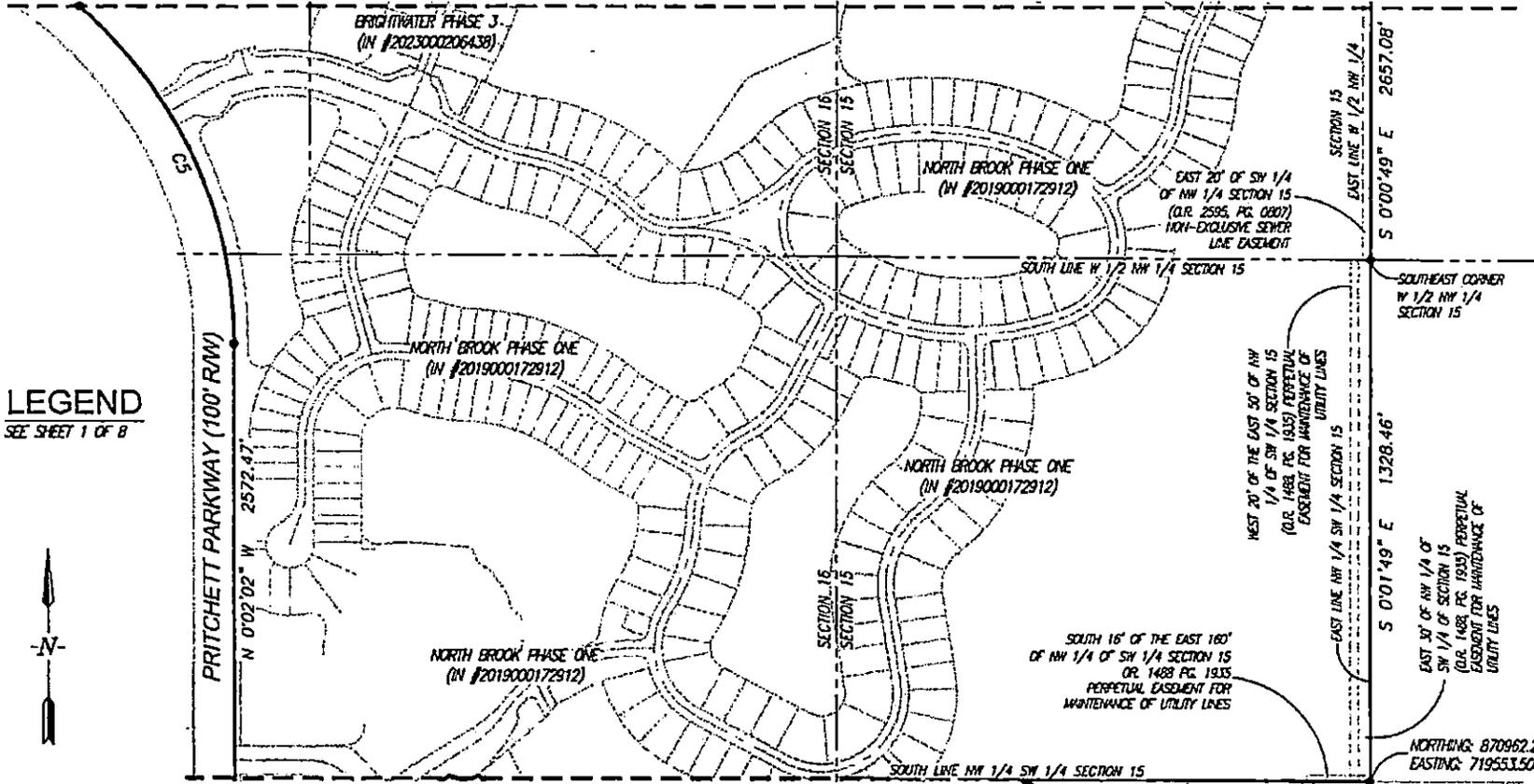
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	FILE:	25-612-SB
SHEET:	4 of 8	

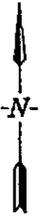
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MATCH LINE SHEET 4



LEGEND

SEE SHEET 1 OF B



SCALE: 1" = 400'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

MATCH LINE SHEET 6

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C5	1150.00'	972.47'	48°27'03"	N 24°15'33" W	943.75'

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF B



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O. Grady Minor and Associates, LLC
 3800 Via Del Rey
 Bonita Springs, Florida 34134

