



# Pavich Estero PD

(PD2019-E001)

Public Hearing

Estero Planning & Zoning Board

September 15, 2020

# The Team

- Matthew Kraig, AIA – MHK Architecture
- Fred Drovdic, AICP – Waldrop Engineering
- Mica Jackson, P.E. – Waldrop Engineering
- Sabrina McCabe, PLA – Waldrop Engineering
- Ted Treesh – TR Transportation

9/15/2020

# Owner – Joe Pavich Jr.

- Works as a Real Estate agent and business owner
- Estero resident since 1989
- His father started his realty firm in 1997 and the legacy has been passed
- Desires to build a central location for his Real Estate office and contribute to the fabric of Estero

9/15/2020



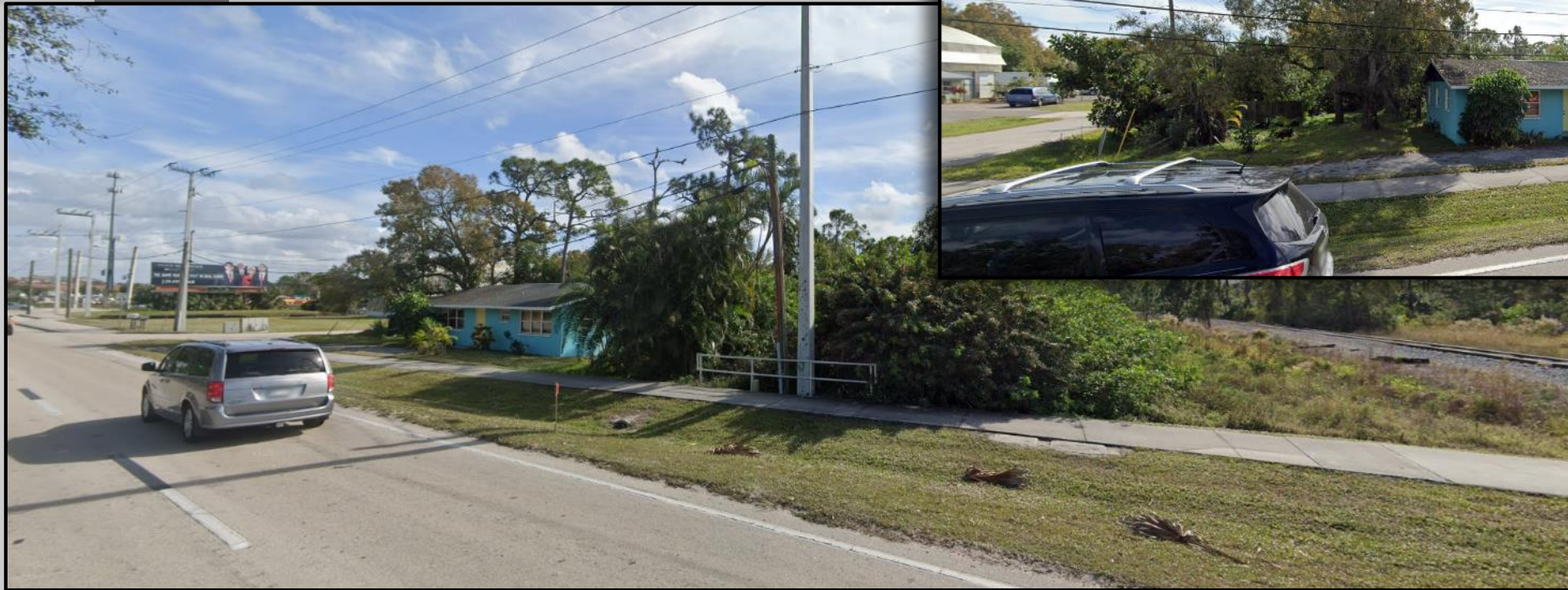
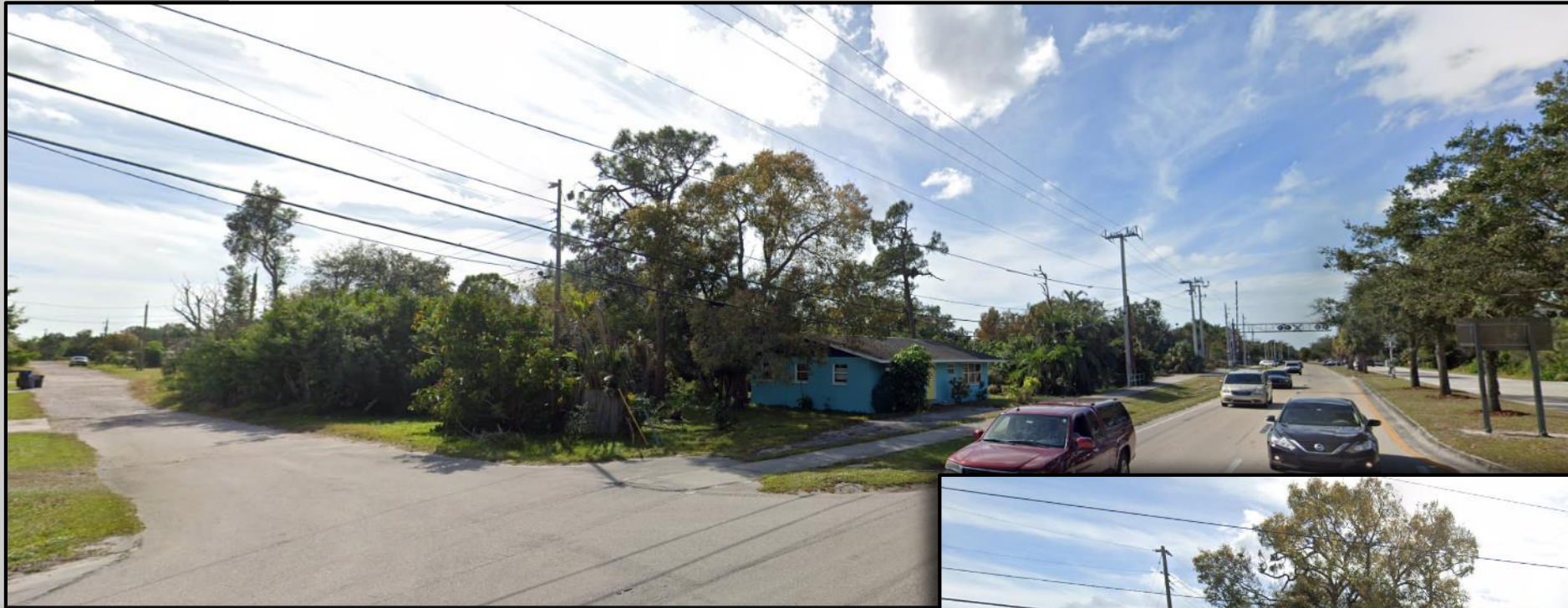
# Location

