

**From:** [Mary Gibbs](#)  
**To:** [Tammy Duran](#)  
**Cc:** [Jim Hart](#)  
**Subject:** FW: Genova Condo proposalchange to a virtual gate  
**Date:** Thursday, May 4, 2023 10:03:25 AM  
**Attachments:** [Genova Alterations Additions to Common elements.pdf](#)

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For PZDB

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**From:** Scott Imber <[scottpimber@icloud.com](mailto:scottpimber@icloud.com)>  
**Sent:** Thursday, May 4, 2023 10:00 AM  
**To:** Mary Gibbs <[gibbs@estero-fl.gov](mailto:gibbs@estero-fl.gov)>  
**Subject:** Genova Condo proposalchange to a virtual gate

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

**Dear Ms. Gibbs**

**I have several reasons why I am against the removal of the manned gate at Genova, which I will discuss during the Village meeting on this subject, 9 May 23.**

**However, I do believe it is a moot point because of the following:**

**Per article XI in our Declaration of Condominium, page 16 point 11.3 (copy attached) "...the Association shall make no material alteration of, nor substantial additions to, the common elements or association property without prior approval of at least three-fourths (3/4) of the voting interests..."**

**As the recent polling of our membership, (of which the Village has a copy) shows only 2/3 for this material change which does not meet the threshold of 3/4 of our membership in agreement. In other words 99 owners would have had to approve this change whereas only 74 owners approved it. Therefore, it should be denied by the Village.**

**Thank you for your consideration.**

**Scott Imber  
Owner of unit 406 in building C at Genova**

Sent from [Mail](#) for Windows

the Association (and the Club at Genova, Inc. if such alternation is open to public view), nor do anything which would adversely affect the safety or soundness of any portion of the Condominium Property.

11.2 Common Elements. The maintenance, repair and replacement of the Common Elements is the responsibility of the Association and is a common expense. Except as otherwise provided herein and subject to the provisions of the Master Declaration, there shall be no material alteration of, nor substantial additions to the Common Elements without prior approval by the owners of not less than three-fourths (3/4) of the Units. The Board of Directors may, but is not obligated to, adopt a uniform plan for enclosing screened porches, lanais, patios, balconies and terraces; and owners may, at their own expense, enclose their porches, lanais, patios, balconies, or terraces in conformity with such plan after submitting plans and specifications to the Board or the ARB and obtaining its written approval. The enclosure of a porch, lanai, patio, balcony or terrace does not change its status as a Limited Common Element. If work required to be done by the Association in order to perform its duties to repair or replace the Common Elements also constitutes a material alteration of, or substantial addition to, the Common Elements, no Unit Owner consent or vote is required.

11.3 Alterations and Additions to Common Elements and Association Property By Association. The protection, maintenance, repair and replacement of the Common Elements and Association property is the responsibility of the Association and the cost is a common expense. Beyond this function (subject to the provisions of the Master Declaration), the Association shall make no material alteration of, nor substantial additions to, the Common Elements or Association property without prior approval of at least three-fourths (3/4) of the voting interests. However, if work reasonably necessary to protect or insure, maintain, repair or replace the Common Elements also constitutes a material alteration or substantial addition to the Common Elements, no prior Unit Owner approval is required.

11.4 Enforcement of Maintenance. If the owner of a unit fails to maintain the unit or its appurtenant Limited Common Elements as required above, the Association shall have the right to institute legal proceedings to enforce compliance, or may take any and all other steps necessary to remedy such violation. The Association has the irrevocable right of access to each Unit during reasonable hours, when necessary for making emergency repairs which are necessary to prevent damage to the Common Elements or to another Unit or Units. Any expenses so incurred by the Association shall be charged against the Unit Owner, together with reasonable attorney's fees and other expenses of enforcement. Each Unit Owner shall provide to the Association a key to the Unit for use by the Association only in the case of an emergency.

11.5 Negligence; Damage Caused By Condition Within Unit. Each Unit Owner shall be personally liable for the expenses of any maintenance, repair or replacement made necessary by his negligence or by that of any member of his family or his guests, employees, agents, or lessees, but, unless the negligence is of such character as to evidence gross recklessness or willful

**From:** [Mary Gibbs](#)  
**To:** [Tammy Duran](#)  
**Subject:** FW: GENOVA GATE ACCESS AMENDMENT  
**Date:** Wednesday, May 3, 2023 3:58:33 PM

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For e comments for PZDB

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**From:** Debbi Wallace <dw Wallace315@outlook.com>  
**Sent:** Wednesday, May 3, 2023 2:42 PM  
**To:** Mary Gibbs <gibbs@estero-fl.gov>  
**Subject:** GENOVA GATE ACCESS AMENDMENT