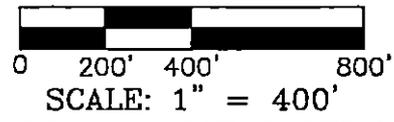
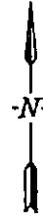
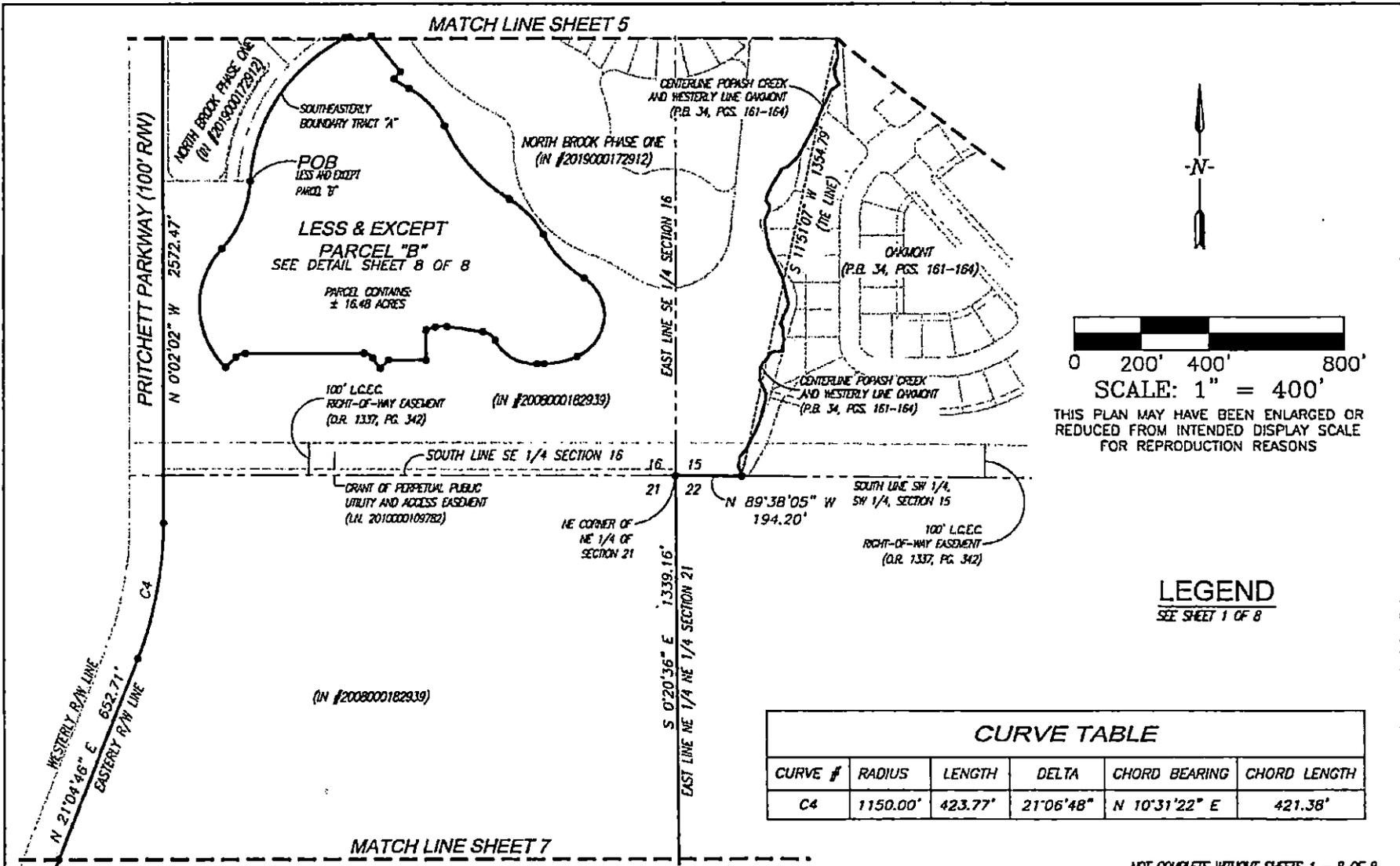
SKETCH AND DESCRIPTION

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

NOT A SURVEY*

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-612
SCALE:	1" = 400'
DATE:	4/2/2025
FILE:	25-612-SB
SHEET:	5 of 8

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LEGEND
SEE SHEET 1 OF 8

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C4	1150.00'	423.77'	21°06'48"	N 10°31'22" E	421.38'