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





# Existing Conditions





# Overview of Request

## PAVICH CENTER ESTERO PD

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

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# Site Overview

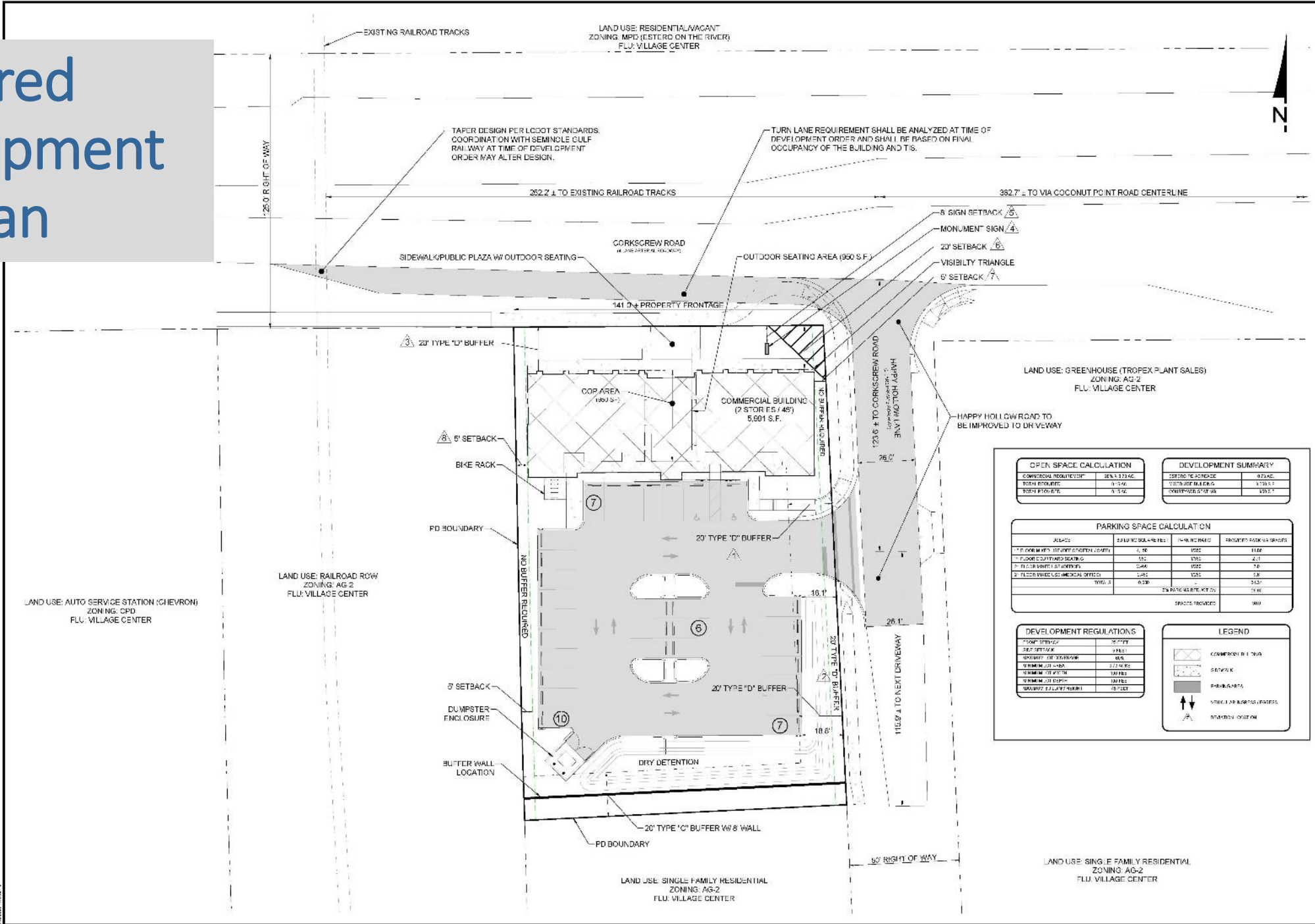
- Current residential use
- 0.73 +/- acres
- 9,050 sf building, 2 stories
- 950 sf of outdoor seating central to buildings
- 20' building setback from Corkscrew Road
- 5' side yard setbacks
- Green wall on Happy Hollow
- Type 'C' Buffer/wall to south
- Type 'D' landscaping on Corkscrew Road
- Public seating amenity abutting Corkscrew Road



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# Tiered Development Plan



OPEN SPACE CALCULATION		DEVELOPMENT SUMMARY	
COMPILED FOOTPRINT	28,153 S.F.	TOTAL DEVELOPMENT	8,024 S.F.
TOTAL FOOTPRINT	9,574 S.F.	TOTAL DEVELOPMENT	9,753 S.F.
		COMPILED FOOTPRINT	3,621 S.F.

