

**PUBLIC COMMENT CARD : Entry # 77365**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning Zoning and Design Board Meeting

**Name**

Virginia Caruso

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United States  
[Map It](#)

**Community**

Shadow Wood

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(248) 840-9034

**Representing**

Self

**Date**

01/12/2026

**Agenda Item No. or Topic**

Waypoint Apartments at Coconut Point Mal

**Comments (TEXT ONLY) No Pictures or Attachments Accepted**

Traffic is already a problem. Adding 365 units will be a negative impact on traffic within the area.  
Limit the apartments to four stories in keeping with Residences at Coconut Point.

Estero is overbuilding and the quality is not consistent with established communities. Poor quality is at odds with the rest of Estero and should never be approved.

**Notes****Admin Notification (ID: 5e70ca9c71a8d)**

added 12 minutes ago

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 77363**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning Zoning and Design Board Meeting

**Name**

Linda Olson

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United States  
[Map It](#)

**Community**

Shadow Wood at the Brooks

**Email**[LKLO@aol.com](mailto:LKLO@aol.com)**Phone**

(763) 286-6721

**Representing**

self 22 year home owner

**Date**

01/12/2026

**Agenda Item No. or Topic**

movie theater to hotel project

**Comments (TEXT ONLY) No Pictures or Attachments Accepted**

Estero was supposed to be a beautiful town with green space and rules for development. We moved here in 2002 for those reasons. It is not Miami. Upon becoming a village, leaders pledged to continue what sets us apart from other parts of SW Florida. This project would be against all we value. Nothing should be over three stories. Apartments are fine if you drastically reduce density and create green spaces for residents. Design needs to recognize our twenty year expectations. These reasons coupled with the traffic issues from Corkscrew developments coming, and increasing traffic on Coconut from the West with multiple projects west of 41, lead us to see traffic jams continually all year long. Workers commuting are going elsewhere as commutes take longer and longer each year. Please drastically redesign this project.

**Notes**



**Admin Notification (ID: 5e70ca9c71a8d)**

added 13 minutes ago

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**PUBLIC COMMENT CARD : Entry # 77361**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning Zoning and Design Board Meeting

**Name**

Sharon Swierpel

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[Map It](#)

**Community**

ShadowWood

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**Representing**

Self

**Date**

01/12/2026

**Agenda Item No. or Topic**

Apartments to be built at the Coconut Point Mall

**Comments (TEXT ONLY) No Pictures or Attachments Accepted**

This just makes me IRATE! And FURIOUS!  
Just NO NO NO NO!  
Are you trying to paralyze Estero? Turn it into Miami?  
The strip malls are FUGLY but apartments are far far worse.  
Too many cars, too many people. Congestion and traffic will make living here unbearable.  
Please do not put apartments at Coconut Point- go east  
This is not the right area for a complex like this.  
Far too dense (365 units in such a small space).  
The design is ugly and not in keeping with the rest of Estero.  
Limit the apartments to four stories- would prefer NO apartments!

**PUBLIC COMMENT CARD : Entry # 77361**

The quality is poor...again at odds with the rest of Estero.

Developers, apartment renters, and potential buyers are seeing opportunity for growth in these types of situations, but in the case of the Coconut Mall, we should not lose sight of the aim to build what should turn out to be a highly praised design concept.

The development must be a natural blend of high-quality construction with elegance as the main priority. We should have a far lower density using buildings with internal courtyards, landscaping, fountains, and attractive facades to match the Simon-designed buildings.

**Notes****Admin Notification (ID: 5e70ca9c71a8d)**

added 30 minutes ago

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**PUBLIC COMMENT CARD : Entry # 77356**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning Zoning and Design Board Meeting

**Name**

John Wendel

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**Community**

Shadow Wood

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**Representing**

myself

**Date**

01/12/2026

**Agenda Item No. or Topic**

Muvico Theatre conversion to appartments

**Comments (TEXT ONLY) No Pictures or Attachments Accepted**

You already have two major developments that I am aware of(maybe more) at the corner of Imperial and Coconut and Coconut and 41 and traffic is already horrible! 365 units bring in potentially 730 more cars coming out onto roads that are already congested so where are all of the additional cars going to go? Traffic on Imperial already backs up going north from Williams all the way past our Imperial gate to Shadow Wood. Estero keeps approving high density residential developments without any plans to improve the roads. Corkscrew, Imperial and 41 can't handle the traffic we currently have so why do we keep adding to the problem. Have you been over to the Miami area lately or West Palm? Is this really what we want for our future? Let's stop the insanity while we still have a chance to maintain a desirable area to live in.

**Notes**



**Admin Notification (ID: 5e70ca9c71a8d)**

added 58 minutes ago

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**PUBLIC COMMENT CARD : Entry # 77314**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning Zoning and Design Board Meeting

**Name**

Patrick McGarry

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[Map It](#)

**Community**

Spring Ridge

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**Representing**

Myself

**Date**

01/13/2026

**Agenda Item No. or Topic**

Coconut Point-Waypoint apartments

**Comments (TEXT ONLY) No Pictures or Attachments Accepted**

I “strongly” oppose the very “ large” building of 365 apartment units, for the following 4 reasons. 1. “ Major” increase in traffic congestion with a minimum of 730 more cars traveling in area at peak times. Road infrastructure can not support more density. 2. Renters moving in and out all the time. 3. Property values to drop in area. 4. Not good for existing businesses. My suggestion for the existing building is to make it a dinner theater . , which will draw in more business for the entire mall.

**Notes****Admin Notification (ID: 5e70ca9c71a8d)**

added January 8, 2026 at 3:10 pm

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