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

RE: Genova Gate Access Amendment – Planning & Zoning Meeting on May 9, 2023

I am a homeowner at Genova who is strongly AGAINST the Genova Gate Access Amendment and I urge the Village of Estero to DENY the application...for the following reasons:

- 1) Although this is minor zoning amendment, it is a “material change” to the amenities enjoyed by Genova homeowners. Per the condominium documents the requested change requires a 75% (99 owners) approval of the ENTITLED voting interests. As of today, only 74 owners have voted for the virtual gate.
- 2) The applicant is claiming hardship due to “massive” increases in the current cost of the manned gate. In fact, the anticipated increase to residents is only \$55 to \$69 a month. The real hardship to residents will be the devaluation of their homes, likely \$20,000 to \$50,000 as Genova’s upscale image is tarnished.
- 3) Since April 2021, the association has ignored an opportunity to reduce gate security costs up to 30% by limiting it’s manned gate hours to 7:00 AM to 11:00 PM, per the administrative amendment passed by the Village of Estero in April 7, 2021.
- 4) The purpose of the Village of Estero’s (VOE) gate requirement was to

facilitate public access to Estero Community Park through Genova during park hours (7:00 AM to 9:00 PM). So the association could operate an unmanned gate 11:00 PM to 7:00 AM with absolutely no impact to the VOE's goal of connectivity. Conversely, the virtual gate will not meet the VOE intent because it will inherently restrict public access during park hours.

Clearly, the application has no merit and does not have the Florida statute required majority of owners.

For these reasons, I strongly urge you to DENY the application.

Mary – If there is anyone else I should send this to, please let me know.

Sincerely

Debbi Wallace

**PUBLIC COMMENT CARD : Entry # 43983**

**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 chickerillo

**Address**

21530 strada nuova circle Unit C-101  
estero 33928  
United States  
[Map It](#)

**Community**

Genova

**Email**[chickerillojohn@yahoo.com](mailto:chickerillojohn@yahoo.com)**Phone**

(708) 670-1792

**Representing**

Myself

**Date**

05/09/2023

**Agenda Item No. or Topic**

DC1 2023-E001

**Comments**

I am writing this to ask the zoning board to reject the current application to change the Genova development gate from a manned to unmanned entry. I live on the first floor and think that having a manned guard at the gate is definitely a deterrent to would be criminals. Also many residents worry about the time it would take to repair the gate should it break. Once the property to the west across via coconut is developed I'm sure there will be many people trying to gain access to the community. Thank you for your consideration.

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

added 1 hour ago

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43976**

**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**

Village Council Meeting

**Name**

Cathy Williams

**Address**

21530 Strada Nuova Circle #205  
Estero 33928  
United States  
[Map It](#)

**Community**

Genova

**Email**[scubacjw@yahoo.com](mailto:scubacjw@yahoo.com)**Phone**

(512) 589-7586

**Representing**

Cathy Williams

**Date**

05/08/2023

**Agenda Item No. or Topic**

Letting Security Guards go that are here 24/7 at Genova

**Comments**

I recently purchased a condo here in Genova, building C, unit 205. I am enjoying being here very much and the people that I see, as I go about my day. Everyone has been extremely helpful and provided me with information when I needed it.

One of the reasons that provided me with a great peace of mind and deciding factor to purchase here was the security for the complex. A 24 hour security Guard as the gate provides a live person to review approved visitors to the property and people are not just randomly wandering in and out. It seems this will be even more important when the next phase of building starts to ensure random people are able to enter current buildings through doors and walk around the halls in any of the buildings. The Lobby security is the second layer of security that seems to work well. However, I have observed that the entrance from the terrace into building C is does not lock and and does not require a card reader to get in which I am calling in today, That is another line of security that can be breached and will be very important to be secured..

**PUBLIC COMMENT CARD : Entry # 43976**

Having the 24 hour security basically negated my need for a security system in my condo. I have had a security system since 1991 after an incident in Austin, Texas. I feel totally safe here, always observant, but safe to feel I can sleep without an alarm system. I do not think I will have the peace of mind, that I value, without a guard there. I had not idea that doing away with a security guard was being considered when I purchased the condo. It was such a big plus for me.

As far as cost savings? How much are our quarterly fees going to be reduced by this savings? Personally, I budgeted to pay for this which included the 24 hour security. I am ok to pay for it. If they are not going to be reduced, what is the purpose? If they do away with a guard for XXX amount that will still be a cost to monitor and respond to a virtually monitored system. So what would be actual savings. How will visitors be allowed in without credentials and codes floating around?

I regret that I am unable to attend the meeting Tuesday, but had a prior doctor's appointment three hours from here scheduled at 2:00. I look forward to hearing how my and my fellow condo owners safety will remain the same or be enhanced by any changes proposed and if the saving is so substantial, what does that mean for the reduction of quarterly fees.

I will make definite plans to research this issue more and attend the next meeting when held.