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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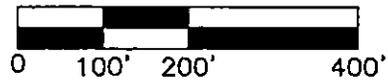
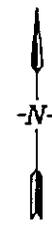
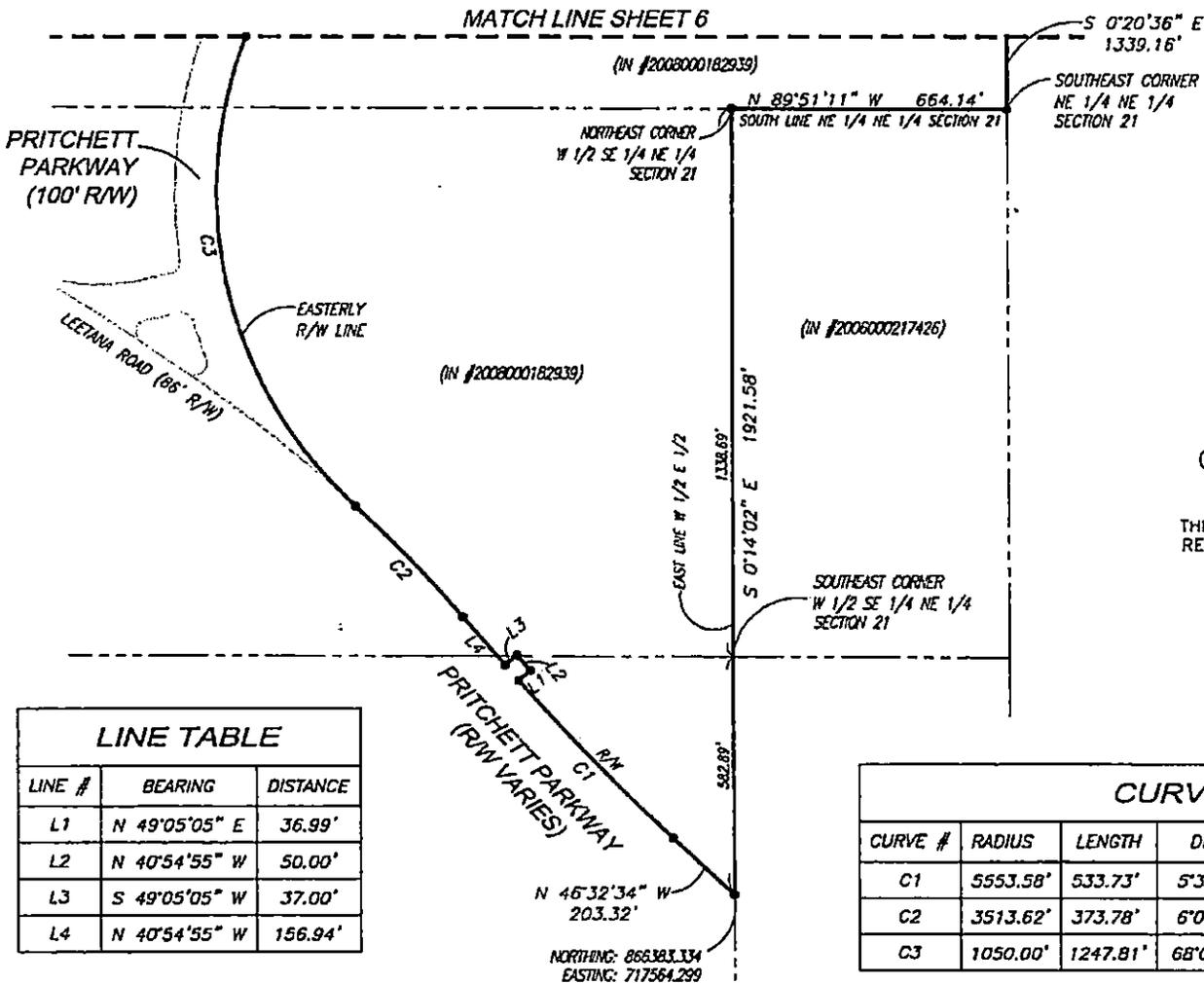
Q. Grady Minor and Associates, LLC
 3800 Via Del Rey
 Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

LYING IN
 SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

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	DATE:	4/2/2025
	FILE:	25-612-SB
SHEET:	6 of 8	

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SCALE: 1" = 400'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND
SEE SHEET 1 OF 8

LINE #	BEARING	DISTANCE
L1	N 49°05'05" E	36.99'
L2	N 40°54'55" W	50.00'
L3	S 49°05'05" W	37.00'
L4	N 40°54'55" W	156.94'

