

STONEYBROOK

**COMMUNITY DEVELOPMENT
DISTRICT**

November 14, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**STONEBROOK
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	SAT 2
					sfpga PAT	
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 e	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](#)

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)

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 along 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 Stonybrook 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 Waymouth Run
Estero, FL 33928
419-346-8928

CORKSCREW ROAD/ STONEYBROOK GOLF

DRIVE PROJECT

FROM WAYMOUTH RUN POINT OF VIEW

OCTOBER 4, 2023

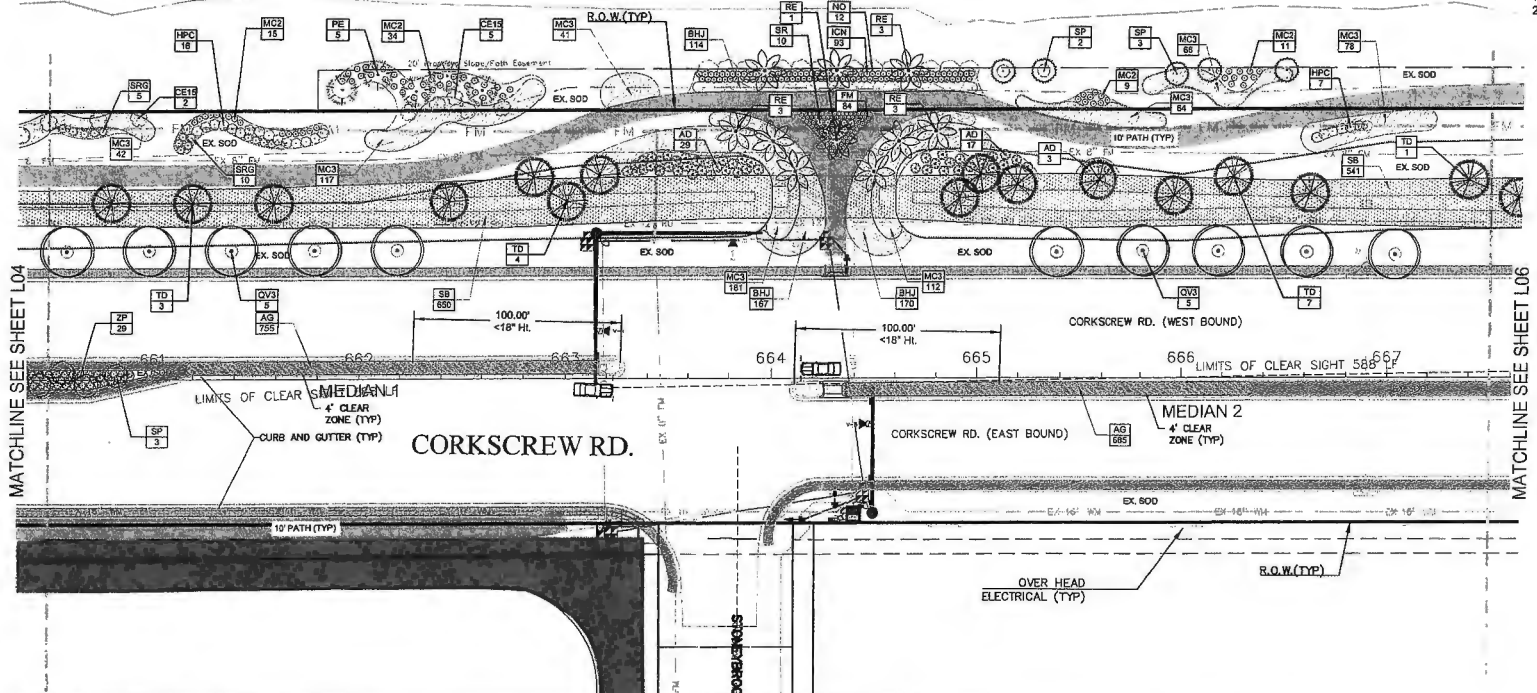
TREES	CODE	BOTANICAL NAME	COMMON NAME
	SB	Buckleya lucasii 'Shady Lady'	Shady Lady Black Olive
	OS	Crataegus balfourii	Whiting Tree
	DB8	Conocarpus erectus 'Redcar'	Sliver Buttonwood
	CS2	Cordia alliodora	Orange Ginger Tree
	LS	Lagerstroemia speciosa	Queen's Crapemyrtle
	PC	Pinus elliotii 'Densa'	South Florida Slash Pine
	QV3	Quercus virginiana	Live Oak

	TC	Tabebuia caribaea	Yellow Tabebuia
	TH	Tabebuia heterophylla	Pink Tabebuia
	TD	Taxodium distichum	Bald Cypress

PALM TREES	CODE	BOTANICAL NAME	COMMON NAME
	PRT	Phoenix roebelinii	Tropical Pygmy Date Palm
	RE	Royal Palm	Florida Royal Palm
	SP	Sabal palmetto	Cabbage Palm
	TR	Trinervia radicans	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.

