Coconut Point Apartments
Zoning Staff Report

For Planning Zoning and Design Board

October 20, 2026

PROJECT NAME:	**Coconut Point MPD/DRI Amendments**
CASE TYPE:	**Amendment to Planned Development and Amendment to Development of Regional Impact**
CASE NUMBER:	**DCI2026-E002 and DRI 2026-E001**
PLANNING ZONING & DESIGN BOARD DATE:	**October 20, 2026**

SUMMARY OF REQUEST

The applicant is requesting an amendment to the Coconut Point Mixed-Use Planned Development (MPD) and Development of Regional Impact (DRI) to allow a 355-unit, 4-story multifamily building within the Coconut Point Mall parking lot on the former site of the vacant Regal movie theater, located south of Target and north of The Residences of Coconut Point. The applicant is also requesting a parking deviation.

The applicant is proposing:

- A four-story building with 355 multifamily units
- A four-story structured parking garage and shared surface parking

RECOMMENDATION

Staff recommends approval with conditions in the draft ordinance.

GENERAL INFORMATION

Applicant
Chris Moore – Waypoint Residential, Managing Director, Florida Development

Authorized Agent
Bowman Consulting Group

Location
The subject property is located within the parking lot of Coconut Point Mall, where the vacant Regal movie theater is currently located.

Surrounding Zoning and Land Use
North Coconut Point Mall parking lot, then Target

East Via Coconut Point, Seminole Gulf Railway, then, Shadow Wood community

South Via Monte Carlo Way, then, The Residences at Coconut Point

West Various retail stores within Coconut Point Mall, then US 41

Zoning
Mixed Use Planned Development (MPD). The property is also governed by a DRI Development Order for the 482-acre Coconut Point property.

Comprehensive Plan Land Use Category
Transitional Mixed Use

Zoning History
The property is part of Coconut Point MPD and Coconut Point DRI. The property was rezoned from Agriculture (AG-2) to a Mixed Use Planned Development (MPD) by Lee County in 2002 under zoning resolution Z-02-009. The DRI and MPD zoning have been amended numerous times by Lee County as well as the Village of Estero after incorporation.

Public Information Meeting
A Public Information Meeting was held on January 13, 2026. A workshop was held on March 10, 2026. The applicant's summary of the meeting is attached.

STAFF ANALYSIS

The zoning amendment would allow development of a four-story, 355-unit multifamily residential building at the site of the vacant Regal movie theater within Coconut Point Mall. The existing movie theater would be demolished as part of the proposed development.

Master Concept Plan
The Master Concept Plan shows the following:

- The proposed four-story, 355-unit multifamily building
- The four-story structured parking garage and shared surface parking area
- Outdoor amenity areas, including several courtyards
- Recycling/refuse area and existing Via Coconut Point landscape buffer
- Pedestrian connections to the shopping center and Via Coconut Point
- Vehicle Access to the multifamily building from Via Umbria Way off Via Coconut Point, with additional access to the surface parking area from the internal mall roadway via Via Monte Carlo Way

Pattern Book
A Pattern Book is required for a zoning amendment. The Pattern Book is "supplemental" because there are already design guidelines for the larger Coconut Point development which includes Simon and Oakbrook properties.

The proposed Pattern Book includes a connectivity plan, master concept plan, conceptual landscape plan, architectural elevations, color and material samples, and architectural renderings.

Architecture
The proposed development incorporates Mediterranean elements, including towers, balconies, arched windows and openings, covered walkways, and a warm earth-tone color palette that is consistent with the new paint colors recently approved for Coconut Point. The building façade along Via Coconut Point includes recessed U-shaped building sections that create inner courtyards which will provide some visual relief along the façade. In response to comments received, the applicant has reduced the overall building height from five to four stories.

The four-story structured parking garage is integrated into the overall building design and incorporates complimentary architectural features, materials, and colors to create a more cohesive appearance.

