

September 2, 2020

Kathy Eastley, AICP  
 Director of Community Development  
 Village of Estero  
 9401 Corkscrew Palms Circle  
 Estero, FL 33928

**Subject: Pavich Estero Planned Development  
 PD2019-E001 – Staff Report Request for More Information**

Dear Ms. Easterly:

Below is a brief summary of changes made to resubmittal items since the first staff report was issued.

#### TIRED DEVELOPMENT PLAN

- Revised sidewalk design for Happy Hollow crossing.
- Show Happy Hollow pavement improvement area.
- Identify the public seating area.
- Revised deviation references.
- Moved the building forward 5 feet towards Corkscrew Road due to sight design details.
- Overall update of base map to be accurate to the development order engineering plans underway.

#### NORTHERN LANDSCAPE BUFFER ON CORKSCREW

- Removed two sidewalk interconnections to the Corkscrew Road sidewalk.
- Added to canopy trees to shade public seating area.
- Increased height of hedge row that abuts sidewalk that serves the building entrance to 36".
- Created a second hedge row but varied the heights between 18"-24".
- Placed both hedge rows towards the building sidewalk rather than against the Corkscrew right-of-way to allow pedestrians to better interact with and see the activity at the building.
- Delineated public seating area, separating it from the COP and outdoor seating area for the potential Café.
- Added paver design and benches to public seating area.
- Reduced the sign size to fit a setback of 8' rather than 5'.

#### SOUTHERN LANDSCAPE BUFFER

- Extended the buffer width back to the required 20 feet.
- Added plantings in the detention area north of the wall.
- Better illustrated varied heights and mixes of canopy and palms to best hide light from parking.
- Removed deviation as we fully intend to meet all requirements.

## PATTERN BOOK

- Page 1: Revised Aerial Overlay to match intended landscaping for the entire site and revised the public seating area to chow seating and canopy trees.
- Page 2: Updated architectural renderings with revised colors (Note: the landscaping is not intended to be accurate). There are stand-alone landscaping exhibits.
- Page 3: Updated architectural renderings with revised colors and roof lines (Note: the landscaping is not intended to be accurate).
- Page 4: Updated architectural renderings with revised colors
- Page 5: Updated architectural renderings with revised colors.
- Page 6: Updated architectural renderings with revised colors.
- Page 7: Updated sign. Correct address.
- Page 8: No change.
- Page 9: No change.
- Page 10: Revised conceptual landscaping and open space plan with revised deviation references.
- Page 11: New public space exhibit.
- Page 12: Revised Corkscrew buffer cross-section.
- Page 13: New Corkscrew Road Type 'D' buffer detailed exhibit showing canopy trees near public seating, pavers design, benches against revised building.
- Page 14: New Type 'D' buffer street view exhibit that blows up the size of the page 13 exhibit.
- Page 15: New South Buffer exhibit showing accurate plantings and varied heights of palms and canopy trees.
- Page 16: Revised connectivity map to show current site plan.
- Page 17: No change.

## DEVIATIONS

- Removed deviations for rear buffer and number of sidewalk interconnections.
- Added a deviation for building setback and sign to be placed on Corkscrew frontage.
- Revised justification for 7 of the 8 deviations.

## ARCHITECTURE

- Changed the colors to warmer, less bright white.
- Changed the pitches on the roofs.

If you have questions, please contact me directly at (239) 319-0026 or [fred.drovdlic@waldropengineering.com](mailto:fred.drovdlic@waldropengineering.com).

Thank you,

**WALDROP ENGINEERING, P.A.**



**Fred Drovdljic**, AICP  
Principal Planner / Senior Project Manager