0 15 30 60
INTENDED DISPLAY SCALE:
11"x17" PLAN 1"=60'
22"x34" PLAN 1"=30'



SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AD	Acrostichum dasycarpum	Leather Fern
	DR	Chrysobalanus icaco 'Horizontalis'	Horizontal Coccoloba
	DR	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba
	CG	Chamaecrista	Small-Leaved Cuscuta
	DB15	Conocarpus erectus var. strictus	Sliver Buttonwood
	CA	Croton augustatus	Green Croton Lily
	GAD	Croton augustatus 'Queen Emma'	'Queen Emma' Croton
	FM	Ficus microcarpa 'Green Island'	Green Island Ficus
	HFC	Hamelia patens 'Compacta'	Dwarf Firebush
	GM	Horseshoe vine	Horseshoe Vine
	GN	Horseshoe vine	Horseshoe Vine

	MC2	Myrica caribaea	Wax Myrtle
	NO	Nerium oleander	Oleander
	NOV	Nerium oleander White	White Oleander
	NOP	Nerium oleander 'Palm Pink'	Palm Pink Oleander
	SRG	Sesuvia portulacastrum	Green Saw Palmetto
	SRS	Sesuvia portulacastrum	Sliver Saw Palmetto
	SR	Sida acuta	Orange Bird of Paradise
	ZF	Zamia furcata	Cardinal Palm
	ZP	Zamia furcata	Doonie

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	AG	Azadirachta indica	Parrot Tree
	BHJ	Bougainvillea 'Helen Johnson'	Compact Bougainvillea
	DT	Dianella torresiana 'Blueberry'	Blueberry Flax Lily
	DB	Dianella bicolor	Yellow Akaka-ko
	DV	Dianella verticillata	White Akaka-ko
	EE	Eragrostis eriopoda	Eden's Love Grass
	ES	Eragrostis spectabilis	Purple Lovegrass
	MC3	Muhlenbergia capillaris	Pink Noddy Grass
	PS	Pennisetum setaceum 'Abe'	White Fountain Grass

	SB	Sporobolus vaginatus	Sand Cordgrass
	TD	Typhochloa distachya	Falghathea Grass
	TD	Typhochloa distachya	Dwarf Falghathea Grass

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

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.S. #622 & L.S. #622

LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION

CORKSCREW ROAD PHASE 1
Lee County, Florida

NO.	DATE	REVISIONS DESCRIPTION

DATE: NOVEMBER 2021
PROJECT NO.: 20202155-000
FILE NO.: 00-05-00
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

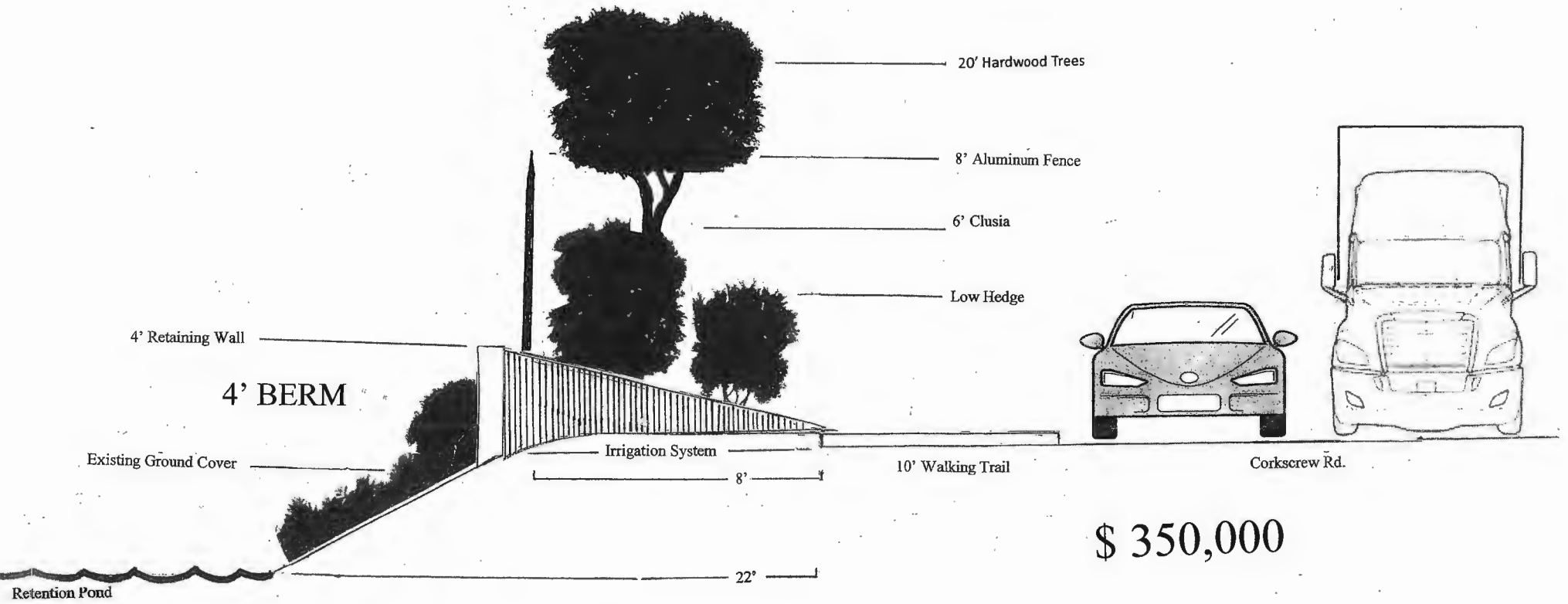


PERMAWALL 2.0 is a precast concrete retaining wall for the most challenging conditions. The wall panel system is available in a large selection of colors and finishes and is usually found in places where extra support is needed to prevent the earth from moving downhill with erosion.

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 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.