



# Pavich Estero PD

(PD2019-E001)

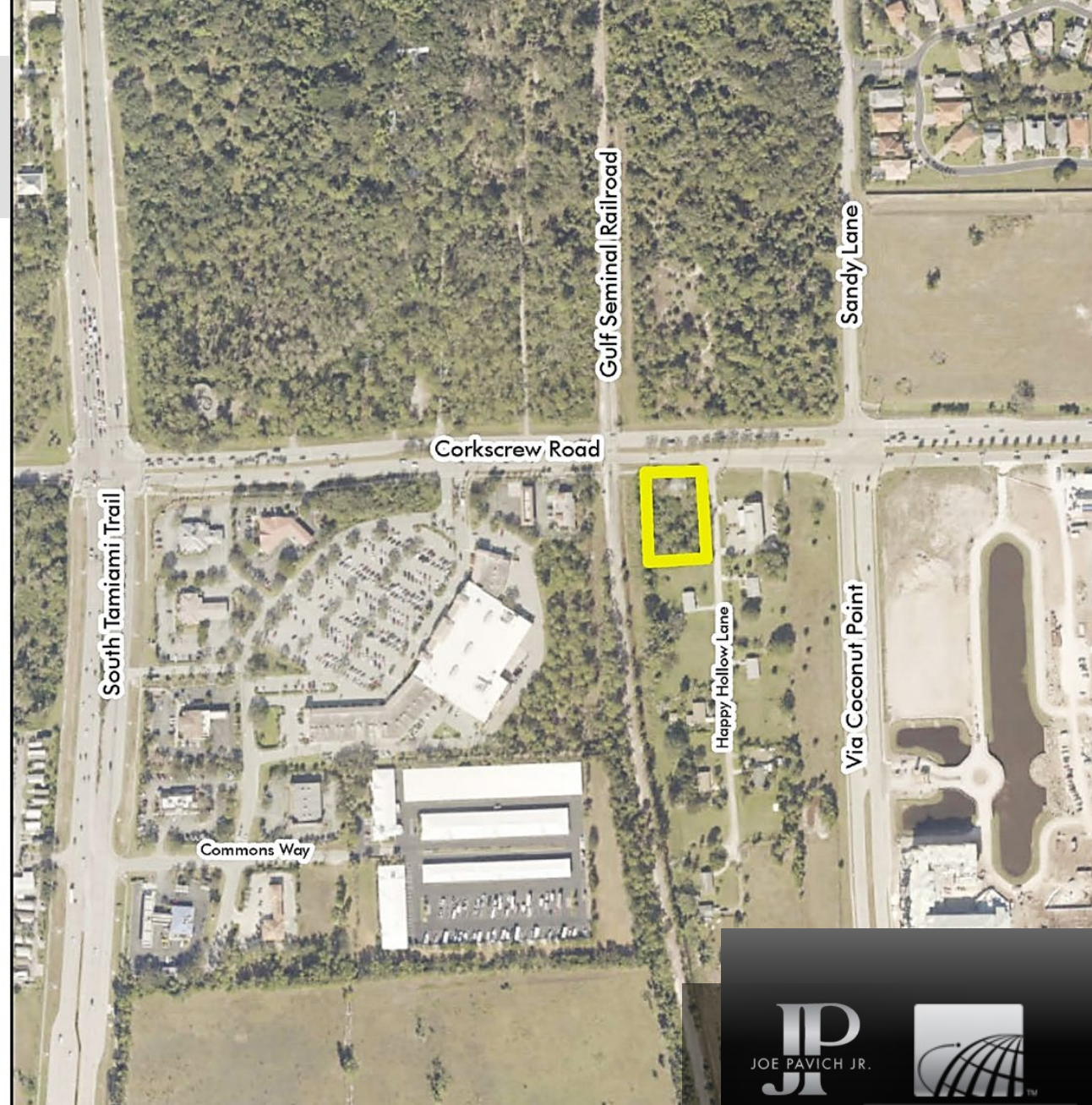
Public Information Meeting

Estero Planning & Zoning Board

May 21, 2019

# Location

- On the SW corner of Corkscrew Road and Happy Hollow Lane
- Gulf Seminole Railway to the west
- ¼ mile east of US 41
- Approximately 500 feet west of Via Coconut Point Road



4/16/2019

# Overview of Request

- Rezone two lots totaling .73+/- acre from Agricultural to an Estero Planned Development
- Build a 2-story multi-use commercial development with:
  - 8,000 square feet of office and mixed uses,
  - 1,050 square feet of restaurant, retail or cafe and
  - 950 square feet of courtyard/outdoor seating.