PARKING SPACE CALCULATION			
SPACE	SPACE REQUIREMENTS	MAXIMUM SPACE	PROPOSED PARKING SPACES
1. FLOOR PLAN OFFICE/STORAGE	0.00	0.00	0.00
2. FLOOR PLAN OFFICE/STORAGE	1.00	0.00	0.00
3. FLOOR PLAN OFFICE/STORAGE	0.00	0.00	0.00
4. FLOOR PLAN OFFICE/STORAGE	0.00	0.00	0.00
5. FLOOR PLAN OFFICE/STORAGE	0.00	0.00	0.00
TOTAL	1.00	0.00	0.00

DEVELOPMENT REGULATIONS		LEGEND	
MINIMUM SETBACK	5 FEET	[Symbol]	COMPILED FOOTPRINT
MINIMUM SIDE SETBACK	5 FEET	[Symbol]	DEVELOPMENT
MINIMUM FRONT SETBACK	5 FEET	[Symbol]	PERMISSIBLE
MINIMUM REAR SETBACK	5 FEET	[Symbol]	VEHICLE OR BIKE STORAGE
MINIMUM SIDE SETBACK	5 FEET	[Symbol]	PROPOSED LOCATION

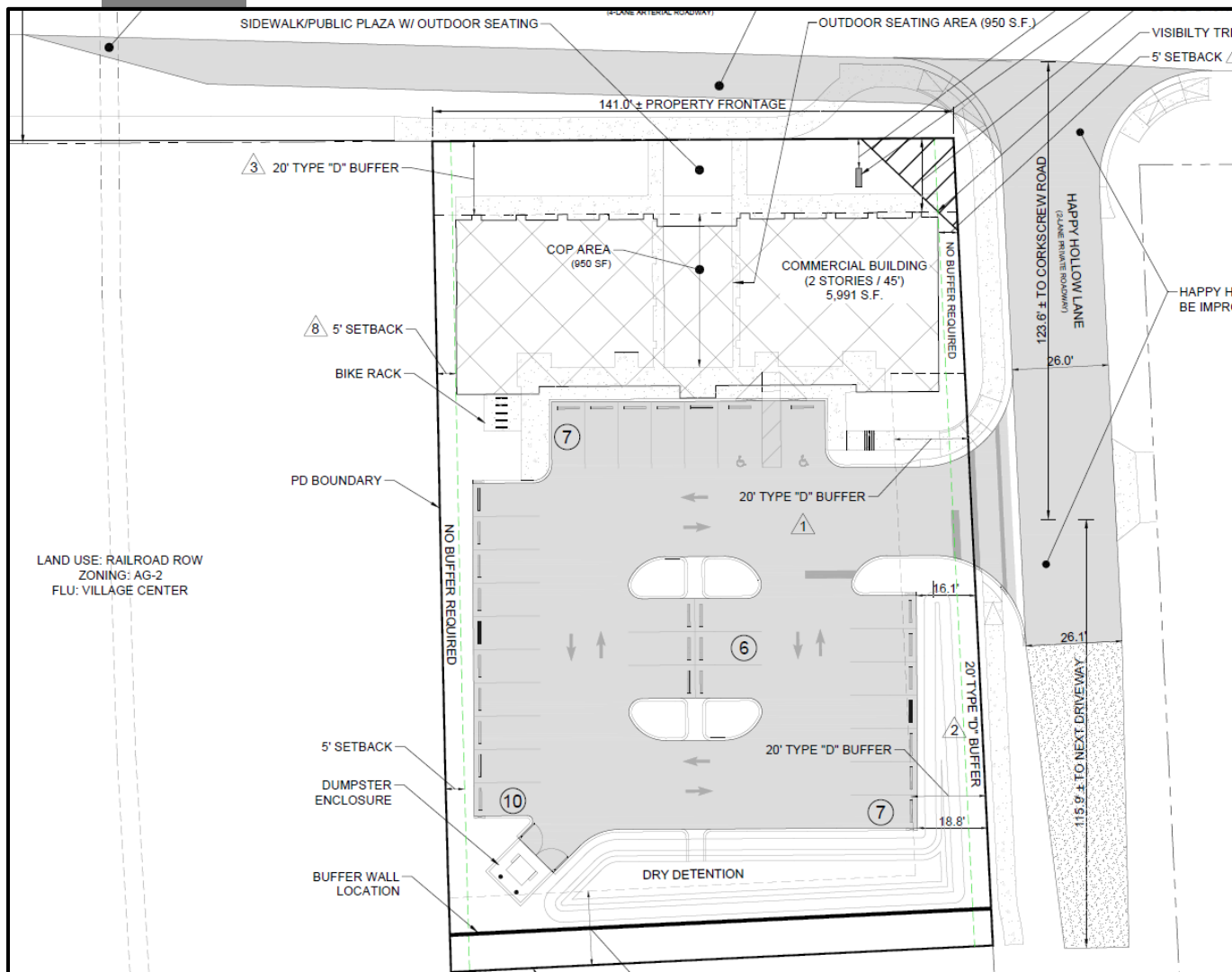
**WALDROP ENGINEERING**  
 ONE WILSON BLVD., SUITE 200, BAYVIEW SPINES, FL 33175  
 LAND DEVELOPMENT CONSULTING  
 PHONE: 305-407-7777 | FAX: 305-407-7778 | WWW.WALDROPENGINEERING.COM