Height & Line of Sight Exhibit
The proposed multifamily residential building will have a maximum height of 44 feet, 6 inches to the parapet, with a maximum of four stories permitted. The line-of-sight exhibit provided by the applicant indicates that the single-family residences within the Shadow Wood community, located across Via Coconut Point and the railroad, are approximately 400 feet away from the east side of the proposed building. Based on the exhibit, limited visibility of the rooftops of the Shadow Wood residences from the proposed fourth story is shown only at the northeast corner of the development. From the remaining areas, the residences are obscured by the existing vegetative buffer along the railroad.

Schedule of Uses
The permitted uses will include multiple family units and accessory uses in Tract 2A.

Pedestrian Connections
Sidewalks and pedestrian walkways will be provided between the parking lot and the proposed building. Pedestrian connections will be provided to Via Coconut Point and to the commercial retail shops and restaurants within Coconut Point Mall through sidewalks and crosswalks. Bicycle racks are proposed along the north side of the building, adjacent to the recycling/refuse area.

Signage
No signage has been requested as part of this amendment.

Flood
The site does not fall within a Special Flood Hazard Area and is in the X Flood Zone per the most recent flood map.

Stormwater Management
The applicant has provided a Surface Water Narrative describing the existing and proposed surface water management system. The narrative indicates the following:

- The existing water management system collects runoff from developed areas and internal roadways and directs it to existing water management treatment basins located throughout the mall.

- The mall contains multiple outfall structures that discharge stormwater into adjacent wetlands and existing swales.

- The subject property currently drains into an existing lake located east of Via Coconut Point. The water management basins discharge to adjacent wetlands and swales, that flow north to existing wetland slough.

Project Density and Compatibility Review

The property is located within the Coconut Point Development of Regional Impact. The Comprehensive Plan category is Transitional Mixed Use which has a density of 1-6 units per acre for horizontal mixed use and single use. Density is based on the overall density for the DRI (1,624 units on 482 acres) which is 3.4 units per acre.

While the net density of this specific project is much higher based on the footprint of the site, density for a DRI is evaluated based on the overall DRI, rather than the individual development area. DRI's maintain their rights to their approvals under Chapter 38.06 Florida Statutes. This DRI is based on a certain maximum number of vehicle trips, so any additional units would require a reduction in other uses to ensure no net increase in traffic.

Staff was concerned about the intensity of the project. The number of units has been reduced from what was originally proposed to staff.

In evaluating compatibility, the original proposal has been modified from the requested 5 stories to 4 stories. This height is similar to the hotel that was recently approved south of and adjacent to this site, and similar in height to the nearby Residences which are 3-story over parking with some 2-story over commercial retail.

The original design of the building was somewhat massive, and the applicant has modified the design based on PZDB and staff comments to better integrate within the mall, modify the parking structure to be more compatible, and modify the building design along Via Coconut to add recesses and courtyards. The line of sight exhibits indicate that only the tops of the building will be visible from the nearest homes in The Brooks.

The original proposal was for a 5-story building which staff did not support. The revised proposal is compatible with nearby uses and provides an opportunity for redevelopment of the vacant movie theater. Multifamily use, if properly designed, can help activate the shopping center area.

Transportation

The applicant has provided a detailed Traffic Impact Statement analyzing the traffic impacts of the 355-unit multifamily project. The Traffic Analysis illustrates the following:

- Primary access to this development will be provided via Via Umbria Way to the north, with access to Via Monte Carlo Way to the south, and access by internal roadways and the Coconut Point parking lot to the west.

- Via Coconut Point is projected to operate at a Level of Service “D” in 2031 with or without the addition of the project traffic. Therefore, no roadway capacity improvements will be required.

- The existing turn lanes along Via Coconut Point are of sufficient length to accommodate the additional trips anticipated from this proposed change in use.

- The change from theater to multifamily use will result in a reduction of traffic from 4,680 daily trips (Friday) to 1,598 daily trips.

- The multifamily building will generate 1,598 daily two-way trips, with 141 a.m. peak hour and 131 p.m. peak hour trips.

- Transportation impacts were paid by the developer through proportionate share payments and pipelined improvements surrounding the property years ago, based on total traffic impacts.

