

PUBLIC COMMENT CARD : Entry # 37508

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

Antonio Carangelo

Address

8540 Via Lungomare Circle
Estero 33928
United States
[Map It](#)

Community

Club Of Rapallo

Email

acarangelo334@msn.com

Phone

(781) 710-4889

Representing

Myself- Resident Taxpayer

Date

11/07/2022

Agenda Item No. or Topic

Marketplace Development Order (District 6)

Comments

Governance of Hours of Operation/lighting/signage

Statement: Lighting, noise, hours of operation are key to governing this new tract so that the business can thrive and the Club Of Rapallo can maintain their existing lifestyle.

ASK: We want to set up a joint committee to review the Lighting, Noise and hours of Operation. The committee should be made up of business representatives, the Village and the Club Of Rapallo so that quality of life issues can be monitored. Quality of Life is a priority in both the State, Lee County and the Village of Estero as cited in Comprehensive Plan: Future Land Use FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS (2016)

Notes

Admin Notification (ID: 5e70ca9c71a8d)



added 6 hours ago

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Marketplace Development Order (District 6)

Comments

2. Water Retention/Flooding

Statement: In September 2022 we experienced large volumes of rain plus a Hurricane. Coconut DRI Tract 1C was flooded to the point it looked like a pond. The developer will create a water retention area based on 2002 historical standards, but how do we know it is sized correctly to handle another catastrophe like this years.

ASK: The Capital Improvement Initiatives (CIE 1.2.7 B) section of the Village Comprehensive plan state the Village and state have the rights to request a study. The Village may have no power to stop this development project, but they still have oversight responsibilities. We ask a for a new water retention/flooding study to be completed by Lee County and the Village to ensure that both the new development and the Club at Rapallo will be safe.

Notes



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added 6 hours ago

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Name

Antonio Carangelo

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Estero 33928
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Community

Club Of Rapallo

Email

acarangelo334@msn.com

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(781) 710-4889

Representing

Myself- Residential Taxpayer

Date

11/07/2022

Agenda Item No. or Topic

Marketplace Development Order (District 6)

Comments

1. Traffic Safety

Statement: Given the fact that the roads around this new proposed development location are private and FDOT, owns, maintains, and operates US 41, the current US 41 traffic crossing and light system will not support the increased traffic and still address adequate Safety. FDOT and Lee County need to change the traffic light and measure the impact for the entrance and exit from 41 crossing onto and off Sweetwater Ranch Road?

ASK: We want an independent FDOT traffic study on the changes in traffic signals on US 41 and Sweetwater Ranch Road ASAP. FDOT needs to drive this study. We recommend that FDOT and Lee County address this traffic situation ASAP with this development. Safety is a priority in both the State, Lee County and the Village of Estero as cited in Comprehensive Plan: Transportation Plan (2016) and Village of Estero: TRAFFIC STUDY (2017)

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added 6 hours ago

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PUBLIC COMMENT CARD : Entry # 37458

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Wallace Wade

Address

23671 Waterside Dr
Estero 34134
United States
[Map It](#)

Community

Waterside - Pelican Landing

Email

wrwade1@gmail.com

Phone

(248) 449-4549

Representing

Self

Date

11/04/2022

Agenda Item No. or Topic

AT&T Wireless Facility 3231 Coconut Road - Case No. SEZ2020-E001

Comments

PUBLIC COMMENT CARD : Entry # 37458

Members of the Village Planning and Zoning Board:

I am a resident of Pelican Landing in the Waterside community, which is adjacent to N. Commons Drive and the location of the proposed cell tower on the Elks Lodge property. My home is one of the “approximately two dozen single family homes in Pelican Landing where the proposed tower location will become the dominant feature” (Page 4 of Zoning Staff Report, Case Number: SEZ2020-E001).