4/16/2019

# Joe Pavich Jr. – Owner and Developer

- Estero resident since 1989
- Work and lives in Estero
- Wants to invest in Estero
- His father started his realty firm in 1986 and the legacy has been passed to his mother and brother
- Desires to build a central location for his Real Estate office and contribute to the fabric of Estero

4/16/2019

# Pavich Center



The building has interesting detail and variations in the façade and on all sides

4/16/2019



2,1250 Happy Hollow Lane  
Estero, Florida

2017 LMS 3.0 (REV)  
MVP: JAMES W. WOOD  
MVP: JAMES W. WOOD  
WWW.MHP.COM

**MHK ARCHITECTURE & PLANNING** SK4  
MAR 21, 2017



2,1250 Happy Hollow Lane  
Estero, Florida

2017 LMS 3.0 (REV)  
MVP: JAMES W. WOOD  
MVP: JAMES W. WOOD  
WWW.MHP.COM

**MHK ARCHITECTURE & PLANNING** SK3  
MAR 21, 2017

# Northeast and Southwest views

Front  
(North  
Side)



FRONT ELEVATION



REAR ELEVATION

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21250 Happy Hollow Lane  
Estero, Florida 33422



OFFICE: 5315 BUEBEE RD  
NAPLES, FLORIDA 34102  
PHONE: (239) 331-7082  
WWW.MKAP.COM

**MK ARCHITECTURE & PLANNING**

**EL-1**  
FCA 01, 2019

(East



LEFT ELEVATION



RIGHT ELEVATION

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21250 Happy Hollow Lane  
Estero, Florida

5950 H.A.E. S. SUITE 200  
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PHONE: (239) 331-7092  
WWW.MHKAP.COM

**MHK ARCHITECTURE & PLANNING**

**EL-2**  
MAY 01, 2019



# Design Features

- Courtyard seating area and open patio along are directly accessible from the existing walkway on Corkscrew Road

