



Pavich Estero PD

(PD2019-E001)

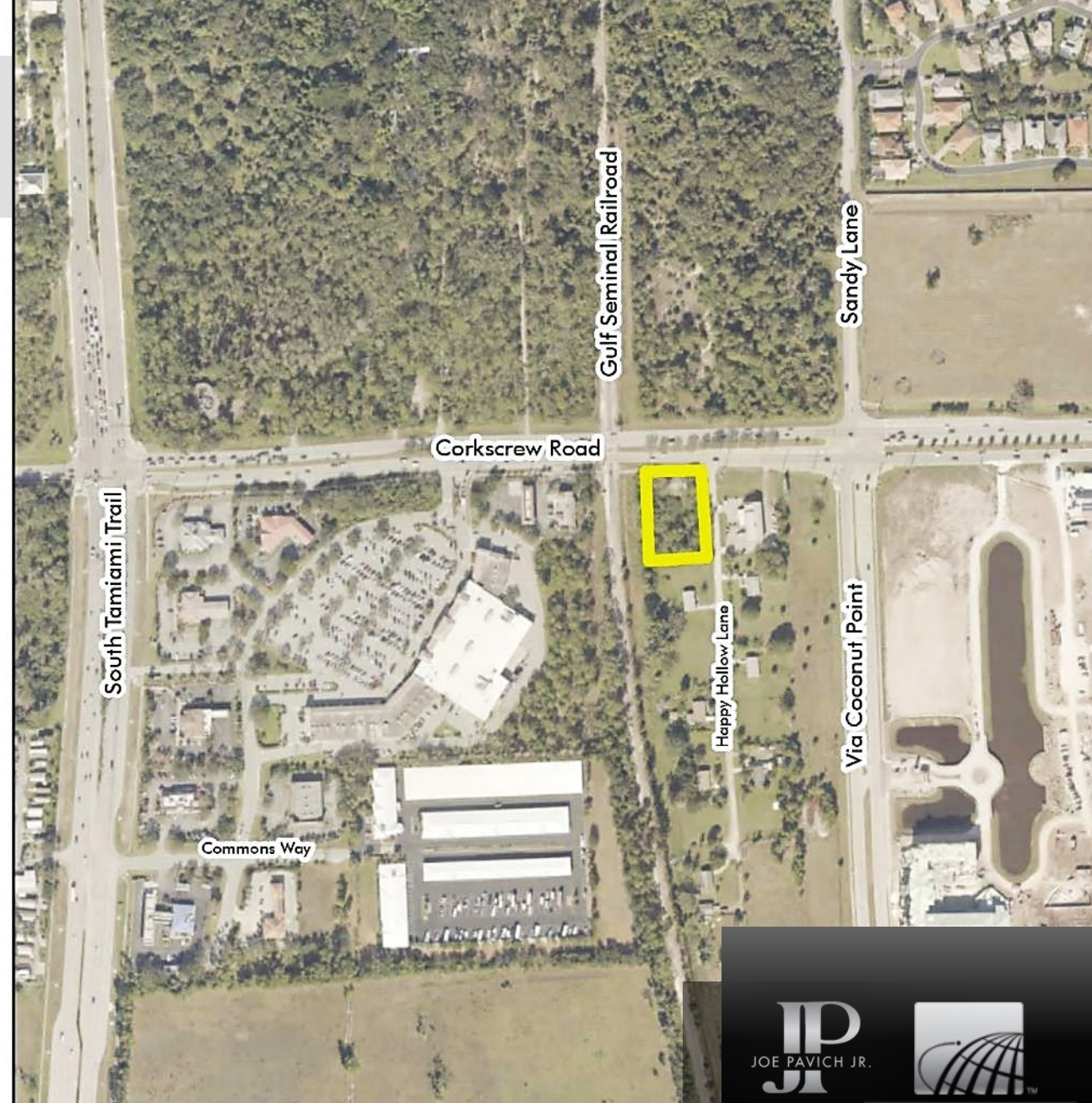
Public Information Meeting

Estero Planning & Zoning Board

June 26, 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



6/26/2019

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.

