

# **STONEYBROOK**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**November 14, 2023**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**Stoneybrook Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**

November 7, 2023

Board of Supervisors  
Stoneybrook Community Development District

Dear Board Members:

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

***NOTE: 5-Minute Speaker Limit; 30-Minute Topic***

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on November 14, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(5 Minutes)*
3. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
    - December 2023 Calendar
4. Consideration of Carter Fence Company, Inc. Revised Estimate #51862
5. Continued Discussion: Letter from Weymouth Run Residents Regarding Corkscrew Road Noise and Stoneybrook Golf Drive Security
6. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
7. Update: Road Resurfacing and Sidewalk Repair Project
8. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: December 12, 2023 at 9:00 AM

○ QUORUM CHECK

SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	ADAM DALTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	EILEEN HUFF	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

9. Supervisors' Requests

10. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

SUN 26	MON 27	TUE 28	WED 29	THU 30	FRI Dec 1 sfpga PAT	SAT 2
3	4	5	6	7	8	9
10	11	12	13	14 christmas pa	15	16
17	18	19	20	21	22	23
24 ● 1pm Xmas c	25 Xmas Closed	26	27	28	29	30
31	Jan 1	2	3	4	5	6

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**From:** [Chuck Adams](#)  
**To:** [Gianna Denofrio](#)  
**Cc:** [Stoneybrook Estero CDD](#)  
**Subject:** Fwd: Waymouth Run residents  
**Date:** Tuesday, October 17, 2023 7:11:39 AM  
**Attachments:** [Corkscrew Rd and Stoneybrook Golf Dr noise and security.pdf](#)

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Good morning

Please circulate to Stoneybrook BOS as an FYI and add to agenda.

Thankyou

Chesley 'Chuck' Adam's Jr.  
Director of Operations  
Wrathell, Hunt and Associates, LLC

(239) 464-7114 (c)

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**From:** Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>  
**Sent:** Monday, October 16, 2023 9:22:58 PM  
**To:** Chuck Adams <adamsc@whhassociates.com>  
**Subject:** Fwd: Waymouth Run residents

Chuck,  
Please forward this out to the board. Also, add this to the October agenda.  
Regards,  
Chris

----- Original Message -----

From: "sleyerly@aol.com" <sleyerly@aol.com>  
To: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>  
Date: 10/16/2023 8:42 PM EDT  
Subject: Waymouth Run residents

First I want to apologize for not having this to CDD board earlier but Dean Eyerly who worked with the venders, Village of Estero, FPL and Lee Co, has been in a lot of pain with his hip and had hip surgery 10-11-23.

Please see attachment for cover letter and what Waymouth Run residents would like to see done.

Dean would be happy to meet with anyone or all of you on the CDD board in an evening @ the club house to discuss his findings, venders and what the Waymouth Run residents would like to see done.

Please respond back,  
Sharon Eyerly



October 16, 2023

To: Eileen L. Huff, Chair  
Stoneybrook CDD

Subject: Corkscrew Road noise and Stoneybrook Golf Drive security

Dear Eileen,

The road widening project on Corkscrew has been in progress for over two years. During that period of time, the homeowners of Waymouth Run have patiently put up with road noise alone Corkscrew and lack of security along Stoneybrook Golf Drive.

Now that the road widening project is nearing an end, Waymouth Run homeowners want to know what improvements CDD has planned to make in their area.

At the August 22, 2023 CDD Public Hearing, Board members told Waymouth Run homeowners:

- They have no plan at this point.
- They are waiting to hear from Lee County regarding damages done to HOA property.
- They are waiting for FPL to bury power lines.
- They did not know Waymouth Run homeowner were concerned.
- City of Estero will not let Stoneybrook construct a wall.
- Improvements will cost between \$ 1 to \$ 2 million dollars.

And finally:

- What would Waymouth Run residents like CDD to do?

With that question asked:

August 28: Waymouth Run homeowners met with David Willems (Village of Estero Director of Public Works) to see what improvements will be allowed.

September 28: Homeowners met with David Willems showing him 14 plans of which he tentatively approved of twelve.

October 4: Waymouth Run homeowners met and selected one plan they would like CDD to implement; cost \$ 350,000 based upon vendor bids.

David Willems said the following improvements were acceptable to the Village:

- Chain Link Fence, Aluminum Fence, or Permacast Wall.
- Berm with retaining wall and 15 degree slope.

- Shrubbery with includes hardwood trees.

With that noted, homeowners selected drawing D 12 to run the full length of Corkscrew Road (627') to baffle road noise with Stoneybrook Golf Drive receiving only the 8' tall industrial aluminum fence running 798' for security. Homeowners flatly rejected the 8' chain link fence as being cheap looking and 8' Permacast wall as being too imposing.

