



INTERNATIONAL DESIGN CENTER
Zoning Staff Report
for
Village Council
February 15, 2023

PROJECT NAME:	International Design Center CPD/DRI	
CASE TYPE:	Amendment to Commercial Planned Development Zoning and Development of Regional Impact	
CASE NUMBER:	DCI2022-E004	
PLANNING, ZONING AND DESIGN BOARD MEETING:	January 10, 2023	
COUNCIL MEETINGS:	February 1, 2023 February 15, 2023	1 st Reading 2 nd Reading

SUMMARY OF REQUEST

1. Amend the zoning for the International Design Center Commercial Planned Development to allow for office uses in the existing building, of which up to 50,000 square feet may be medical office.
2. Amend the DRI Development Order (Stoneybrook DRI) to reflect the change in use and updated outdated provisions.

The 19-acre site is located on the south side of Corkscrew Road, east of I-75.

RECOMMENDATION

Approve Zoning Amendment with conditions and approve DRI Development Order Amendment with conditions.

GENERAL INFORMATION

Applicant
International Design Center, LLC, Mark Geschwendt

Authorized Agent

DeLisi, Inc. Daniel DeLisi, AICP

Location

10800 Corkscrew Road

STRAP Number

35-46-25-E2-U2276.2380

Size of Property

19.1 acres

Surrounding Zoning

North Corkscrew Road, then Miromar Outlets, zoned Commercial Planned Development (CPD)

East Vacant parcel zoned CPD (Miromar Square)

South Stoneybrook residential and golf course community, zoned Residential Planned Development (RPD)

West Interstate 75

Zoning

Commercial Planned Development (CPD). The property is also part of the Stoneybrook/Corkscrew Pines Development of Regional Impact.

Comprehensive Plan Land Use Category

Transitional Mixed Use

Project History

The property was rezoned by Lee County in 2002 by Resolution Z-02-043 and was amended by Resolution Z-07-012 in 2007 to be included in Miromar Square property to the east. This 19-acre site is also part of the larger 900-acre Stoneybrook Development of Regional Impact (DRI) approved in 1985 by Lee County. The DRI has been amended eleven times over the years for various changes.

Public Information Meeting

A Public Information Meeting was held on December 13, 2022. The applicant's summary of the meeting is attached.

STAFF ANALYSIS OF THE ZONING REQUEST AND DEVELOPMENT OF REGIONAL IMPACT

Project Description

The applicant is requesting to amend the zoning approval for the International Design Center CPD and the Stoneybrook (Corkscrew Pines) DRI to allow for use of the existing site and building for office space, in addition to the approved design center retail uses.

If this amendment is approved, all or portions of the existing building could be office use. The International Design Center is a type of specialty retail for home furnishings that markets to contractors and design professionals for high-end homes. At the time the zoning was approved,

there was only one similar use in the State. The building is iconic and received an award for excellence by the Estero Community Planning Panel after its completion.

The applicant would like to broaden the available uses to include office-type uses. The market for specialized design uses has been less successful than anticipated. When the zoning was originally approved, it was for 400,000 gross leasable square feet of retail area (design center uses). In 2005, it was built with approximately 200,000 square feet of gross leasable area, and 250,000 square feet of total (gross) area.

Master Concept Plan and Site Plan

The zoning Master Concept Plan for the Design Center also includes the Miromar Square property to the east which is currently undeveloped. The Master Concept Plan shows a lake, the Design Center, parking area, office and retail uses.

A development order (site plan) was approved by Lee County for the western half of the site (Design Center) shown on the Master Concept Plan. The Plan shows a building of approximately 270,219 gross square feet, 65 feet (three stories) in height, with a parking lot and lake. The Plan shows two future phases labeled Phase II and Phase III Buildings.

Transportation

The site is in the southeast quadrant of the Corkscrew Road/Interstate 75 Interchange. Access to the site is off Corkscrew Road via Miromar Square Boulevard.

The site is located on the south side of Corkscrew Road, east of I-75. The site is interconnected via a reverse frontage road that provides access to Corkscrew Road and Stoneybrook Golf Boulevard.

This amendment would change the use in the existing building to office use, or a combination of office and design center uses. The applicant has provided a traffic study that compares the increase to the number of trips from the potential conversion of up to 200,000 square feet of design center to office use. The amendment will not create any road segment deficiencies.