Thank you,

Cathy Williams

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

added 4 hours ago

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43975**

**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 Nelson

**Address**

21450 Strada Nuova Circle, A 211  
A211  
Estero 33928  
United States  
[Map It](#)

**Community**

Genova

**Email**[lknelson1963@gmail.com](mailto:lknelson1963@gmail.com)**Phone**

(585) 721-0608

**Representing**

self

**Date**

05/09/2023

**Agenda Item No. or Topic**

guard change

**Comments**

I would like to see the development reconsider removing the guards at the gate --- I feel this is an important feature for the development (both safety and property reputation).

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

added 5 hours ago

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43968**

**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**

Donna Brown

**Address**

21530 Strada Nuova Circle  
#201  
Estero 33928  
United States  
[Map It](#)

**Community**

Genova

**Email**[dtdbrown@comcast.net](mailto:dtdbrown@comcast.net)**Phone**

(239) 273-7316

**Representing**

Genova 2 resident/owner

**Date**

05/08/2023

**Agenda Item No. or Topic**

7.C.

**Comments**

We, as four year residents of Genova, object to changing the guard gated Genova gate to a virtual reality product. This proposal is a material change. The documents require 75% of residents to vote in favor of this change.

We have not seen proof that the Genova 2 Board has these numbers, and we believe that what the Board says are savings to be inflated and incorrect.

We believe that this will damage the image of Genova that we bought as a securely guard gated property, and will damage our property values as well.

There are other ways to save money, and these figures cannot be trusted as accurate. We do not believe that all the other alternatives for saving money have been exhausted.

We are located near a busy intersection and near I-75. A virtual monitor does not secure the property that is breachable without a security guard to see what is going on the property

**PUBLIC COMMENT CARD : Entry # 43968**

Donna and Beirne Brown  
Genova 2, #201  
building C

**Notes**



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

added May 6, 2023 at 10:48 am

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43911**

**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**

Susan Majka

**Address**

21530 Strada Nuova Circle  
Unit 408  
Estero 33928  
United States  
[Map It](#)

**Community**

Genova

**Email**[susanhb414@yahoo.com](mailto:susanhb414@yahoo.com)**Phone**

(609) 617-2065

**Representing**

District 4

**Date**

05/09/2023

**Agenda Item No. or Topic**

Genova Gate Access Modification-Zoning Amendment

**Comments**

Hello PZD Board Members,

My name is Susan Majka and unfortunately, I will not be in attendance at the May 9th meeting, due to prior vacation plans to the Caribbean. I do not want you to think that this meeting is not important to me. As Genova Two Associations Co-Chair for this committee and past president of Genova Two Association, I can assure you that it is. I want to tell you that my husband Michael and I are totally in favor of this request. The virtual gate committee and I have worked tirelessly for the past two years looking for the right virtual gate vendor for our community and we believe we have found it in Envera Systems. When I looked at our increasing dues for both the Master and Genova Two Associations, it didn't make sense to continue to pay \$175,000 in 2021, \$185,000 in 2022 and the proposed sum of \$225,000 this year for a community with only 131 homeowners and the continuing rising property insurance rates. I understand that we are going before the PZD Board because the Village is concerned that we don't meet the minimum stacking requirements of 100' or 5 car lengths (20' per car), listed in Table 5-304.C (Minimum Stacking

**PUBLIC COMMENT CARD : Entry # 43911**

Spaces for Drive-Through Facilities and Related Uses). I have to tell you that we're very surprised that this is a concern because we interpret this ordinance as commercial vehicle use not residential. Aside from that, please keep in mind that the distance from the middle of the gates to the road is actually 97' (current guest gate) and 100'6" ((current owners gate). Our plan if we receive the Village approval is to switch the lanes once the zoning change is approved. This way owners who enter the community can simply gain entrance by reading their RFID tag on their car, which is what happens today and the gate immediately opens. Additionally, on the guests/vendors side, which is only 10% of our current transactions (data will be rev'd at the May 9th mtg), they will be able to enter quicker than today, as we are planning on setting up the Amazon, UPS and Fed Ex vendors with orders in the Envera System, so that their truck logo's can be read by AI and grant them access, as soon as their driver license is presented at the kiosk.

Thanking you in advance for your attention to this very important issue!

Susan Majka

Co-Chair Virtual Gate Committee and Genova Two Board Member

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

added May 4, 2023 at 5:15 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43887**

**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**

ANTHONY LOBAT

**Address**

21450 STRADA NUOVA CIRCLE  
A210  
ESTERO 33928  
United States  
[Map It](#)

**Community**

GENOVA

**Email**[chick98@verizon.net](mailto:chick98@verizon.net)**Phone**

(917) 807-6086

**Representing**

myself

**Date**

05/04/2023

**Agenda Item No. or Topic**

Modify the gate access from being manned 24/7 to an automated gate

**Comments**

I AM AGAINST THE PROPOSED CHANGE AS ARE MANY OF THE RESIDENTS OF GENOVA.  
GUESS WHAT- THE DEVELOPER IS THE ONE WHO WILL SAVE THE MONEY IF THE PROPOSED CHANGE IS APPROVED.  
NOW, AFTER 7 YEARS OF DEVELOPMENT, "GENOVA IS STILL INCOMPLETE"! NO MORE CHANGES. FINISH THE  
DEVELOPMENT AS APPROVED BY THE VILLAGE OF ESTERO.