With the above noted, I would be more than happy to sit down with CDD to review quotes and answer whatever questions CDD might have.

Best Regards,

Dean Eyerly  
21225 Weymouth Run  
Estero, FL 33928  
419-346-8928

# CORKSCREW ROAD/ STONEYBROOK GOLF

## DRIVE PROJECT

FROM WAYMOUTH RUN POINT OF VIEW

OCTOBER 4, 2023

TREES	CODE	BOTANICAL NAME	COMMON NAME
	BB	Buddleia buxiana 'Shady Lady'	Shady Lady Black Olive
	CB	Crataegus baltica	Whiting Tree
	CEB	Conocarpus erectus 'Belcarus'	Silver Buttonwood
	CEB2	Crataegus baltica	Orange Gorge Tree
	LS	Lagerströmia speciosa	Queen's Grape Myrtle
	PC	Pinus strobus 'Densa'	South Florida Slash Pine
	QV	Quercus virginiana	Live Oak

	TC	Taxodium canthi	Yaloum Taxodium
	TH	Taxodium heterophyllum	Pink Taxodium
	TD	Taxodium distichum	Salt Cypress

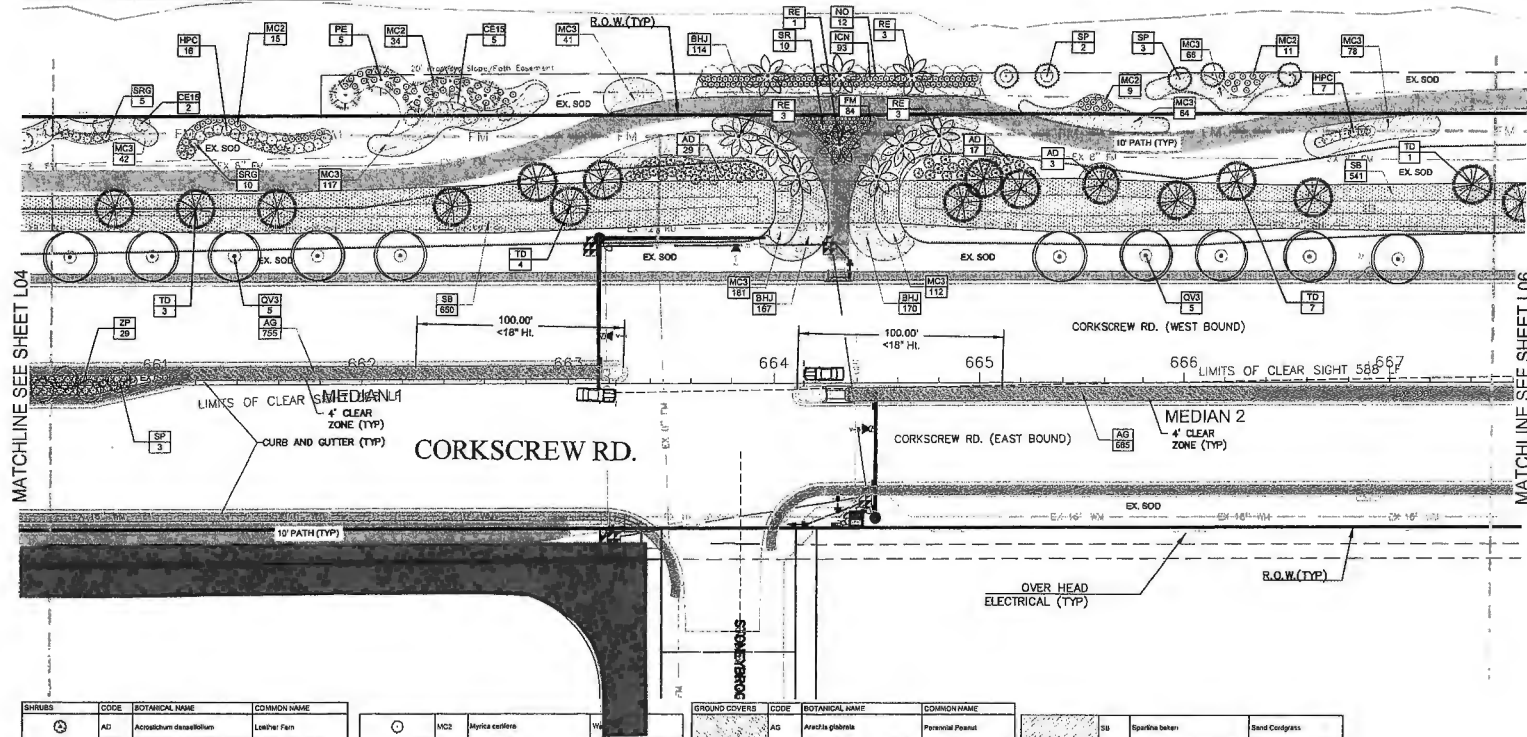
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME
	PRT	Phoenix rostrata	Texas Pinyon Date Palm
	RE	Rapanea rufa	Florida Royal Palm
	SP	Sabal palmetto	Cabbage Palm
	TR	Trachycarpus fortunei	Florida Thatch Palm
	VA	Vallisneria spiralis	Montgomery Palm