TIERED DEVELOPMENT PLAN  
**PAVICH ESTERO PD**  
 CLIENT: JOE PAVICH, JR.

DATE: 11/15/2023  
 DRAWN BY: J. PAVICH  
 CHECKED BY: J. PAVICH  
 PROJECT NO: 23-001

SCALE: 1" = 20'-0"

DATE: 11/15/2023  
 SHEET: 8 OF 10



LAND USE: RAILROAD ROW  
 ZONING: AG-2  
 FLU: VILLAGE CENTER

OPEN SPACE CALCULATION	
COMMERCIAL REQUIREMENT	20% X 0.73 AC.
TOTAL REQUIRED	0.15 AC.
TOTAL PROVIDED	0.15 AC.

DEVELOPMENT SUMMARY	
ESTERO PD ACREAGE	0.73 AC.
MIXED USE BUILDING	9,050 S.F.
COURTYARD SEATING	950 S.F.

PARKING SPACE CALCULATION			
USEAGE	BUILDING SQUARE FEET	PARKING RATIO	PROVIDED PARKING SPACES
1 <sup>ST</sup> FLOOR MIXED USE (OFFICE/RETAIL/ CAFE)	4,150	1/350	11.86
1 <sup>ST</sup> FLOOR COURTYARD SEATING	950	1/350	2.71
2 <sup>ND</sup> FLOOR MIXED USE (OFFICE)	2,450	1/350	7.0
2 <sup>ND</sup> FLOOR MIXED USE (MEDICAL OFFICE)	2,450	1/250	9.8
<b>TOTALS</b>	<b>10,000</b>	<b>-</b>	<b>31.37</b>
5% PARKING REDUCTION			29.80
SPACES PROVIDED			30.0

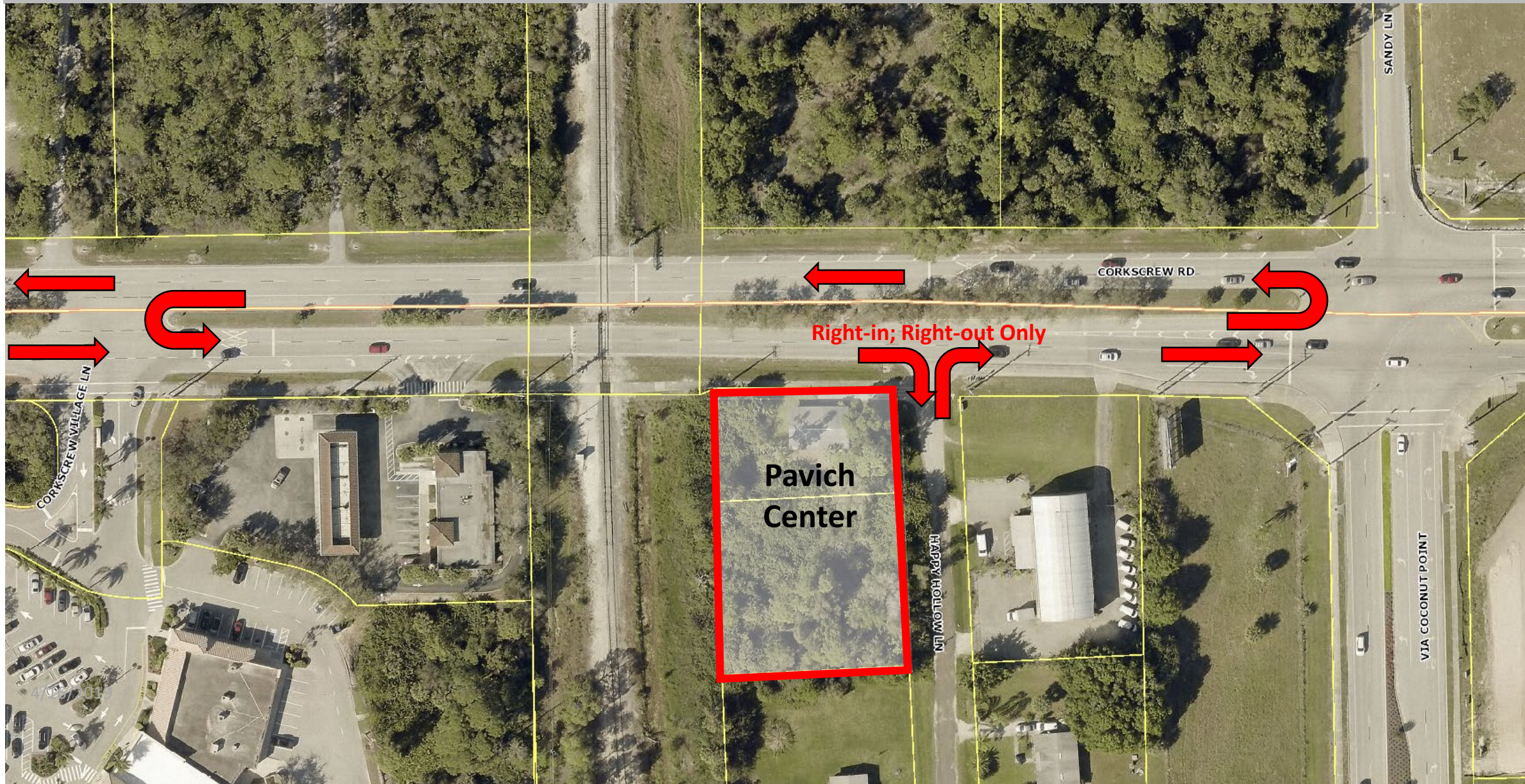
DEVELOPMENT REGULATIONS	
FRONT SETBACK	25 FEET
SIDE SETBACK	5 FEET
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	0.73 ACRE
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MAXIMUM BUILDING HEIGHT	45 FEET