The Design Center, as part of the Stoneybrook DRI, has mitigated its transportation impacts through the widening of Corkscrew Road along with an additional payment assessment known as the Corkscrew Road Service Area (CRSA).

Solid Waste

Solid Waste has commented that the site plan should clearly identify a location and dimensions of a proposed dumpster enclosure location in accordance with Ordinance 11-27 and LDC 10-261.

Fire

The Estero Fire Department has provided comments which are attached and indicate that additional measures may need to be in place due to the occupancy change in the building. The existing Design Center is a performance-based building, so any change including, but not limited to, occupancy type, load or physical changes will require Fire Protection Engineer review and approval.

Environmental Analysis

The property is developed with a large building and parking lot. The request is for internal changes of use for the existing building.

Development of Regional Impact (DRI) Request

This property is part of the Stoneybrook (Corkscrew Pines) Development of Regional Impact. The DRI encompasses a much larger property (900 acres) including the Stoneybrook residential golf course community, as well as the Design Center, Miromar Square, and commercial development east of Stoneybrook Golf Drive.

The DRI was approved by Lee County in 1985 and has been amended eleven times since then for various changes. The applicant has proposed some revisions to the DRI Development Order to reflect the zoning change for office use, as well as some modifications to Design Center conditions and some general updating, deletion of a DRI traffic monitoring condition, deletion of a condition related to payment of the "CRSA" assessment, and deletion of outdated concurrency provisions. Staff has proposed language.

Comprehensive Plan Considerations

The building is existing and the proposed office uses are appropriate. The general area contains a mix of primarily commercial uses, with Miromar Outlets shopping center to the north, I-75 to the west, vacant commercial property to the east and Stoneybrook residential development to the south.

The property is located in the Transitional Mixed Use land use category of the Comprehensive Plan. A description of the category is 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. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

- A. Uses: A broad mix of uses, subject to compatibility standards of the Community Design Sub-Element, is allowed in the Transitional Mixed Use areas to foster the conveniences and efficiencies of live/work/play environments, including regional, community and neighborhood scale commercial including shopping, restaurant, entertainment and office, low to moderate density residential, parks and recreation. Assisted living facilities, and public and quasi-public uses are allowed in the Transitional Mixed Use future land use category.

This intent of the category envisions a mix of uses that over time would transition away from strictly interchange highway-type uses, to provide a more diverse mix of land uses. A broad mix of uses is allowed, including shopping, entertainment, office and other uses. The proposed office use would provide more variety in an existing building and would be consistent with the land use category.

Transitional mixed use promotes high quality as depicted in the policy below. The existing building is an iconic design that complies with this objective.

FLU-1.10 Design of Commercial Uses:

FLU-1.10 Objective Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

Proposed interconnections are shown on the Master Concept Plan.

FINDINGS OF FACT

Staff has presented findings of fact below if the Council wishes to approve the request. Suggested staff conditions are found in the Zoning Ordinance and DRI Development Order.

The request:

1. Is consistent with the Comprehensive Plan;

The request complies with the Comprehensive Plan.

2. Is not in conflict with any portion of the LDC;

The proposed amendment requests the approval of office development within the existing building. The request is not in conflict with the Land Development Code.

3. Addresses a demonstrated community need;

The proposed development addresses a specific need for more diversity of uses in the Transitional Mixed Use land use category.

4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The subject property is already zoned as CPD and the proposed amendment does not request any change in development intensity. The surrounding uses are commercial on

three sides and compatible with the existing and proposed use. The allowance for office within the existing building will not impact the residential land to the south.

5. Would result in a logical and orderly development pattern;

The proposed amendment is for the reuse or partial reuse of an existing building.

6. Would not adversely affect the property values in the area;

The proposed amendment would not affect property values in the area.

7. Would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);

The project has direct access to Corkscrew Road and a lighted intersection at Stoneybrook Golf Boulevard. Water and sewer service is currently available in the area via Lee County Utilities. The property is within the Estero Fire District and fire/EMS service is available.

8. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;

The entire property has previously been cleared and is developed.

9. Is compatible with existing or planned uses in the surrounding uses;

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes a buffer to provide screening to the residents to the south in Stoneybrook.

ATTACHMENTS:

1. Approved Master Concept Plan
2. Applicant's Meeting Summary of Public Information Meeting
3. Applicant Information
4. Lee County Solid Waste Comments
5. Estero Fire Department Comments