NOTICE TO ALL  
CONTRACTORS

IT'S THE LAW IN FLORIDA  
2 BUSINESS DAYS BEFORE  
YOU DIG  
CALL SUNSHINE  
1-800-432-4770

STATE, COUNTIES & CITIES  
ARE "NOT" PART OF THE  
ONE CALL SYSTEM. THEY  
MUST BE CALLED  
INDIVIDUALLY.

INTENDED DISPLAY SCALE:  
11"x17" PLAN 1"=60'  
22"x34" PLAN 1"=30'



SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AD	Acrostichum dasycarpum	Low-lying Fern
	CH	Chrysanthemum leucanthemum	Horizontal Chrysanthemum
	DR	Chrysanthemum leucanthemum 'Red Tip'	Red Tip Chrysanthemum
	CG	Chloris patula	Shrub-Leaf Cissampelos
	CEB1S	Conocarpus erectus var. strictus	Silver Button Wood
	CA	Citrus aurantium	Green Citrus Leaf
	CAO	Citrus aurantium 'Green Envy'	'Green Envy' Citrus
	FM	Ficus microcarpa 'Green Island'	Green Island Ficus
	HPC	Hamelia patens 'Compacta'	Dwarf Firebush
	CM	Isorecortecus 'Mini'	Mini Isorecortecus
	GN	Isorecortecus 'New Grand'	New Grand Isorecortecus

	MC2	Myrica carolinensis	Myrica
	NO	Nerium oleander	Oleander
	NOV	Nerium oleander 'White'	White Oleander
	NOP	Nerium oleander 'Peach Pink'	Peach Pink Oleander
	SRG	Sesuvium portuacastrum	Green Saw Palmetto
	SRG	Sesuvium portuacastrum	Silver Saw Palmetto
	SR	Strobilanthus reginae	Orange Box Of Paradise
	ZF	Zamia furcata	Cardinal Palm
	ZP	Zamia pumila	Coonle

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	AG	Azadirachta indica	Parrot Tree
	BHJ	Bougainvillea 'Helen Johnson'	Compact Bougainvillea
	DT	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily
	OB	Oenothera biennis	Yellow Adonis
	OV	Oxalis virginica	White Adonis
	EE	Eragrostis ciliaris	Eden's Love Grass
	ES	Eragrostis spectabilis	Purple Lovegrass
	MC3	Muhlenbergia capillaris	Pink Noddy Grass
	PS	Pennisetum setaceum 'Alba'	White Fountain Grass

	SB	Spartina bahamensis	Sand Cordgrass
	TD	Typha latifolia	Falcatifolia Grass
	TD	Typha latifolia	Dwarf Falcatifolia Grass

REFERENCE NOTES KEY PHASE 1	
SYMBOL	DESCRIPTION
	Pink Grass Mat, 3" Depth In Proposed Areas
SYMBOL	DESCRIPTION
	Shredded Mulch, 3" Depth In Proposed Plant Beds

JOHNSON  
ENGINEERING  
JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
FAX (239) 334-3661  
E. 8. 862.211.8562

LEE COUNTY PUBLIC  
WORKS DEPARTMENT OF  
TRANSPORTATION

CORKSCREW ROAD PHASE 1  
Lee County, Florida

REVISIONS	DATE
DESCRIPTION	
NO.	

DATE: NOVEMBER 2021  
PROJECT NO.: 20201155-000  
FILE NO.: 00-06-00  
SCALE: As Shown

D 2

SHEET NUMBER

L05

VILLAGE OF ESTERO PREFERRED LOOK

GUARDHOUSE STYLE/ STONE COLOR

PROSHOP/ BACK GATE FENCE STYLE

### **LANDSCAPE APPEARANCE**



LANDSCAPE appearance similar to Miromar Lakes, on Ben Hill Griffin Parkway. 4' Berm, layered bushes, hardwood trees.