LEGEND	
	COMMERCIAL BUILDING
	SIDEWALK
	PARKING AREA
	VEHICULAR INGRESS / EGRESS
	DEVIATION LOCATION

# Tiered Development Plan



# Traffic Circulation – To and From





# Architectural Design

MHK Architecture



## Pavich Center

8210 Corkscrew Road  
Estero, Florida

5911 AME & BLVD 2ND  
NAPLES, FLORIDA 34102  
PHONE: (239) 351-7002  
WWW.MHAP.COM

**MHAP ARCHITECTURE & PLANNING**

SK  
AUG 16 '11



# Southwest Views



5240 Cortiscrew Road  
Sarasota, Florida

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ARCHITECTS



5240 Cortiscrew Road  
Sarasota, Florida

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ARCHITECTS



T.O. HIGHEST ROOF  
40'-0" A.F.F.

T.O.B.  
28'-0" A.F.F.

ENTRY LEVEL SLAB  
0'-0" FIN. FLR.  
(FLOOD ZONE "X")

T.O. HIGHEST ROOF  
40'-0" A.F.F.

T.O.B.  
28'-0" A.F.F.

ENTRY LEVEL SLAB  
0'-0" FIN. FLR.  
(FLOOD ZONE "X")



The Pavich Mixed Use Building is influenced by the Coastal Olde Florida style.

The building includes:

- clean lines, elongated coastal brackets, Caribbean influenced metalwork grays
- a simple, two-toned color pallet – whites, off-whites
- rooflines are simplified by clean parapets and hipped roof configurations including vertical roof plane changes
- roof is accentuated by a standing seam metal roof system in a natural galvalume color finish
- large windows with light Dove Gray aluminum finishes
- brackets and shutters share the same contrasting color scheme

8910 Corkscrew Road  
Estero, Florida

**Meets the goals and objectives for the Tier 1 Development Plan requirements**

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.



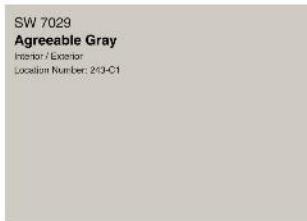
ROOF



WINDOW FRAMES



TRIM



WALLS

T.O. HIGHEST ROOF  
48'-0" A.F.F.

T.O.B.  
28'-0" A.F.F.

ENTRY LEVEL SLAB  
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WEST ELEVATION



EAST ELEVATION

8710 Corkscrew Road  
Estero, Florida

# Building and Design Consistency

Land Development Code and the Comprehensive Plan





## LDC Sec 33-517 Architectural

(b) Architectural variety of buildings and unique approaches to design and structure are valued...the developer may choose either Mediterranean or Old Florida design, each allows for a broad palette of historical choices for developers to follow in achieving unique solutions to development plans.

(c) New buildings will be valued if they help to generate a sense of cohesive framework in the Village Center.

(d) Of similar importance is the high-quality of the development plans in the Village Center Area.

## LDC 33-502(i) Quality of Buildings

Buildings are like permanent fixtures...should be constructed with sufficient material and of such high technical quality to allow for their continuing renovation and adaptive reuse well beyond the expiration of their initial planned use or cost recovery.

Building design and construction are encouraged to be cognizant of SW Florida's unique climate and ecologically sensitive in their use of materials, particularly recyclables, and with respect to their energy demands.





## Sec 33-512(b) Visible Edge Criteria, Tier 1, Estero PD

- ✓ Principle façade on Corkscrew Road, well articulated, visually attractive
- ✓ Parking behind building
- ✓ Building entrances are clear, visible and accessible from connecting streets





# Chapter 33 – Public Spaces

## **Sec. 33-404. -Areas of public interest.**

- Create people-oriented spaces along the street that are visually attractive, take into consideration the human scale and proportion, and provide for pedestrian connections.

## **Sec. 33-405. - Street front activity.**

- Create public spaces to allow for activity to take place along the street front, such as sidewalks and open areas.