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

added May 4, 2023 at 12:16 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43885**

**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**

JANICE LOBAT

**Address**

21450 STRADA NUOVA CIRCLE  
A210  
ESTERO 33928  
United States  
[Map It](#)

**Community**

GENOVA

**Email**[jangirl4490@verizon.net](mailto:jangirl4490@verizon.net)**Phone**

(917) 407-6687

**Representing**

myself

**Date**

05/04/2023

**Agenda Item No. or Topic**

MODIFY THE THE GATE ACCESS FROM BEING MANNED 24/7 TO AN AUTOMATED GATE

**Comments**

I AM IN FAVOR OF KEEPING THE GUARD AT THE GATE AT GENOVA. WHAT WILL HAPPEN WHEN THE GATE BREAKS OR STAYS OPEN AS IT OFTEN DOES HERE (LAST WEEK)? AT LEAST WITH THE GUARD THERE, HE CAN SEE ANY INTRUDERS THAT ENTER, DESPITE THE GATE REMAINING OPEN.

IS THE DEVELOPER WILLING TO GIVE THE MONEY BACK TO THE RESIDENTS OF GENOVA THAT WE SAVE ON ELIMINATING THE GATE?

THE GATE IS THERE FOR THE SECURITY OF THE GENOVA RESIDENTS. IN THIS CRAZY WORLD, GOD ONLY KNOWS WHAT COULD HAPPEN . THE GUARD ACTS AS A FIRST MEANS OF DEFENSE AND A DETERRENT.

HOW ARE CUBE TRUCKS TO GET THROUGH THE GATE? WILL THEY STACK UP TRAFFIC ONTO VIA COCONUT POINT? THE TRAFFIC COMING AROUND THE BEND ON VIA COCONUT POINT GOES EXTREMELY FAST, WHICH COULD CAUSE

**PUBLIC COMMENT CARD : Entry # 43885**

ACCIDENTS.

THE TOWN HAS A RESPONSIBILITY TO KEEP THE RESIDENTS OF ESTERO SAFE. I DON'T SEE WHERE GETTING RID OF THE GUARD WILL ACCOMPLISH THIS.

**Notes**



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

added May 4, 2023 at 12:01 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43873**

**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**

SCOTT IMBER

**Address**

21530 Strada Nuova Cir  
406  
Estero 33928  
United States  
[Map It](#)

**Community**

Genova Condominium

**Email**[scottpimber@icloud.com](mailto:scottpimber@icloud.com)**Phone**

(123) 956-4666

**Representing**

Scott Imber

**Date**

05/09/2023

**Agenda Item No. or Topic**

Genova variance to end manned 24/7 gate to a virtual gate.

**Comments**

I am strongly against this change for several reasons....of which I will state during the Village meeting on 9 May 23. However, the main reason is that our Condominium documents state that "...the association shall make no material alteration of, nor substantial additions to, the common elements or association property without prior approval of at least three-fourths (3/4) of the voting interests..." Per our recent poll (of which the Village has a copy) only 2/3 of the owners voted for this change. Only 74 owners voted yes whereas 99 were needed for this change..

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

added May 4, 2023 at 9:29 am

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43796**

**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**

Laura Scott

**Address**

21450 Strada Nuova Cir.  
#A303  
Estero 33928  
United States  
[Map It](#)

**Community**

Genova

**Email**[Lscottsmail@gmail.com](mailto:Lscottsmail@gmail.com)**Phone**

(813) 769-9038

**Representing**

Myself as the condo owner/manager, Salt Surf Properties

**Date**

05/09/2023

**Agenda Item No. or Topic**

Zoning Change request for Genova

**Comments**

I was one of the original 10 buyers of a condo at Genova and one of the main reasons I bought in Genova was because I had previously bought a villa at Rapallo and I love what Jim and Debbi Wallace had created in terms of a one-of-a-kind community that went beyond my expectations in terms of amenities. One of the amenities I look for when I buy a home is 24 hr security in terms of a manned gate. After having bought villas and condos over 30 years in Lee and Collier counties, I have noted that when a community has this type of security it is less of a target for crimes of opportunity, or trespassing (strangers coming in to access amenities, or to break into vehicles).