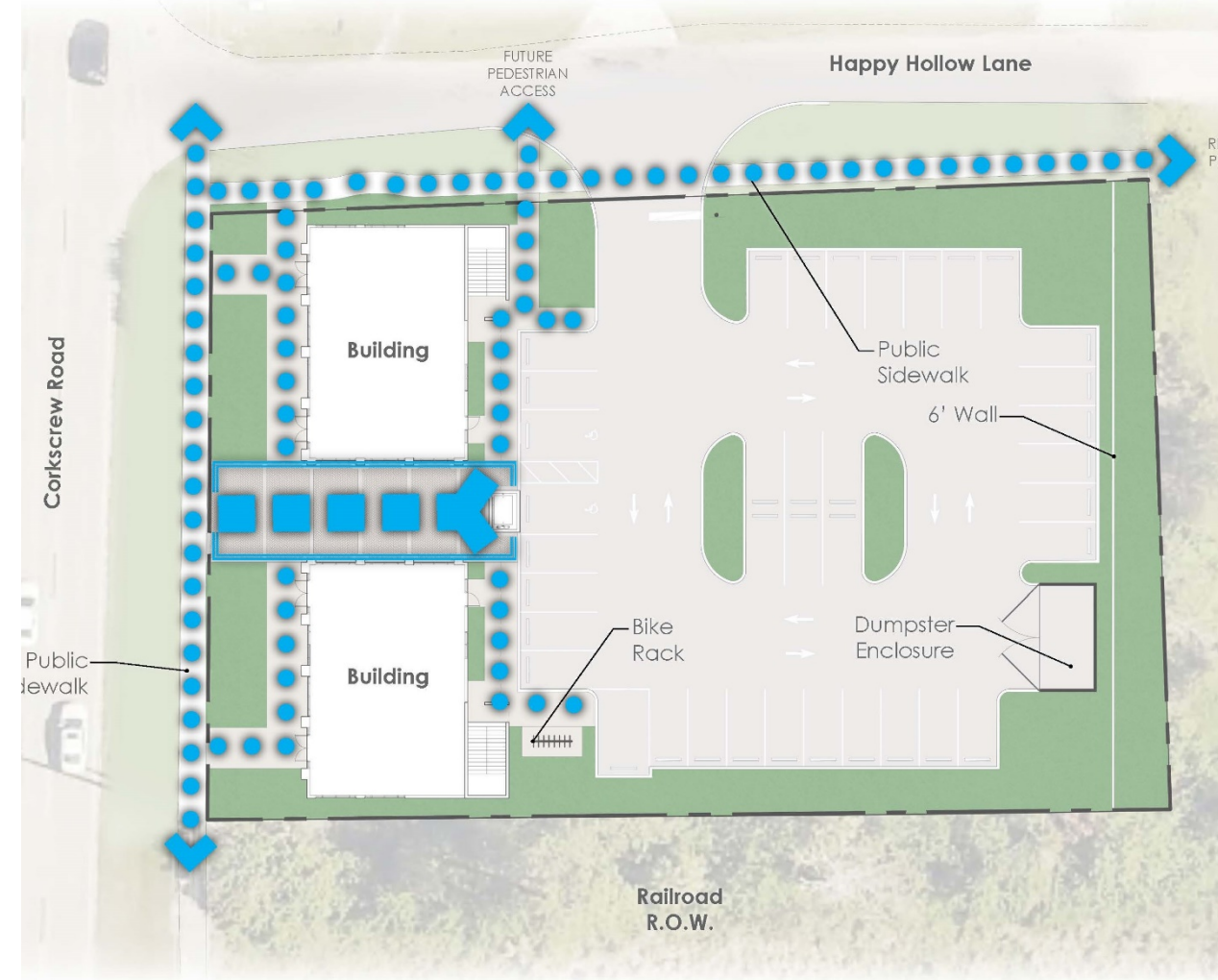


ARCHITECTURAL RENDERING  
WWW.MKAP.COM  
MK ARCHITECTURE & PLANNING 9K3  
MAY 01, 2019

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# Design Features