I fully support the conclusion that “Staff believes the proposal is not consistent with these (Estero) policies as the proposal does not improve the aesthetics and character of the adjacent residential areas. Lowering the height of the proposed tower to 75 feet or camouflaging the tower would protect the aesthetics and character of the adjacent residential areas”.

In San Francisco, this issue went to the California Supreme Court, which recently ruled “the city can reject the installation of 5G equipment based on aesthetic value alone”.

(http://www.therepublic.com/2019/08/11/an_aesthetic_cost_the_look_of_5g_wireless_small_cell_towers_spark_concern/)

Mr. Andrew Rotenstreich’s letter states that “100 feet is the absolute lowest minimum height allowable to meet the Applicant’s engineering requirements for coverage and capacity.” (Page 26 of Zoning Staff Report). If this 100 foot minimum height is technically validated, then the Board must disapprove the 100 foot tower.

Mr. Rotenstreich’s letter comments on several issues without justification, as outlined below:

Issue 5. Will the proposed tower negatively affect property values?

Response: “The overwhelming number of studies conducted in the U.S. conclude that such argument is without merit.” (Page 27 of Zoning Staff Report, Case Number: SEZ2020-E001).

In contrast to this response, research indicates over 90% of home buyers are less interested in properties near cell towers and would pay less for a property in close proximity to cellular antennas. Documented home price drops up to 20% are found in multiple surveys. (Reference: Carol C. McDonough, PhD, The Impact of Wireless Towers on Residential Property Values, Assessment Journal, 2003)

Issue 6. Will the proposed tower negatively affect the health of nearby residents?

Response: “The overwhelming number of studies conducted in the U.S. indicate that no such concerns exist.” “This tower will comply with ...FCC regulations.” (Page 27 of Zoning Staff Report)

In contrast to this response, research indicates cell towers pose health risks, particularly since 5G operates at 5 times the frequencies of 4G upon which FCC regulations are based. Current studies suggest short- and long-term health risks of cell towers, including cancer and other symptoms, such as headaches, dizziness, fatigue, and sleeping disorders. (Reference: EMFWise, <http://www.emfwise.com/cell-tower-mast.php>)

I urge the Village of Estero to disapprove the proposed cell tower in close proximity to Pelican Landing, which has the potential to degrade property values, pose potentially serious health risks to the residents, and degrade the esthetics of the community.

Thank you for including the above concerns in your decision regarding the proposed cell tower.

These comments will be read into the record at the meeting (11/08/2022).

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added November 4, 2022 at 11:26 am

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PUBLIC COMMENT CARD : Entry # 37447

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Scott Stryker

Address

20026 Larino Loop
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Community

Bella Terra

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scottpstryker@gmail.com

Phone

(908) 872-4841

Representing

Self

Date

11/04/2022

Agenda Item No. or Topic

6.b. Marketplace Development Order (District 6) (DOS2022-E001) 8001 Via Rapallo Drive

Comments

Pages 30, 31 & 32 in item 12 Marketplace at Coconut Point Presentation PDF was really great to see, so glad this developer is taking the time and effort to address pedestrians and bikers. However, it was not clear how wide the sidewalks and pathways would be, hopefully they will be 12 feet wide but 10 feet should be the minimum requirement. There should also be a bike rack near the gazebo and tables. If this development has the extra wide pathways with bike racks, gazebos, picnic tables and park benches, this will be aligned well with the villages goal of being a walkable and bikable community.

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added November 4, 2022 at 8:23 am

WordPress successfully passed the notification email to the sending server.