With a virtual gate, you have to go to the extra expense to secure exterior fences and gates so people don't just scale a fence or walk around or between the gaps in the barriers to entry. There is no one to watch for this with a virtual gate because if there is a camera (which some virtual gates don't have) the camera has a very narrow focus designed to scan an ID or see a face, not a wide enough angle to see someone breaching a nearby gate or fence.

**PUBLIC COMMENT CARD : Entry # 43796**

Also many of our residents walk or take their bikes outside the gate and sometimes forget their resident card. With a live guard who recognizes them as they return they don't get locked out. In my previous home in Tampa, our unmanned gate was taken out by lightning at least twice a year. Fortunately we had some parking on the street and could walk through an unlocked gate to our house when it happened but in our case in Genova if residents are locked out by power interruptions, there is nowhere to park your car on Via Coconut Point road. For these reasons, I hope you will consider not granting the Genova boards request to switch to a virtual gate. When they proposed this change I voted NO for the reasons listed above, even though it will cost me less in HOA fees because I feel that there are other considerations besides cost reduction to take into account when making this change.

Thank you for your time and consideration in this matter.

Best regards, Laura Scott

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

added May 2, 2023 at 2:11 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43774**

**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**

Cindy LoMonaco

**Address**

21530 Strata Nuova Circle

Unit # 301

Estero 33918

United States

[Map It](#)**Community**

Genova

**Email**[cynthia.lomonaco@icloud.com](mailto:cynthia.lomonaco@icloud.com)**Phone**

(585) 802-8345

**Representing**

Self

**Date**

05/02/2023

**Agenda Item No. or Topic**

Genova Guard Gate

**Comments**

I do not support the removal of the Guard at the gate for the following reasons:

- I believe security will be compromised. As it stands today without the finished development there is easy access into the community; at least a front entry guard can keep an eye out for issues.
- Property value will decrease. If Estero wants to establish itself as growing and compete with Naples, the visual of communities with guards is very appealing to buyers.
- With the new build adding more residents, there will be much more traffic from deliveries etc... This is the only entry into the community which has concerns as is.
- The savings to the community has been sold as a refund which is not the truth. It will be put into a fund and not given back to residents.

**PUBLIC COMMENT CARD : Entry # 43774**

- The voting was not over seen by nonpartisan third party for counting. As votes came in individuals in favor for the removal of the gate guard went door to door to get votes. Votes should have been held and counted during a community meeting.

**Notes**



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

added May 2, 2023 at 10:09 am

WordPress successfully passed the notification email to the sending server.

**From:** [Village of Estero, FL](#)  
**To:** [Tammy Duran](#)  
**Subject:** New submission from PUBLIC COMMENT CARD  
**Date:** Monday, May 8, 2023 11:59:36 AM

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**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**

Robert Anderson

**Address**

21530 Strada Nuova #102  
Estero 33928  
United States  
[Map It](#)

**Community**

Genova

**Email**

[doriananderson@aol.com](mailto:doriananderson@aol.com)

**Phone**

(217) 719-0128

**Representing**

Self

**Date**

05/08/2023

**Agenda Item No. or Topic**

Genova zoning change

**Comments**

Strongly Apposed:  
1: We bought into a guard gated community for security. Not right to change after buying into development. 2: Property will depreciate massively. 3: Savings to budget will go into master fund. Feel people are being misled into saving money. Depression of property value will be double loss.

**PUBLIC COMMENT CARD : Entry # 43973**

**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**

Roberta Aiani

**Address**

9040 Spring Run Boulevard  
Unit 404  
Bonita Springs 34135  
United States  
[Map It](#)

**Community**

Spring Run

**Email**[ram1109@aol.com](mailto:ram1109@aol.com)**Phone**

(917) 797-0148

**Representing**

Commenting for myself as a Court Reserve Member

**Date**

05/08/2023

**Agenda Item No. or Topic**

Brooks Community Club - Pickleball Sound Report.pdf

**Comments**

Re: Sound Mitigation - Enrichment Center

I am unfamiliar with the type of sound mitigation 10' high barrier curtain that is being recommended. Given the high temps/humidity and direct sun, will the suggested sound barrier reduce the air circulation thereby creating a more uncomfortable playing condition?

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

added 5 hours ago

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43972**

**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**

Stephen A Frayne

**Address**

23075 Tree Crest Ct  
Bonita Springs 34135  
United States  
[Map It](#)

**Community**

The Brooks

**Email**[stevefrayne@charter.net](mailto:stevefrayne@charter.net)**Phone**

(203) 217-0013

**Representing**

Myself

**Date**

05/09/2023

**Agenda Item No. or Topic**

Brooks Pickleball Expansion

**Comments**

I live in Shadowwood at the Brooks, I am also a member of the Commons Club, and the Pickleball club. I am writing to express my support for the planned Pickleball court expansion at the Brooks. Please vote yes to approve the plans as submitted.