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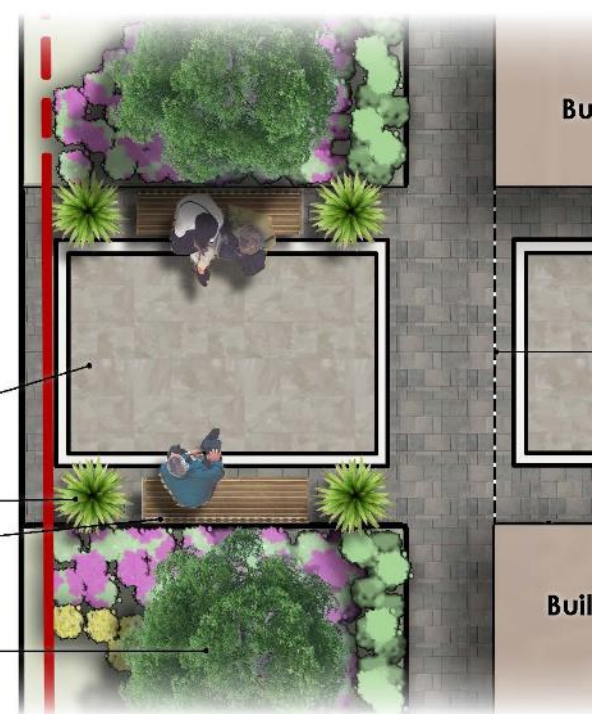


# Public Space

- Plaza seating area and open patio is directly accessible from the existing walkway on Corkscrew Road.
- This area will be shared with potential Café seating but have public spaces not requiring patronage of the Café.
- *Optional feature in Tier 1 development*



MHK ARCHITECTURE & PLANNING



# Future Land Use Consistency

The Comprehensive Plan



# Village Center Future Land Use

The Village Center is intended to ...provide a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero.

Applicable goals of the Village Center met by this project include:

- ✓ socially vital centers supportive of business both big and small
- ✓ neighborhoods and streets that are safe and attractive for walking and bicycling



# Village Center Consistency

## Project is consistent with Policy 1.2.10.

- ✓ **Urban services** are in place to support relatively intense commercial and residential development.
- ✓ **Uses** – Village Center desired uses include: Housing, employment, hospitals, shopping, office, hotel, recreation, park and civic uses...
- ✓ **Development type** – Future development is encouraged to be interconnected to neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form...

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# Village Center Consistency

**Project is consistent with Policy 1.2.10.**

**Implementation:** Estero Planned Development Zoning District.

- Tier 1 provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.

*Applicable to a small, single building site?*

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# Mixed-Use Development Consistency

## Project is consistent with Policy 1.9.2.

Development standards and criteria for mixed use development shall accomplish the following desired attributes:

- ✓ Provisions for outdoor livability, including interconnected pedestrian and bike facilities, public plazas, and seating.
- ✓ Public areas will provide adequate urban landscaping that includes street trees, planted areas, and street furniture.
- ✓ Parking lot locations will not separate pedestrian areas including sidewalks, squares, and plazas from the front of buildings containing the primary entrance.
- ✓ Parking lots will be screened from all streets, sidewalks, and open spaces, and will be designed to maintain or enhance the street edge.
- ✓ Parking lots will be designed with safe pedestrian connections to business entrances and public space to create a park-once environment.

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# Future Land Use Policy Consistency

## Policy 1.1.1 is met.

- ✓ Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments.
- ✓ Encourage higher density, compact mixed-use development in designated locations.
- ✓ Promote targeted industries in appropriate areas ...Class A office facilities.
- ✓ Encourage the redevelopment of underutilized commercial and residential lands.

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# Corridor Planning Policy Consistency

## Policy 1.12.1. is met.

Along the Village's major corridors...consider establishing corridor conscious development standards ...based on planning for the various corridors ...identifying opportunities for enhanced conditions along the roadways to include:

- ✓ buildings oriented toward the street,
- ✓ bicycle racks,
- ✓ shaded pedestrian links and trails,
- ✓ plazas connecting from the right-of-way to buildings, transit stop accommodations, and
- ✓ buffering.