While this project will add additional traffic primarily to Via Coconut Point, since the movie theater has been vacant, it will not increase total trips over what was originally analyzed and approved and will not create any level of service issues.

Parking and Deviation Request
The applicant proposes a four-story structured parking garage with 648 spaces within the building footprint and shared surface parking west of the building with an additional 156 parking spaces. The applicant has also requested a deviation for a parking reduction.

The applicant prepared a Parking Demand Study to support a parking reduction. The study evaluated parking demand at several apartment complexes in Lee County, Cape Coral, Fort Myers and Estero, as well as parking calculations by the Institute of Traffic Engineers (ITE) manual.

Estero’s Land Development Code requires 2 spaces per multifamily unit, plus 10% of the total for visitor parking. Based on 355 proposed units, the required parking would be 781 spaces.

The applicant proposes 648 spaces in the parking garage, with 145 additional surface parking adjacent to the apartments. These surface spaces are owned by Simon and would be shared spaces.

Village staff used an independent traffic consultant (Trebilcock Consulting) to evaluate the applicant’s request. After review, the Village’s consultant recommended a parking calculation of 1.8 spaces per unit, which is an 18% reduction supported by higher local demand data but less than the applicant’s requested 30% reduction. The applicant agrees with this reduction. At 1.8 spaces, there is sufficient space in the parking garage, while there will be additional spaces in the shared lot.

Perimeter Buffers and Landscaping
There is an existing 15-foot landscape buffer along Via Coconut Point. It appears that some shrubs are missing from the buffer area. The applicant proposes to supplement the existing buffer by installing a solid hedgerow, maintained at a height of 48 inches, in areas where gaps currently exist. According to the applicant, no additional internal buffers are proposed because they would create a separation between the uses within the established Coconut Point MPD.

Staff had requested that the applicant install additional trees adjacent to the building to help soften the building mass along Via Coconut and in other areas as reviewed and approved by the Planning Zoning and Design Board.

Staff is recommending a condition that the applicant install and maintain median landscaping on Via Coconut Point similar to several other developments along the roadway, including Genova, Via Coconut and Edera.

Utilities
Utilities will be provided by Bonita Springs Utilities. BSU will provide comments through the development order and the BSU Application to Construct process.

Fire
Estero Fire Department indicated they had no comments at this time.

Development of Regional Impact (DRI) Review
Multifamily residential use is permitted within Coconut Point; however, the development is subject to an overall limit on the number of residential units. Existing residential development within the Coconut Point MPD/DRI, including Rapallo, The Reserve at Coconut Point, and The Residences at Coconut Point, has reduced the number of units remaining under the current entitlements. As a result, an amendment to the MPD and DRI is necessary to allow the proposed 355 units.

There are 450 units allocated to Area 2 (Simon property) where this project is proposed. There have been 349 units constructed, leaving 101 units available.

In order to approve the requested 355 units, other uses must be reduced to ensure that there is no net increase in vehicle trips. The applicant proposes reducing commercial square footage by 11,800 square feet, which would be the equivalent number of trips for the 254 multifamily units.

The DRI was originally approved by Lee County on October 21, 2002, and this will be the eleventh amendment since its original approval. DRIs no longer require State of Florida review and approval for amendments.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Transitional Mixed Use Future Land Use category. The category is described below:

FLU-1.2.8 TRANSITIONAL MIXED USE
Transitional Mixed-Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development.

Staff Comment:
The Transitional Mixed Use Future Land Use category allows a broad range of commercial and residential uses, subject to applicable compatibility standards, and is intended to support a mix of uses that contribute to a live/work/play environment. Coconut Point MPD is an established mixed-use development that includes a variety of commercial retail, health care, hotel, and multifamily residential uses. The proposed multifamily residential use, if properly designed and integrated, will be consistent

with the residential uses currently established within the Coconut Point MPD and would add additional housing opportunities within an area where residential, commercial, and other complimentary uses are located within close proximity.