From: [Tammy Duran](#)
To: [Mary Gibbs](#)
Subject: FW: Reminder to Respond to AT&T Cell Phone Tower Proposal
Date: Friday, November 4, 2022 8:53:00 AM

Here is the other one he sent me



Tammy Duran
Deputy Village Clerk
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 221-5035
www.estero-fl.gov

From: Jack Lienesch <jacklienesch@gmail.com>
Sent: Tuesday, August 10, 2021 9:57 AM
To: Tammy Duran <Duran@estero-fl.gov>; Matt Noble <noble@estero-fl.gov>
Subject: Fwd: Reminder to Respond to AT&T Cell Phone Tower Proposal

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----- Forwarded message -----

From: **ROBERT JOHN LAWLESS** <Bob_Lawless@mccormick.com>
Date: Sun, Aug 1, 2021 at 5:58 PM
Subject: Re: Reminder to Respond to AT&T Cell Phone Tower Proposal
To: Scott Kreiger <jmsk321@gmail.com>, Jack Lienesch <jacklienesch@gmail.com>
Cc: Amy Argall <amyargall@gmail.com>, Ann Soper <annsoper@comcast.net>, Robert Cannon <cannonrp@comcast.net>, Penny Lomas <pennygolf@comcast.net>, Carmen Hrovat <Carmenhrovat@comcast.net>, Lock Swift <lsswift@hstreetventures.com>, Robert Palazzolo <rorypoppy7@gmail.com>, Chane Graziano <chaneg@aol.com>, Colleen Guinn <mcsturgill@comcast.net>, cyril.mouaikel@rbc.com <cyril.mouaikel@rbc.com>, Dave Thomas <dthom99@gmail.com>, debbiemullen18@gmail.com <debbiemullen18@gmail.com>, r_demont@hotmail.com <r_demont@hotmail.com>, ddvernon239@icloud.com <ddvernon239@icloud.com>, dickgladding@yahoo.com <dickgladding@yahoo.com>, emachala@apcc.com <emachala@apcc.com>, libraxx@aol.com <libraxx@aol.com>, Evan Cohen <ecohen1313@gmail.com>, harm.dejonge@rogers.com <harm.dejonge@rogers.com>, ken.temporo@gmail.com <ken.temporo@gmail.com>, James Patterson <jpatt17@gmail.com>, Reid Patterson <pattersondvmphd@gmail.com>, Tom Moehring <tommoehring@comcast.net>, jjam864@aol.com <jjam864@aol.com>, Norma Carusi <norma_carusi@hotmail.com>

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Hi. All. We have been following the evolution of this cell tower & ATT ability to get land re zoned to favor them. This is purely politics at play and our common sense objections may not carry the weight we desire.

We would support all comments to date & support the objections to this moving forward

Has anyone researched re sale values for our homes with the tower in our back yards. Be sure it is not going to enhance property values.

Jack thanks for all your hard work.

Cathy & Bob Lawless.

Get [Outlook for iOS](#)

From: Scott Kreiger <jmsk321@gmail.com>
Sent: Sunday, August 1, 2021 3:13:44 PM
To: Jack Lienesch <jacklienesch@gmail.com>
Cc: Amy Argall <amyargall@gmail.com>; Ann Soper <annsoper@comcast.net>; Robert Cannon <cannonrp@comcast.net>; Penny Lomas <pennygolf@comcast.net>; Carmen Hrovat <Carmenhrovat@comcast.net>; Lock Swift <lsuiff@hstreetventures.com>; Robert Palazzolo <rorypoppy7@gmail.com>; ROBERT JOHN LAWLESS <Bob_Lawless@mccormick.com>; Chane Graziano <chaneg@aol.com>; Colleen Guinn <mcsturgill@comcast.net>; cyril.mouaikel@rbc.com <cyril.mouaikel@rbc.com>; Dave Thomas <dthom99@gmail.com>; debbiemullen18@gmail.com <debbiemullen18@gmail.com>; r_demont@hotmail.com <r_demont@hotmail.com>; ddvernon239@icloud.com <ddvernon239@icloud.com>; dickgladding@yahoo.com <dickgladding@yahoo.com>; emachala@apcc.com <emachala@apcc.com>; libraxx@aol.com <libraxx@aol.com>; Evan Cohen <ecohen1313@gmail.com>; harm.dejonge@rogers.com <harm.dejonge@rogers.com>; ken.temporo@gmail.com <ken.temporo@gmail.com>; James Patterson <jpatt17@gmail.com>; Reid Patterson <pattersondvmphd@gmail.com>; Tom Moehring <tommoehring@comcast.net>; jjam864@aol.com <jjam864@aol.com>; Norma Carusi <norma_carusi@hotmail.com>; peterkak@aol.com <peterkak@aol.com>; Kathryn Cohen