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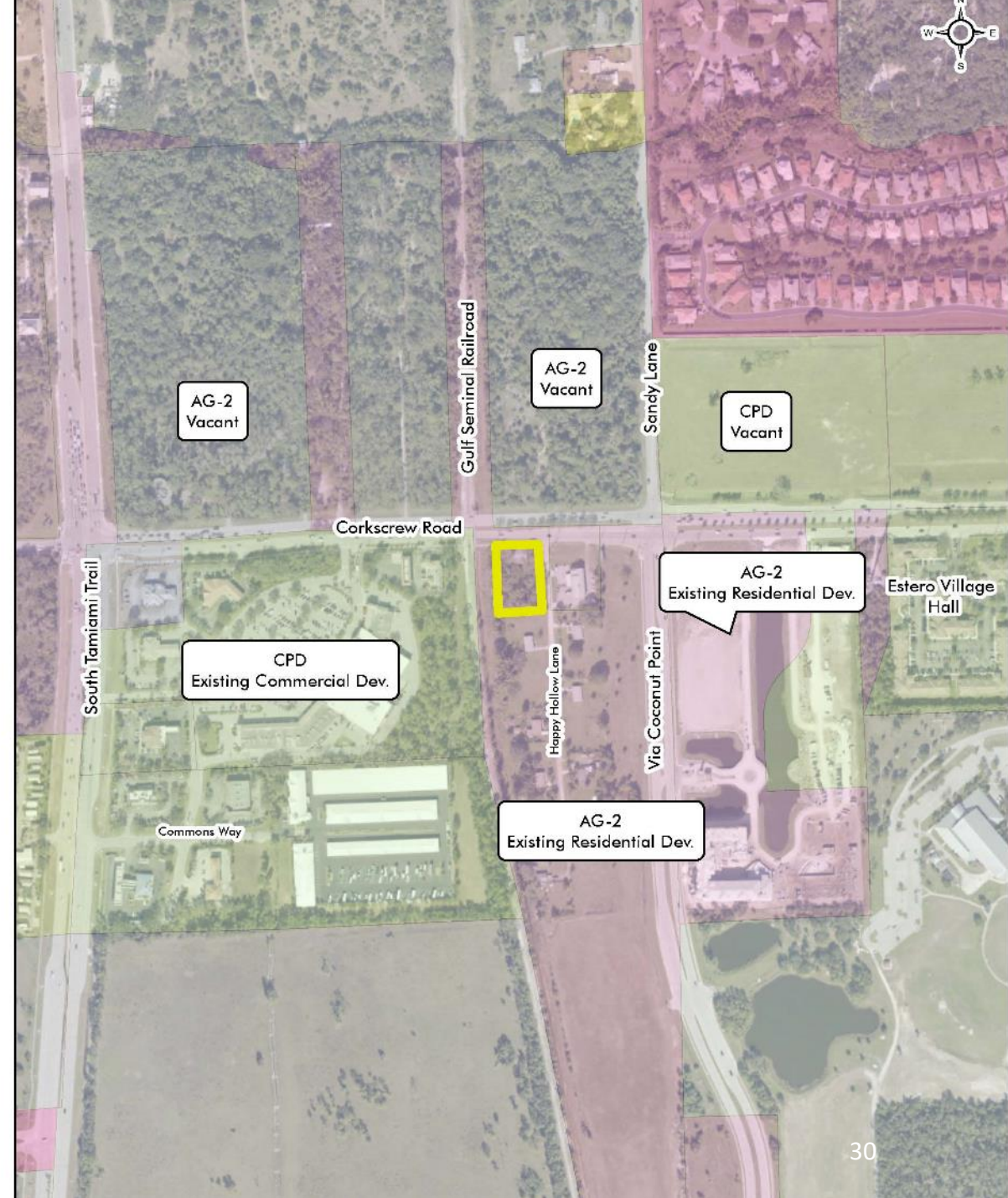
# Zoning

## The Land Development Code

# Zoning

## Agricultural to Estero PD

	ESTERO FUTURE LAND USE	ZONING	EXISTING LAND USE
<b>NORTH</b>	Village Center	MPD (Estero on the River)	Corkscrew Road and Residential/Vacant
<b>SOUTH</b>	Village Center	AG-2	Residential
<b>EAST</b>	Village Center	AG-2	Greenhouse and Residential
<b>WEST</b>	Village Center	AG-2	Gulf Seminole Railroad ROW