### **4' RETAINING WALL**

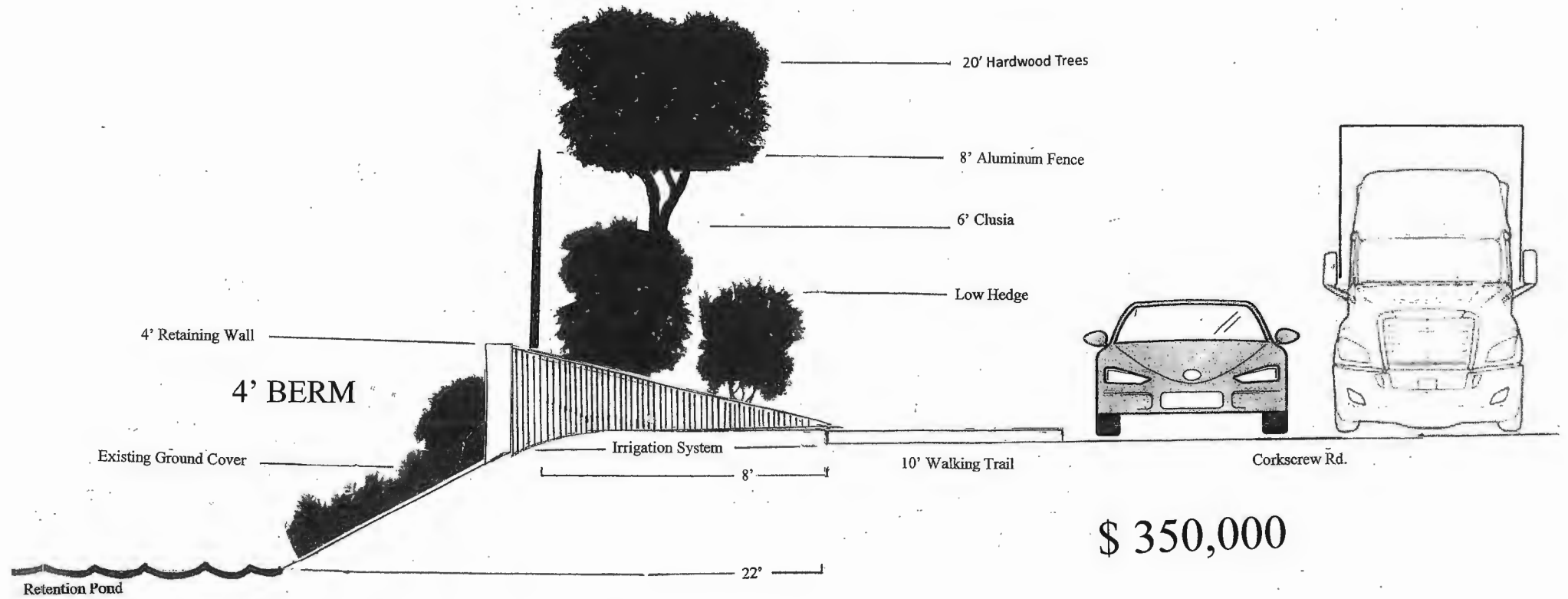


PERMAWALL 2.0 is a precast concrete retaining wall for the most challenging conditions. The wall panel system is available in a large selection of colors and finishes and is usually found in places where extra support is needed to prevent the earth from moving downhill with erosion.

### **8' ALUMINUM FENCE**



8'INDUSTRIAL (solid aluminum) 3-RAIL BLACK ALUMINUM FENCE is seamlessly designed to blend strength, functionality, and sleek design and insure privacy. Difficult to climb; upkeep is minimal.



\$ 350,000

#### FILL DIRT

15% angle = 4' Horizontal; 1' Vertical  
 700 cubic yards of fill

D12

Scale: 1/2" = 2'

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	9:00 AM
November 14, 2023	Regular Meeting	9:00 AM
November 14, 2023	Joint Workshop with Master Association	5:30 PM
November 28, 2023 <i>rescheduled to November 14, 2023</i>	Regular Meeting	6:00 PM
December 12, 2023*	Regular Meeting	9:00 AM
January 23, 2024	Regular Meeting	9:00 AM
February 27, 2024	Regular Meeting	6:00 PM
March 26, 2024	Regular Meeting	9:00 AM
April 23, 2024	Regular Meeting	9:00 AM
May 28, 2024	Regular Meeting	6:00 PM
June 25, 2024	Regular Meeting	9:00 AM
July 23, 2024	Regular Meeting	9:00 AM
August 27, 2024	Regular Meeting	6:00 PM
September 24, 2024	Regular Meeting	9:00 AM

\*Exception

*December meeting date is two (2) weeks earlier to accommodate the Christmas holiday.*