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Sharon Esposito <sharonesposito81@gmail.com>; Sheila Wade <sewade4u@gmail.com>; Wally
Wade <wrwade1@gmail.com>; mullensteve71@gmail.com <mullensteve71@gmail.com>; Susan
Ehlers <ehlersfamily6@yahoo.com>; Robbie Ehlers <rwehlers@gmail.com>; William Weston
<w.weston@bluewin.ch>

Subject: Re: Reminder to Respond to AT&T Cell Phone Tower Proposal

Dear Jack,

Please accept this email as a note of dissent against the proposed cell tower. We are deeply concerned that the Village of Estero would grant a variance and special exception to AT&T so that they may erect a monopole cell tower on a piece of land surrounded by residential properties. While we support expansion of cellular coverage, particularly its positive impact on emergency services in our area, we believe there are reasonable alternatives to this aite that will achieve AT&T's goals while being respectful of the desires of the citizens of this section of Estero.

As evidenced by a recent "balloon test," the erection of the tower on this site impacts so many tax paying citizens of Estero - from those who live in Coconut Shores, Meadowbrook, and the Tides of Pelican Landing, to the residents of the northeast section of Pelican Landing. The tower will create an unwelcoming and unsightly aesthetic to those living or visiting any area west of US 41 and Coconut Road, particularly those staying at our Hyatt Coconut Point Resort and associated timeshares. Quite simply, placing an industrial looking tower in this highly visible area will change the natural aesthetic our businesses and residents have strived to maintain. It will be bad for business and create unrepairable hard feelings for the residents.

We believe AT&T could generate goodwill and a positive image by working with the residents of the community to identify an acceptable alternative location that would allow them to achieve their goals and respect Estero's residents. This would set them apart from their competitors by demonstrating the power of working with communities rather than against them. There are many other options for AT&T that are surrounded by commercial or industrial properties and more than a few hundred feet from homes that would lend to better camouflage and be better suited for this type of project.

Thank your for your leadership in this issue, Jack. Please let us know what else we can do to help.

John McFadden and Scott Kreiger

3608 Glenwater Lane, Estero FL

On Aug 1, 2021, at 12:34 PM, Jack Lienesch <jacklienesch@gmail.com> wrote:

Everyone -- I was a little disappointed in the number of responses we received from our Waterside neighbors when we asked for your support in our effort to stop the project at the Estero Planning and Zoning level. So I am trying again...the important facts are below. All I'm asking is that you just respond directly to this email if you support our effort. Pretty simple...just hit respond, type your thoughts, and hit SEND. Thanks.

AT&T is pursuing a zoning variance in Estero allowing them to erect a 149 foot tall monopole cell phone tower behind the Elk's Club close to our Waterside property lines. Their stated reason is for better cellular coverage for current customers and an expected increase in numbers of future customers.

- Zoning Variance - They cannot meet the setback requirement on that property with their design, so they are requesting a zoning variance from the Village of Estero citing a hardship due to cellular signal propagation issues and parcel layout problems. They are also requesting a "special exception" to allow them to erect a tower on that property.
- Residential Area - The site is surrounded by residential properties to the North, South, East and West and is immediately adjacent to a school property.
- Flashing Lights - Their attorneys claim no illumination on top of the tower will be required by the FAA because its height is less than 150 feet. However, Estero has required lights on towers of similar height in the village due to requests from the Lee County Mosquito Control District.
- Views – a terrible resulting view. Many residents object to the potential impact on the resulting views they can expect from their properties. Following a required "balloon test", we generated a simulation (attached) of a tower on one balloon photo to give an approximation of how the proposed cell tower would appear from a lanai in Waterside.