Thank You  
Stephen Frayne

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

added 13 hours ago

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43966**

**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**

Mark Pomorski

**Address**

18646 Devonshire Street  
Beverly Hills 48025  
United States  
[Map It](#)

**Community**

Copperleaf

**Email**[markpomo@gmail.com](mailto:markpomo@gmail.com)**Phone**

(248) 709-7915

**Representing**

Copperleaf

**Date**

05/05/2023

**Agenda Item No. or Topic**

Pickle ball expansion

**Comments**

I support the expansion efforts. The new courts will definitely be utilized.

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

added May 5, 2023 at 10:09 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43965**

**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**

Village Council Meeting

**Name**

Marc and Sandra Teaberry

**Address**

23119 Tree Crest Ct.  
Estero Fl  
United States  
[Map It](#)

**Community**

Shadowood in the Brooks

**Email**[ddlee6@aol.com](mailto:ddlee6@aol.com)**Phone**

(330) 503-5844

**Representing**

Brooks Pickleball Club

**Date**

05/05/2023

**Agenda Item No. or Topic**

Pickleball Courts

**Comments**

We have been supporting building more courts for the Brooks Pickleball Club for some time now. We have attended many meetings and pleading our case for the importance of accommodating the growing Pickleball population in the Brooks. Not only would this benefit our players but add to the value of all our homes since new homeowners are looking for this amenity. Please, please let's get these new courts built!

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

added May 5, 2023 at 8:57 pm

WordPress successfully passed the notification email to the sending server.



**PUBLIC COMMENT CARD : Entry # 43958**

**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**

Edward Franklin

**Address**

23132 Foxberry Lane  
Estero 34135  
United States  
[Map It](#)

**Community**

Shadow Wood at The Brooks

**Email**[edwardafranklin1@gmail.com](mailto:edwardafranklin1@gmail.com)**Phone**

(203) 906-8647

**Representing**

myself

**Date**

05/05/2023

**Agenda Item No. or Topic**

Brooks Pickleball court expansion

**Comments**

Please approve the pickleball courts at the Brooks, thank you. They are well utilized by so many friends and neighbors.

Regards,

Ed

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

added May 5, 2023 at 4:52 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43938**

**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**

The Commons Club at The Brooks Archazki

**Address**

9930 Coconut Rd  
Estero 34135  
United States  
[Map It](#)

**Community**

The Brooks

**Email**[josepha@thecommonsclub.com](mailto:josepha@thecommonsclub.com)**Phone**

(239) 565-7016

**Representing**

The Commons Club at The Brooks

**Date**

05/05/2023

**Agenda Item No. or Topic**

6b Brooks Pickleball

**Comments**

The Commons Club at The Brooks, while in discussions with the CDDs, has requested that they begin construction at the area marked phase two, instead of the currently planned phase one. This helps preserve the natural beauty of one of Estero's few remaining waterside parks until the land is needed in future years for additional courts or other activities.

All electrical connections should be on an independent circuit panel/meter and separate from The Commons Club property.

All irrigation, restroom, interactive fountain, and other water services should be on an independent connection/meter and separate from The Commons Club property.

As mandated by code, "evidence of sufficient, on-site space for the placement and servicing of garbage containers or receptacles, and sufficient space for recyclable materials collection containers, white goods, and bulky waste. Such space shall be designated

**PUBLIC COMMENT CARD : Entry # 43935**

**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**

The Commons Club at The Brooks Archazki

**Address**

9930 Coconut Rd  
Estero 34135  
United States  
[Map It](#)

**Community**

The Brooks

**Email**[josepha@thecommonsclub.com](mailto:josepha@thecommonsclub.com)**Phone**

(239) 565-7016

**Representing**

The Commons Club at The Brooks

**Date**

05/05/2023

**Agenda Item No. or Topic**

6b Brooks Pickleball

**Comments**

Project Presentation - Noise Impact Study:

The Gazebo at the Commons Club:

Recommendation: fountain to be turned on during "sound sensitive periods."

Applicant willing to stipulate that fountain be used during "sound sensitive periods" to aid in assuring compliance with 76 dba max.

The Commons Club Response

Although the proposed sound wall should mitigate any issues, we disagree that turning on a noisy interactive fountain is the solution to masking noise from the proposed pickleball expansion. Our practice over the past 13 years is to turn off the fountain when the following activities are operating:

- Meditation Classes on the Green
- Book Club Meeting on Enrichment Center Outdoor Terrace