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5553.58'	533.73'	5°30'23"	N 43°47'22" W	533.52'
C2	3513.62'	373.78'	6°05'42"	N 43°57'46" W	373.60'
C3	1050.00'	1247.81'	68°05'24"	N 12°57'56" W	1175.67'

NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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SKETCH AND DESCRIPTION

PARCEL OF LAND

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LEE COUNTY, FLORIDA

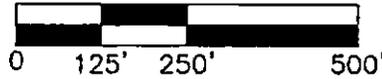
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	CHECKED BY:	TBS
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SHEET:	7 of 8	

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DETAIL SHEET

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	N 57°39'29" E	51.64'
L14	S 38°23'27" E	137.00'
L15	S 38°09'45" W	28.79'
L16	S 66°45'20" W	4.32'
L17	S 88°45'02" W	20.43'
L18	N 81°19'54" W	105.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S 70°09'56" W	29.38'
L20	S 0°00'00" W	88.43'
L21	N 90°00'00" W	110.72'
L22	S 44°42'03" W	35.16'
L23	S 89°58'51" W	349.64'
L24	S 45°24'05" W	42.51'



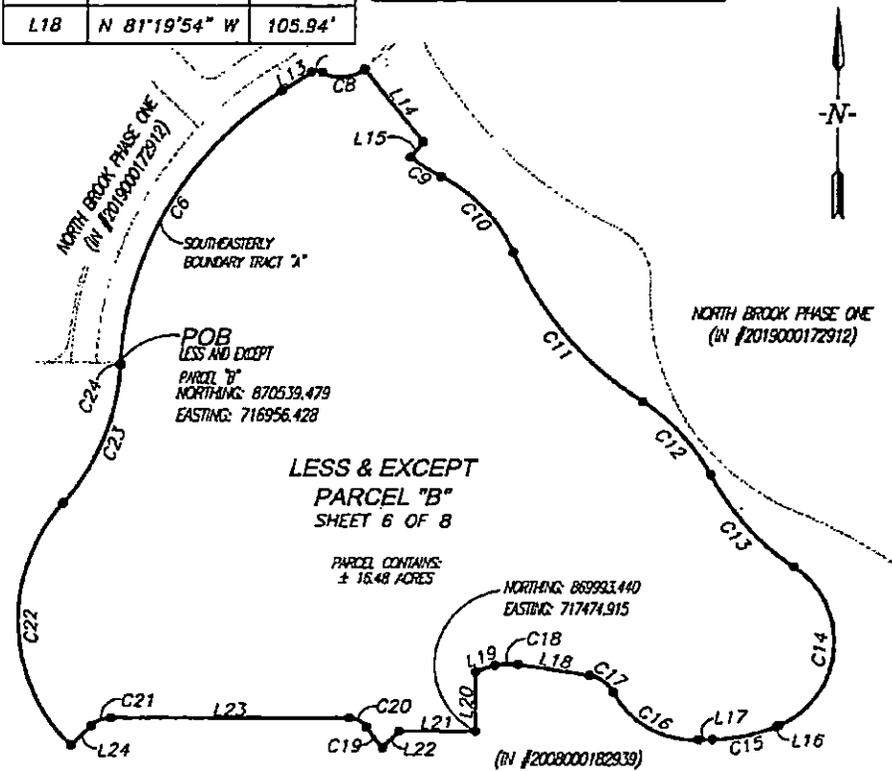
SCALE: 1" = 250'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND

SEE SHEET 1 OF 8

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C6	508.00'	485.25'	54°43'49"	N 30°17'34" E	467.02'
C7	15.00'	16.41'	62°41'28"	N 89°00'13" E	15.61'
C8	55.00'	66.42'	69°11'21"	N 85°45'16" E	62.45'
C9	292.00'	52.53'	10°18'25"	S 56°58'01" E	52.46'
C10	234.84'	157.31'	38°22'50"	S 42°55'49" E	154.39'
C11	505.16'	297.00'	33°41'08"	S 40°34'58" E	292.74'
C12	284.84'	148.15'	29°48'05"	S 42°31'30" E	146.49'
C13	365.16'	182.61'	28°39'11"	S 41°57'03" E	180.72'
C14	134.84'	289.55'	123°01'59"	S 5°14'21" W	237.04'
C15	247.17'	96.01'	22°15'24"	S 77°53'02" W	95.41'
C16	134.83'	150.67'	64°01'22"	N 60°06'39" W	142.95'
C17	48.00'	44.60'	53°13'56"	N 54°42'56" W	43.01'
C18	98.00'	34.74'	20°18'38"	S 88°30'47" W	34.56'
C19	268.96'	38.56'	8°12'54"	N 36°25'26" W	38.53'
C20	30.01'	30.22'	57°41'42"	N 61°09'51" W	28.96'
C21	40.00'	31.12'	44°34'46"	S 67°41'28" W	30.34'
C22	264.10'	396.12'	85°56'10"	N 1°37'47" W	360.02'
C23	336.00'	226.41'	38°36'28"	N 22°02'04" E	222.15'
C24	508.00'	1.75'	0°11'50"	N 2°49'44" E	1.75'