6/26/2019

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 1997 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

6/26/2019

Pavich Center



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

6/26/2019



21250 Happy Hollow Lane
Estero, Florida

SK4
MK ARCHITECTURE & PLANNING
www.mk.com



21250 Happy Hollow Lane
Estero, Florida

SK3
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Northeast and Southwest views

Front and Rear
(North and
South)



FRONT ELEVATION



REAR ELEVATION

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JOE PAVICH JR.
J. PAVICH REAL ESTATE
REALTY WORLD

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Estero, Florida 33928

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NAPLES FLORIDA 34102
PHONE: (239) 331-7002
WWW.MKAP.COM

MK ARCHITECTURE & PLANNING

EL-1
FAC-01, 2019

Sides
(East and West)



LEFT ELEVATION



RIGHT ELEVATION

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21250 Happy Hollow Lane
Estero, Florida

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MKP ARCHITECTURE & PLANNING

EL-2
MAY 01, 2019

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JOE PAVICH JR.

J. PAVICH REAL ESTATE
REALTY WORLD

Design Features

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

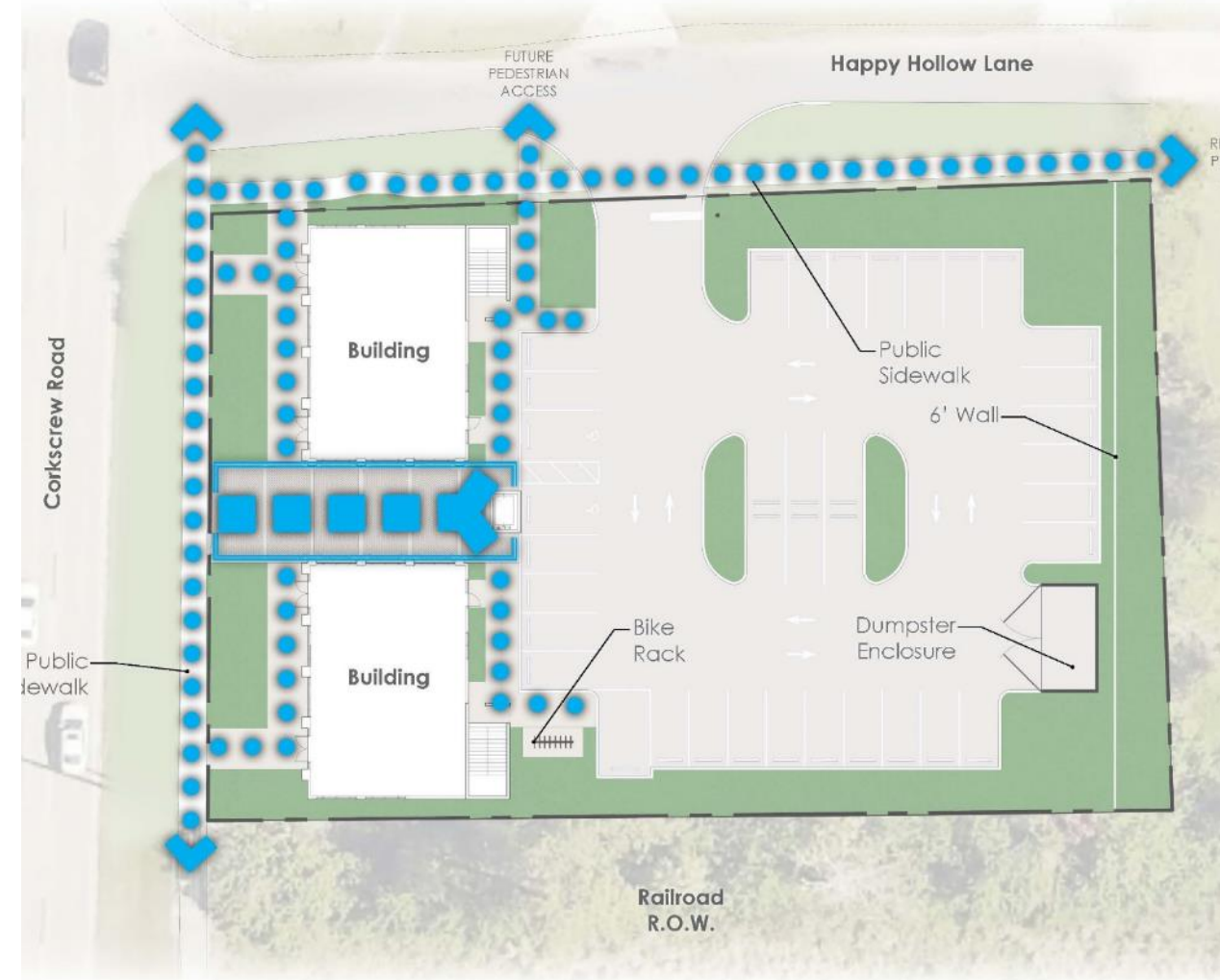


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Design Features

- 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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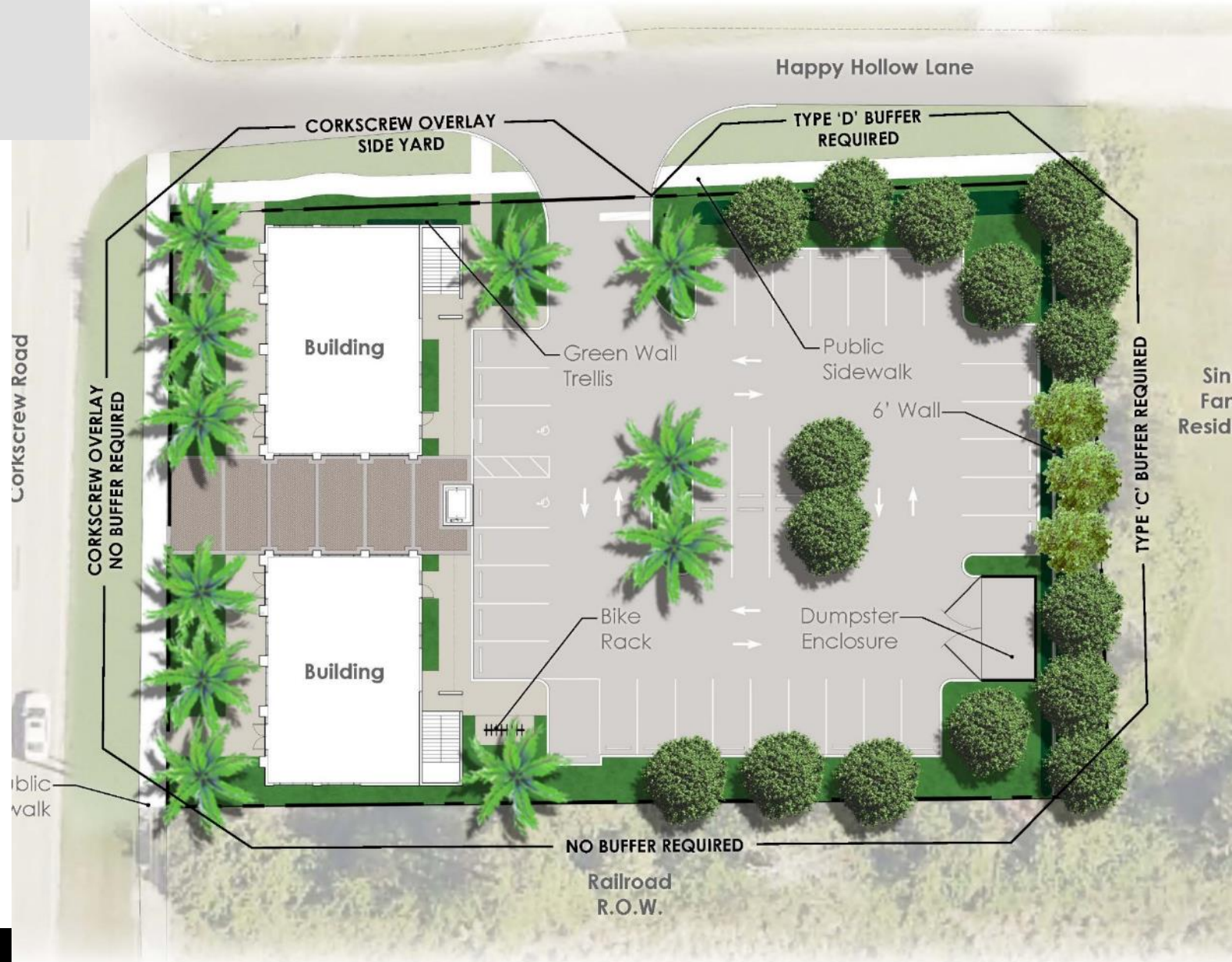
Design Features

