www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

October 20, 2026, 4:30 pm

1. **Call To Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Business**
   Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. **The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

   a. **Consent Agenda**

      i. **Approval of September 15, 2026 meeting minutes**

6. **PUBLIC HEARING (Quasi-Judicial)**

   The public will have an opportunity to speak for five minutes per agenda item.

   a. **Coconut Point Zoning and DRI Amendments-- Waypoint Residences (DCI2026-E002 and DRI2026-E001) (District 6) 8021 Cinema Way. This is a redevelopment of the Regal Coconut Point Mall theater which closed in 2022. The completed project area will extend from Cinema Way to Via Coconut.**
      The applicant seeks to demolish the cinema and redevelop the area into a 355-unit 4-story apartment building with an adjacent parking garage and shared surface parking.

      A Public Information Meeting was held January 13, and a Workshop was held March 10, 2026.

      See Staff Report, Draft Zoning Ordinance and DRI Amendment.

Planning Zoning and Design Board will make a recommendation to Village Council.

7. Board Communications

a. Next meeting -November 17, 2026

8. Adjourn

To view and/or participate in the Village Planning Zoning and Design Board Meeting, the following options are available:

1. View the meeting online, but not participate: You may watch the meeting via the Village of Estero website link: https://estero-fl.gov/council/watch-meetings-online/.
2. View the meeting online as indicated above and provide public comment prior to the meeting by utilizing the eComment Card on the Village website: https://estero-fl.gov/ecomment-cards/. Please fill out all required information. Comments must be received by noon the day before the meeting and they will be distributed to the Board but will not be read at the meeting.
3. Council Chambers will be open to the public during the meeting. Public who attend in person may speak during scheduled public comment periods.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk at, sacco@estero-fl.gov or 239-221-5035.

If you desire to address the Board, please complete a Public Comment Card and return it to the Village Clerk. Citizens desiring to speak must step up to the podium, state their full name and address, and whom he or she represents.

ADA Assistance — Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Village Clerk/Executive Assistant, Carol Sacco, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes: "If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."