**PUBLIC COMMENT CARD : Entry # 43935**

- Yoga Classes on the Gazebo
- Musical Performances

**Notes**



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

added May 5, 2023 at 11:43 am

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43899**

**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**

Village Council Meeting

**Name**

Barbara Schafer

**Address**

95 Trent Court  
Burr Ridge 60527  
United States  
[Map It](#)

**Community**

Spring Run

**Email**[barbarajeane448@gmail.com](mailto:barbarajeane448@gmail.com)**Phone**

(708) 601-3528

**Representing**

Pickleball participant and volunteer

**Date**

05/04/2023

**Agenda Item No. or Topic**

Brooks Pickleball Expansion

**Comments**

As an avid pickleball player and teaching volunteer, I have seen the rapid growth of all levels of players over the last two years...it is phenomenal and exciting! The Brooks Communities who participate on the courts are a "family" who exude such support and energy of this sport! With this said, I strongly support the expansion of additional pickleball courts in three phases including cost to the participants. The proposed rendering of the first phase is beautiful and will highly enhance the area. Thank you, Barbara Schafer

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

added May 4, 2023 at 2:44 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43879**

**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**

Village Council Meeting

**Name**

Russell Achzet

**Address**

22341 Kenwood Isle Dr  
Estero 34135  
United States  
[Map It](#)

**Community**

Brooks, Shadow Wood and Commons Club

**Email**[russ@achzet.com](mailto:russ@achzet.com)**Phone**

(239) 947-3978

**Representing**

Concerned Member of the Commons Club and Brooks Community

**Date**

05/04/2023

**Agenda Item No. or Topic**

Pickle Ball Proposal from the Brooks CDD's

**Comments**

I generally support the building of Pickle Ball Courts within the Village of Estero. I DO NOT support the proposed 16 court development proposed by the Brooks CDD's.. My first reservation is the proposal calls for the 3565 owners within the community to be taxed for its development costs, which benefit relatively few owners. Additionally, it creates a parking demands on the existing amenities offered through the Commons Club. According to research I've conducted, each PB court requires 6 parking spaces per court. (4 on the court plus 2 in waiting. (This assumes that some players ride-share, ride bikes, walk or drive a golf cart.) The 16 court facility will require 96 parking spaces and the proposal only includes 22 new spaces. The CDD's proposal does not include an independent parking feasibility study, this should be a requirement as a part of the application process. It is also of note that the sound study did not include any readings in the Cypress Hammock Community within Shadow Wood. These are the closest residences to the proposed facility.

**Notes**



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

added May 4, 2023 at 10:45 am

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 43876**

**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**

Betsy Kenniston

**Address**

22911 Sago Pointe Dr.  
#2201  
Estero 34135  
United States  
[Map It](#)

**Community**

Copperleaf

**Email**[bak703@bex.net](mailto:bak703@bex.net)**Phone**

(419) 349-2225

**Representing**

Brooks Pickleball Club

**Date**

05/09/2023

**Agenda Item No. or Topic**

The Brooks Commons Club -- Pickleball Court Expansion Limited Development Order (LDO2022-E051) (District 6)

**Comments**

Thank you for adding our plea for more pickleball courts to your agenda today. This has been an extremely long and arduous journey.

The CDD presidents and the Brooks Pickleball Club have done everything possible, and MORE to accommodate every concern presented regarding this project and it's design. The CDD Presidents approved a qualified, professional sound study to be done in advance of approval, in order to evaluate the affects of pickleball sound on several key areas in our community. You have received the full report from this study and will see that it was concluded that pickleball sound, even modeled to 16 courts will not exceed the mandates of Lee County or the Village of Estero.

An additional study was also done to prove that the sound of pickleball will not disturb the children on the PLAYGROUND!! Yes,

**PUBLIC COMMENT CARD : Entry # 43876**

the playground!! You can see the hurdles we've had to jump over.

Now it's time to get moving. None of us are getting any younger. Please! APPROVE THESE PLANS and let us move forward with making this project a reality before some of us are too old to benefit from the work we've done.

Thank you for your consideration.

**Notes**



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

added May 4, 2023 at 10:00 am

WordPress successfully passed the notification email to the sending server.

**From:** [Mary Gibbs](#)  
**To:** [Tammy Duran](#)  
**Subject:** FW: Development on Tamiami Trail  
**Date:** Monday, May 8, 2023 8:01:59 AM

---

For Tuesday PZDB meeting

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

From: Bob Distad <[bobthebookguy@comcast.net](mailto:bobthebookguy@comcast.net)>  
Sent: Sunday, May 7, 2023 6:39 PM  
To: Mary Gibbs <[gibbs@estero-fl.gov](mailto:gibbs@estero-fl.gov)>; Carol Sacco <[sacco@estero-fl.gov](mailto:sacco@estero-fl.gov)>  
Subject: Development on Tamiami Trail

[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am a resident of Breckenridge. My home overlooks the proposed development adjacent to Breckenridge. I am requesting that the proposal before the council on Tuesday be denied until the plans are more complete. Thank you for your consideration.

Robert and Deborah Distad  
19880 Breckenridge Drive #106  
Preserve III

Have a safe day!