- Pedestrian and bicycle access continues south on Happy Hollow Lane; to the back of the building and parking area creating great flow.



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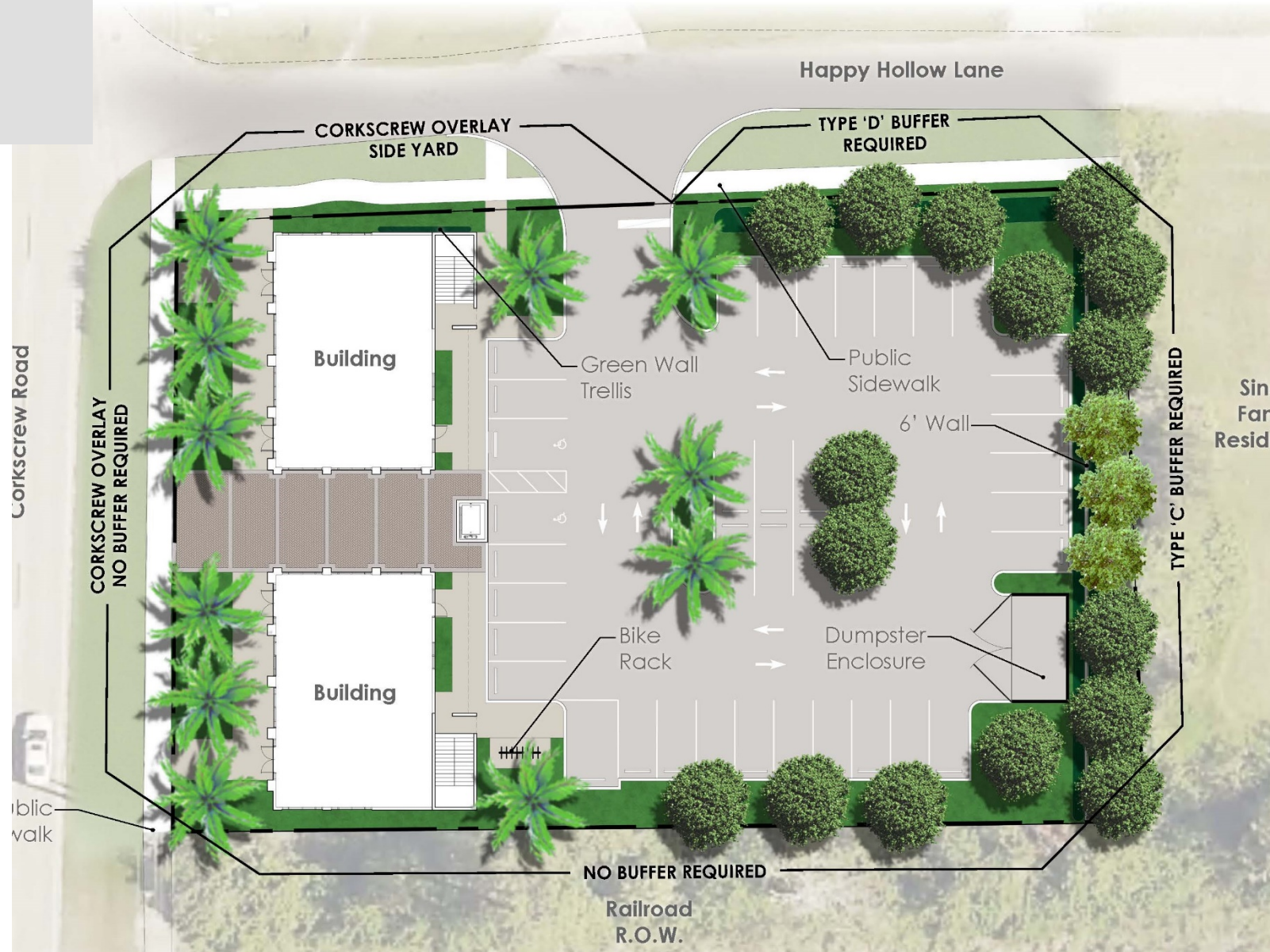
# Design Features