NOT COMPLETE WITHOUT SHEETS 1 - 8 OF 8



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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

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FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 25-20
(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: 22-08 AMENDMENT #2: 14-23

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: October 7, 2025

TO: Commissioner Kevin Ruane
Chair, Board of County
Commissioners

FROM: 
David W. Halverson
Assistant County Attorney

RE: **Ordinance No. 25-20
Ordinance Modifying Stoneybrook North Community Development District
Agenda Item PH#61, October 7, 2025**

Attached, approved as to form, please find the original of the above-referenced ordinance adopted by the Board of County Commissioners on October 7, 2025.

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 the Minutes Department, 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 October 17, 2025.

Also attached please find the Data Retrieval form. Kindly include this ordinance on the Lee County Website.

Thank you for your prompt attention to this matter.

DWH/slk

Attachment

VIA EMAIL ONLY:

Claudia Curtin, County Clerk & Records Management Manager
leeclerkminutes@leeclerk.org

2025 OCT -8 AM 5:39

MINUTES OFFICE
RECEIVED



AGENDA ITEM REPORT

DATE: October 7, 2025
DEPARTMENT: County Attorney
REQUESTER: David W. Halverson
TITLE: Conduct Public Hearing to Modify the Boundaries of Stoneybrook North CDD

I. MOTION REQUESTED

Conduct Public Hearing to Adopt an Ordinance modifying the boundaries of the Stoneybrook North Community Development District (CDD).

II. ITEM SUMMARY

Conduct Public Hearing to adopt an Ordinance authorizing the Stoneybrook North Community Development District (CDD) to amend Lee County Ordinance 14-23 to modify the District's external boundary.

Stoneybrook North CDD submitted a petition to modify the boundaries of the CDD by removing approximately 0.77 acres of land from the District and adding approximately 2.03 acres. The modified boundary will encompass approximately 384.41 acres. The request is consistent with the Lee County Comprehensive Plan.

III. BACKGROUND AND IMPLICATIONS OF ACTION

The Stoneybrook North Community Development District is a uniform community development district established by the Board through adoption of Lee County Ordinance 14-23 on December 16, 2014. The District's external boundary was previously modified by the Board through adoption of Lee County Ordinance 22-08 on April 5, 2022, which resulted in 16.48 acres being removed from the District.

Currently, the Stoneybrook North Community Development District is comprised of 383.16 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:

Modify the boundaries of the Stoneybrook North Community Development District by removing approximately 0.77 acres of land from the District and adding approximately 2.03 acres of land to the District. The modified boundary will encompass approximately 384.41 acres.

The Stoneybrook North Community Development District's request for boundary modification is consistent with the Lee County Comprehensive Plan.

Inquiry will focus on whether or not a change has occurred since the creation of the District that would render authorization for modification of the boundaries inappropriate. Staff has reviewed the factors set forth in Florida Statutes Ch. 190 and finds no new information relevant to those factors that is inconsistent with the modification 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 Lee County Ordinance 14-23, as previously modified by Lee County Ordinance 22-08.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount: No funding required.
Included in the Current Budget?: N/A

Fund: N/A

Comments:

Is this a revenue or expense item? N/A

Is this Discretionary or Mandatory? Discretionary

Will this item impact future budgets? No

Program:

Project:

Account Strings:

Fund Type?

V. RECOMMENDATION

Approve

ATTACHMENTS:

Stoneybrook North - Draft Ordinance, Stoneybrook North - Staff Report, Petition to Amend Boundaries, Stoneybrook North - FAIS Form

REVIEWERS:

Sandra Kokotilo, County Attorney

David Halverson, County Attorney

Richard Wesch, County Attorney

Anne Henkel, Budget Services

Peter Winton, County Manager

Created -



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 8, 2025

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

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 25-20, which was filed in this office on October 8, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp