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

November 17, 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 October 20, 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. Continued from October 20th Public Hearing.**

Applicant requests a continuance to the December 15th meeting to revise plans.

The applicant seeks to redevelop the Regal Theater at Coconut Point with the construction of a 355-unit, 4-story apartment building, attached parking garage and shared surface parking. The development extends from Cinema Way to Via Coconut.

A Public Information Meeting was held January 13, 2026, a Workshop was held March 10, 2026 and the Public Hearing was held October 20th which was continued to the November 17th meeting.

Refer to Staff Report and materials from the October 20th meeting.

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

b. Mission Grove Leo Brown Group/Mission Grove of Estero, Plaza Del Sol, Parcel G East (DCI2026-E004) (District 4) 10251 Arcos Avenue, north of Culver's and Auto Zone.

The applicant seeks to amend the Plaza Del Sol Commercial Planned Development (CPD) to allow 163 units of Assisted Living, Memory Care and Independent Living Units on the 7.04-acre portion of Parcel G.

Public Information Meeting was held July 21, and Workshop was held September 15, 2026.

See Staff Report and Draft Zoning Ordinance.

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

7. Board Communications

a. Review 2027 Planning Zoning and Design Board meeting schedule

b. Next meeting -December 15, 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."