- Meets the goals and objectives for the Corkscrew Road Overlay and Tier 1 Development Plan requirements
  - Oriented to create a sense of place within the Corkscrew corridor and a visual edge
    - Maximum of a 25-foot setback (because of a site triangle)
    - Parking in the back of the building hidden from view of Corkscrew Road
    - Maximizes the Corkscrew street frontage with 2-stories and 5 feet or less side setbacks - height, scale and mass is not lost against the Corkscrew right-of-way and the intent of a visual edge is accomplished
  - The high-quality architecture and building provide a flexible floor plan for long-term use and adaptive reuse
  - Visually the building is appealing and inviting and will make a significant contribution to the long-term viability of this corridor as an active commercial area
  - Interconnections to the pedestrian and bicycle routes are provided to encourage multi-modal access
  - Socialization and gathering place is created with an open seating area or courtyard space

4/16/2019

# Site Summary

- Current residential use
- .73 +/- acres
- 8,950 sf building, 2 stories
- 25' front setback
- < 5' side setbacks
- "C" Buffer/wall to south
- Green wall on Happy Hollow
- Integrated landscaping on Corkscrew
- Outdoor courtyard central to buildings




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# Land Use and Zoning



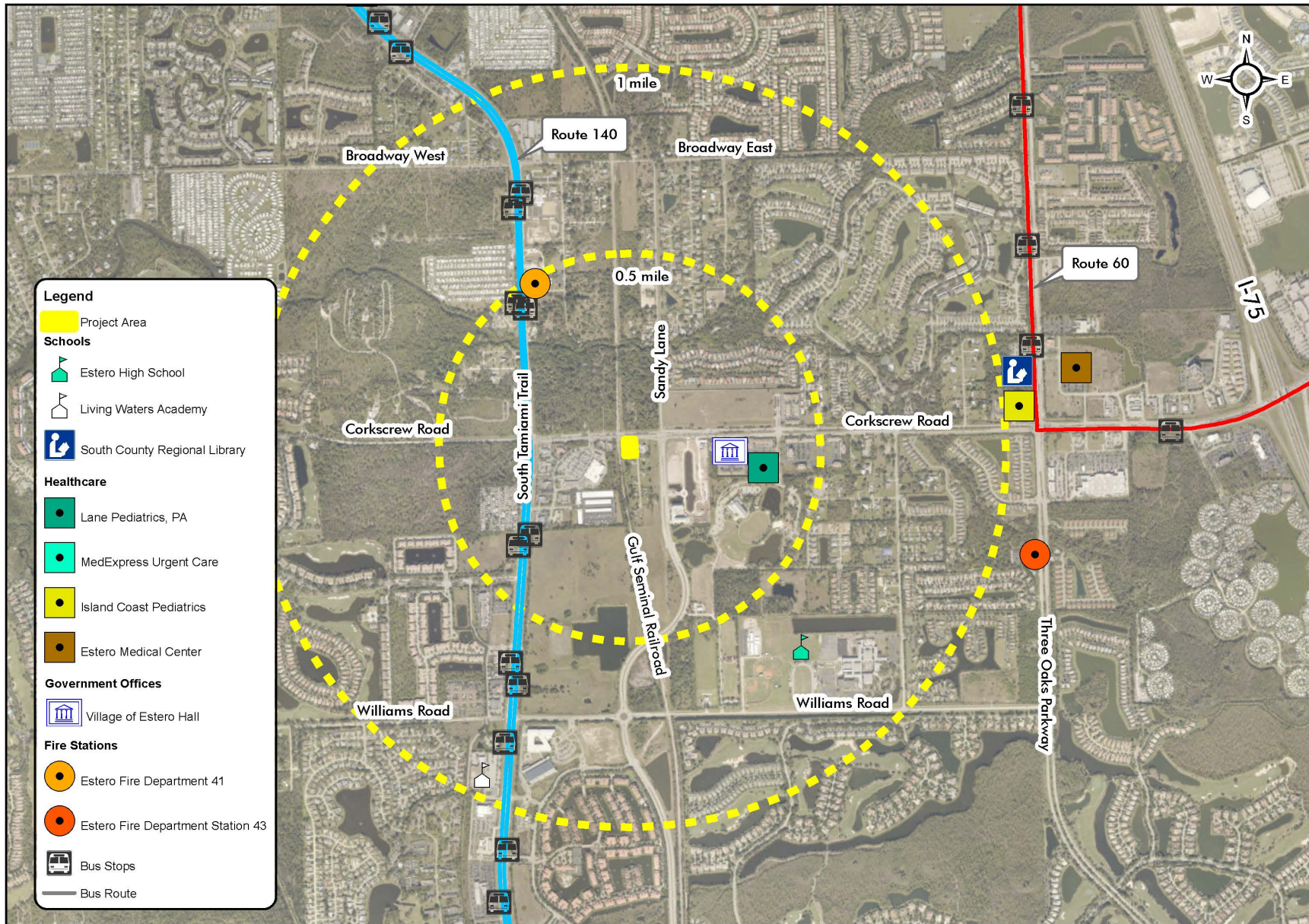

**WALDROP ENGINEERING** (FIRM# 0000000000) prepared for: Joseph Pavich, Jr.  
 PAVICH ESTERO PD CURRENT ZONING MAP




**WALDROP ENGINEERING** (FIRM# 0000000000) prepared for: Joseph Pavich, Jr.  
 PAVICH ESTERO PD VILLAGE OF ESTERO FUTURE LAND USE MAP

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# Urban Services



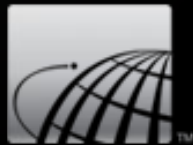
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ARCHITECTURE  
& PLANNING  
NAPLES | PALM BEACH | THE CAROLINAS  
*The Florida Architect*

**W** **WALDROP**  
**ENGINEERING**  
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

*The Village of*  
**ESTERO**

**JP**  
JOE PAVICH JR.



**J. PAVICH REAL ESTATE**  
REALTY WORLD

Thank you!

# Parking Deviation

- **Deviation seeks relief from Table 34-2020(b), that addresses the Minimum Required Spaces for Multiple-Use Development to allow a 10% reduction in the spaces required for 8,950 square feet of mixed uses and 1,050 square feet of restaurant uses due to multi-modal access as the property abuts the bikeway/sidewalk on Corkscrew Road and a new transit route that is planned to come with 500 feet of the property.**

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# Bus Routes

- Future Treeline / Ben Hill Griffith bus route within 500 feet of property



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