FLU-1.11.1 RESIDENTIAL DEVELOPMENT FORM

New residential development should accommodate the mix and variety of housing types and configurations suitable to meet the needs and desires of current and future residents, with emphasis on safe means for residents to connect by walking or bicycling within neighborhoods and to the larger community.

Staff Comment:

The project itself does not propose a mix of housing types but does provide for connectivity for residents to Via Coconut Point and the Coconut Point shopping center.

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS

Support and enhance Estero's residential character by ensuring that development proposals address how they:

A. Are compatible with adjacent uses, public facilities, and infrastructure systems;

B. Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits;

C. Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces;

D. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and

E. Contribute to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents.

Staff Comment:

The proposed multifamily residential development is consistent with the existing mixed-use character of the Coconut Point MPD, which includes a variety of commercial, residential, and health care uses. The development will utilize the existing roadway and pedestrian network within the Coconut Point shopping center and provide additional pedestrian connections to Via Coconut Point. The project will maintain the existing landscape buffer along Via Coconut Point and provide additional landscaping within the outdoor courtyard areas and parking lot landscape islands. The proposed building, structured parking garage, landscaping, and outdoor amenity areas are designed to integrate with the existing development through the use of similar and complementary architectural features and the recently approved color palette consistent with the established character of the Coconut Point MPD.

DEVIATION

The applicant requested one deviation from the Village of Estero Land Development Code:

Deviation 1 *requests relief from LDC Table 5-204.B.1, Minimum Number of Off-street Parking Spaces, which establishes a minimum number of vehicular parking spaces for multiple-family dwellings of 2 spaces per dwelling unit plus 10% additional for visitor uses, to allow for a minimum number of vehicular parking spaces for multiple-family dwellings of 1.5 spaces per dwelling unit with no additional parking for visitor uses. This deviation is limited to the multiple-family development proposed as part of the requested amendment.*
Staff Comment: See Parking and Deviation Request section. Staff recommends approval of a deviation to 1.8 spaces per unit.

CONCLUSION

Staff has proposed the following findings for the MPD Amendment if the Planning Zoning and Design Board wishes to recommend approval of the request:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

   Staff Comment: The proposed amendment is generally consistent with the Comprehensive Plan. The proposed multifamily residential development will be located within an existing Mixed-Use Planned Development that includes a variety of residential, commercial, and other uses. The proposed use is consistent with the mixed-use character and intent of the Transitional Mixed-Use Future Land Use designation.

2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code.

   Staff Comment: The proposed amendment is consistent with the applicable requirements of the LDC, except for the requested parking deviation.

3. The Planned Development Amendment will address a community need.

   Staff Comment: The site currently includes a vacant Regal movie theater and associated parking. The proposed amendment would provide additional housing opportunities within an established mixed-use development and support the live/work/play intent of the Transitional Mixed Use Future Land Use designation.

4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.

   Staff Comment: The proposed amendment, as conditioned, will be compatible with the existing and planned uses in the surrounding area, which includes a mix of residential, retail, and other commercial uses.

5. The Planned Development Amendment will result in a logical and orderly development pattern.

   Staff Comment: The proposed amendment would allow multifamily residential development within an established mixed-use development at a site currently occupied by a vacant movie theater and associated parking. The development pattern within the Coconut Point MPD is already established.

6. The Planned Development Amendment will not adversely affect the property values in the area.

   Staff Comment: The proposed amendment should not adversely affect the property values in the area.

7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities.)

   Staff Comment: The proposed project will be served by public facilities.

8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

   Staff Comment: The proposed amendment will not adversely affect the natural environment as the site is already developed and paved.

9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

   Staff Comment: The proposed amendment, with the staff recommended conditions, will be compatible with the surrounding area and the established mix of residential, commercial, and other uses within the Coconut Point MPD.

ATTACHMENTS:

A. Maps – Zoning and Future Land Use
B. Master Concept Plan
C. Line of Sight Exhibit
D. Pattern Book
E. Zoning Ordinance
F. Coconut Point MPD Traffic Impact Statement Review Memorandum dated August 17, 2026
G. Coconut Point MPD Parking Demand Study Review Memorandum dated August 17, 2026