**From:** [Mary Gibbs](#)  
**To:** [Tammy Duran](#)  
**Subject:** FW: 4.2 Developer Requests  
**Date:** Monday, May 8, 2023 8:55:53 AM

---

For PZDB meeting

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**From:** Leann (Annie) Craig <fneus@yahoo.com>  
**Sent:** Monday, May 8, 2023 8:52 AM  
**To:** Info Estero <info@estero-fl.gov>  
**Cc:** Mary Gibbs <gibbs@estero-fl.gov>  
**Subject:** 4.2 Developer Requests

**[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

To Whom It May Concern:

We are currently residents of Estero Florida and strongly oppose the 4.2 Developer Requests near Hwy 41 and Breckenridge Golf and Tennis Community. We would like to see improvements in the plan before any further action is taken regarding the development of this piece of property.

Please see the detailed requests below.

Do not approve ingress/egress to parcel off US 41—a frontage/easement would greatly improvement the safety. Breckenridge residents already have a very difficult time exiting or entering our community.

Storm water must be addressed in the same manor by 4.2 Developer as it was when Estero Parc was developed.

No ped gate through Breckenridge.

The residents of PIII must have a beautiful view of the back of building and parcel, it should mirror Estero Parc.

Thank you for your time and attention concerning this matter. We would also like to thank you for your diligent service to Estero. Your efforts are greatly appreciated. We look forward to viewing the improved plans of the 4.2 Developer.

Sincerely,

Richard and Annie Craig

**From:** [Mary Gibbs](#)  
**To:** [Tammy Duran](#)  
**Subject:** FW: 4.2 Estero Development Request  
**Date:** Monday, May 8, 2023 8:40:36 AM

---

For meeting PZDB

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

From: A ERNEST SETTANNI <aes1948@aol.com>

Sent: Monday, May 8, 2023 8:31 AM

To: Info Estero <info@estero-fl.gov>; Mary Gibbs <gibbs@estero-fl.gov>; Carol Sacco <sacco@estero-fl.gov>

Subject: 4.2 Estero Development Request

[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

The development proposal needs to be denied.

My understanding is the developer never gave notice to the community of Breckenridge and this development affects my home. How can this request be approved when we just received notice May 4? Something is not right with this time frame.

Some issues that need to be resolved are top priority storm water management, the overall appearance of the development, and additional turn lane on Route 41 and the proximity of the additional right turn lane so close to the Lee Tran Bus Stop.

Until this issues are resolved approval for this plan should be denied.

Ernie Settanni  
Jerry Conner  
Breckenridge Preserve III #105

Sent from my iPhone  
Aes1948@aol.com  
941-228-1774

**From:** [Mary Gibbs](#)  
**To:** [Tammy Duran](#)  
**Subject:** FW: Proposed 4.2 acre development site on 41 outside of Breckenridge  
**Date:** Monday, May 8, 2023 8:01:42 AM

---

For Tuesday PZDB meeting

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**From:** Don Atkinson <donatkinsonconsulting@gmail.com>  
**Sent:** Sunday, May 7, 2023 5:45 PM  
**To:** Info Estero <info@estero-fl.gov>; Mary Gibbs <gibbs@estero-fl.gov>; Carol Sacco <sacco@estero-fl.gov>  
**Subject:** Proposed 4.2 acre development site on 41 outside of Breckenridge

**[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

My name is Don Atkinson and I am a resident of Breckenridge. I am writing to request that the Village of Estero deny plans for development of the current green space between Breckenridge and 41. The current plans are incomplete, inadequate, and deficient and should be denied until the plans are more complete.

**From:** [Mary Gibbs](#)  
**To:** [Tammy Duran](#)  
**Subject:** FW: 4.2 development adjacent to Breckenridge, P2,P3 at T41.  
**Date:** Monday, May 8, 2023 12:02:12 PM

---

**From:** joannhazzard <joannhazzard@aol.com>  
**Sent:** Monday, May 8, 2023 12:00 PM  
**To:** Info Estero <info@estero-fl.gov>  
**Cc:** Mary Gibbs <gibbs@estero-fl.gov>; Carol Sacco <sacco@estero-fl.gov>  
**Subject:** 4.2 development adjacent to Breckenridge, P2,P3 at T41.

**[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Please this request should be denied as outlined in this request.

I am sure you are well aware of the current accidents at our 41 entrance. However, the very many near misses scares us. Many of us now exit out of our rear onto Broadway. Is so extremely dangerous for all vehicles.

As a senior citizen, many of us chose Estero to become permanent residents. In the recent years we have experienced many changes but none that risk our lives to go to the local stores. It is encouraging us to shop online with local stores losing our support. Is this the future for us.

thank you for your considerations.

Vance and Joann Hazzard #504  
and all of  
Preserve 3, 19880 Breckenridge Dr.

Sent from my Verizon, Samsung Galaxy smartphone