- Need ? - People in Pelican Landing and other nearby neighborhoods utilize cell phone service without problems, many using other carriers. One AT&T customer in Waterside has no difficulty using a cell phone on her personal Wi-Fi network when inside or close to her house.
- Alternative - other approaches for AT&T include providing repeaters (NODES) on top of nearby tall buildings to increase their local signal strength. We have also identified a commercial property 3200 feet to the southeast across US 41 whose owner is amenable to leasing a corner of his storage lot for a cell phone tower
- There have been claims by some realtors that cell phone towers will lower property values in residential neighborhoods.
- Health concerns due to strong RF antenna emissions have also been discussed

Request - We urge the Planning and Zoning Board to reject this variance request because there does not appear to be a hardship involved other than for AT&T: 1.) cell phone service is available to all surrounding communities, 2.) other less obtrusive locations and strategies are available to them, and 3.) many nearby residents are decidedly against the erection of a tower at this location due to its unsightly industrial appearance and possible negative effect on their property values.

If you agree with our position, please respond to this email saying so. We will tabulate the responses and present them at the zoning board hearing when this project is on their agenda.

I've also attached a petition form for those who are here and who may wish to have other non-Watersiders express their support as well. **If you've already responded, I apologize; please do so again so I can have all of these in one pile. Thanks!**

Jack Lienesch, President

Waterside Neighborhood Committee

<Cell Tower .pdf>

<Updated Petition Form.docx>

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From: [Tammy Duran](#)
To: [Mary Gibbs](#)
Subject: FW: AT&T Cell Tower Opposition
Date: Friday, November 4, 2022 8:51:00 AM
Attachments: [Cell Tower .pdf](#)

I have this from August. Do we include this in the comments.



Tammy Duran
Deputy Village Clerk
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 221-5035
www.estero-fl.gov

From: Jack Lienesch <jacklienesch@gmail.com>
Sent: Tuesday, August 10, 2021 9:42 AM
To: Matt Noble <noble@estero-fl.gov>; Tammy Duran <Duran@estero-fl.gov>
Subject: AT&T Cell Tower Opposition

[**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.]

This is the email I sent to residents of the Waterside neighborhood in Pelican Landing asking for their support. I will forward their responses to Tammy and Matt to provide evidence that our neighborhood is firmly against the proposed cell tower behind the Elks Club in Estero.

AT&T is pursuing a zoning variance in Estero allowing them to erect a 149 foot tall monopole cell phone tower behind the Elk's Club close to our Waterside property lines. Their stated reason is for better cellular coverage for current customers and an expected increase in numbers of future customers.

- Zoning Variance - They cannot meet the setback requirement on that property with their design, so they are requesting a zoning variance from the Village of Estero citing a hardship due to cellular signal propagation issues and parcel layout problems. They are also requesting a "special exception" to allow them to erect a tower on that property.
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- Views – a terrible resulting view. Many residents object to the potential impact on the resulting views they can expect from their properties. Following a required "balloon test", we generated a simulation (attached) of a tower on one balloon photo to give an approximation of how the proposed cell tower would appear from a lanai in the Waterside neighborhood in Pelican Landing.
- Need ? - People in Pelican Landing and other nearby neighborhoods utilize cell phone service without problems, many using other carriers. One AT&T customer in Waterside has no difficulty using a cell phone on her personal Wi-Fi network when inside or close to her house.
- Alternative - other approaches for AT&T include providing repeaters (NODES) on top of nearby tall buildings to increase their local signal strength. We have also identified a commercial property 3200 feet to the southeast across US 41 whose owner is amenable to leasing a corner of his storage lot for a cell phone tower
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If you agree with our position, please respond to this email saying so. We will tabulate the responses and present them at the zoning board hearing when this is on their agenda.

Jack Lienesch, President

Waterside Neighborhood Committee

Pelican Landing