- 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

6/26/2019

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



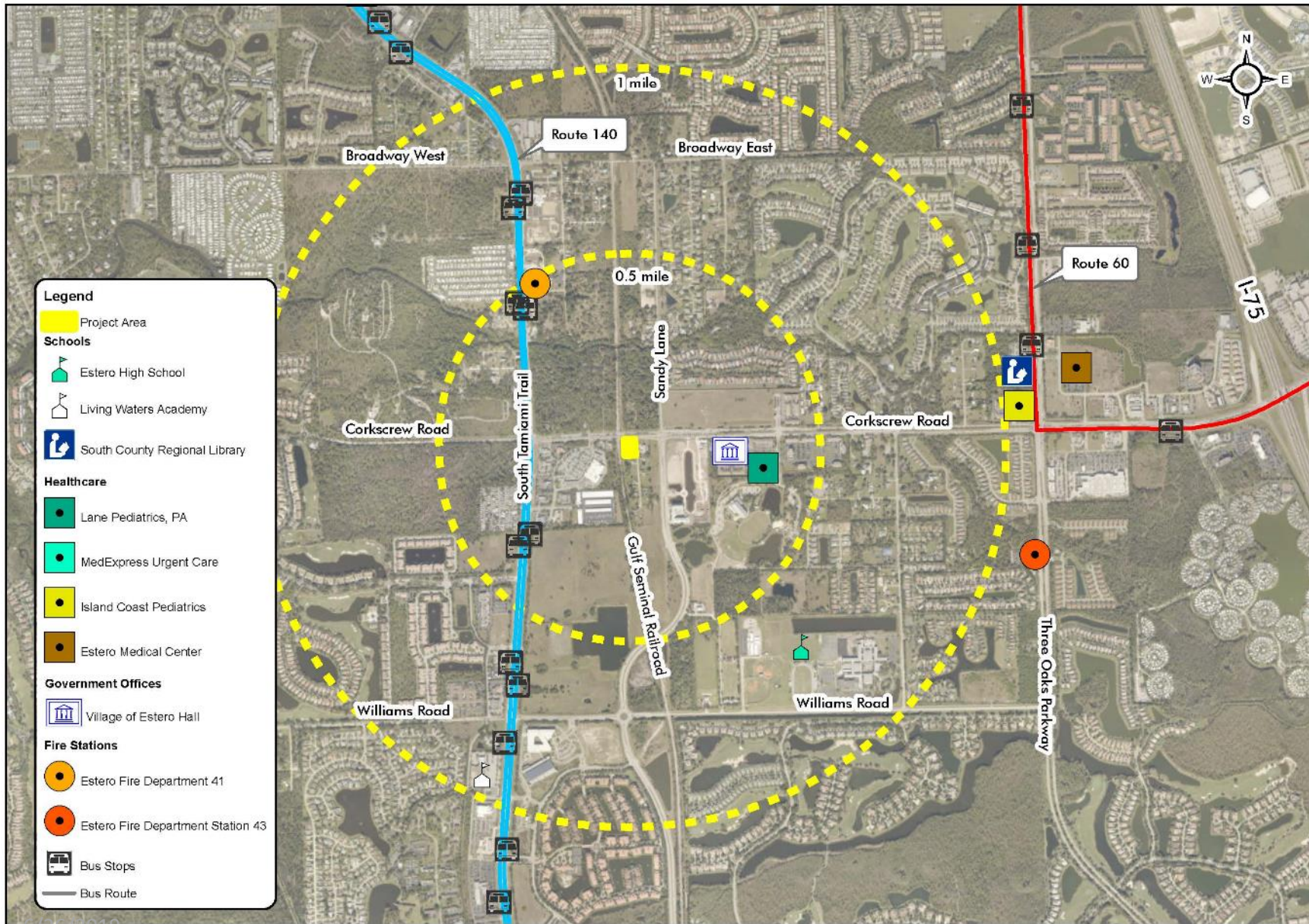

 Waldrop Engineering
 Pavich Estero PD
 CURRENT ZONING MAP
 prepared for: Joseph Pavich, Jr.




 Waldrop Engineering
 Pavich Estero PD
 VILLAGE OF ESTERO
 FUTURE LAND USE MAP
 prepared for: Joseph Pavich, Jr.

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Urban Services



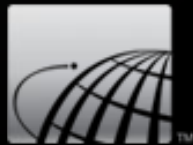
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MHK
ARCHITECTURE
& PLANNING
NAPLES | PALM BEACH | THE CAROLINAS
The Florida Architect

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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