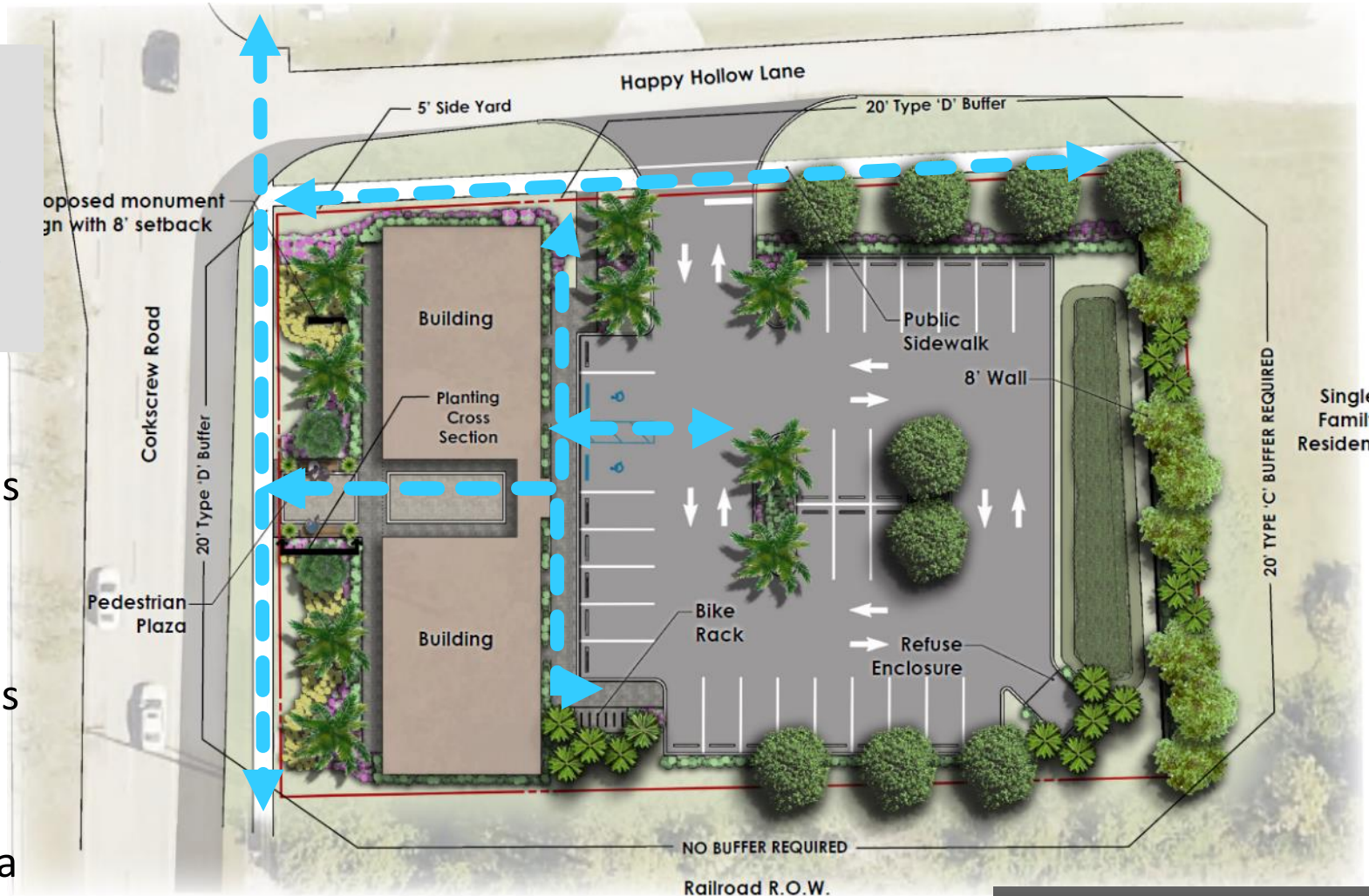
# Ch. 33 – Village Ctr/Estero PD

- 33-502(a) Goals. ... creating socially vital centers supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling.

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# Multi-modal Interconnections

- Interconnections to the pedestrian and bicycle routes are provided to encourage multi-modal access.
- 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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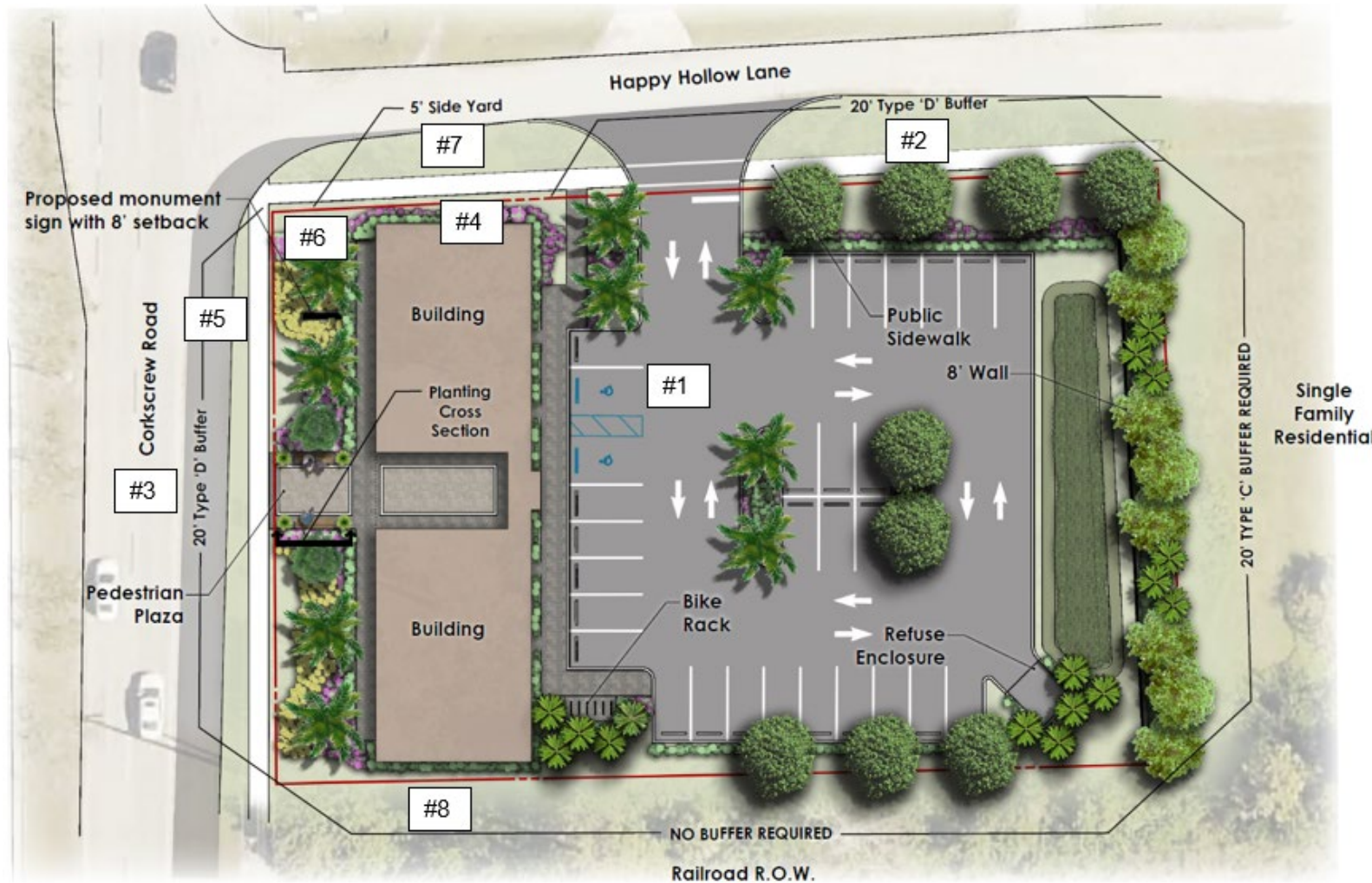


# Deviations

## The Land Development Code

# Deviations - Overview

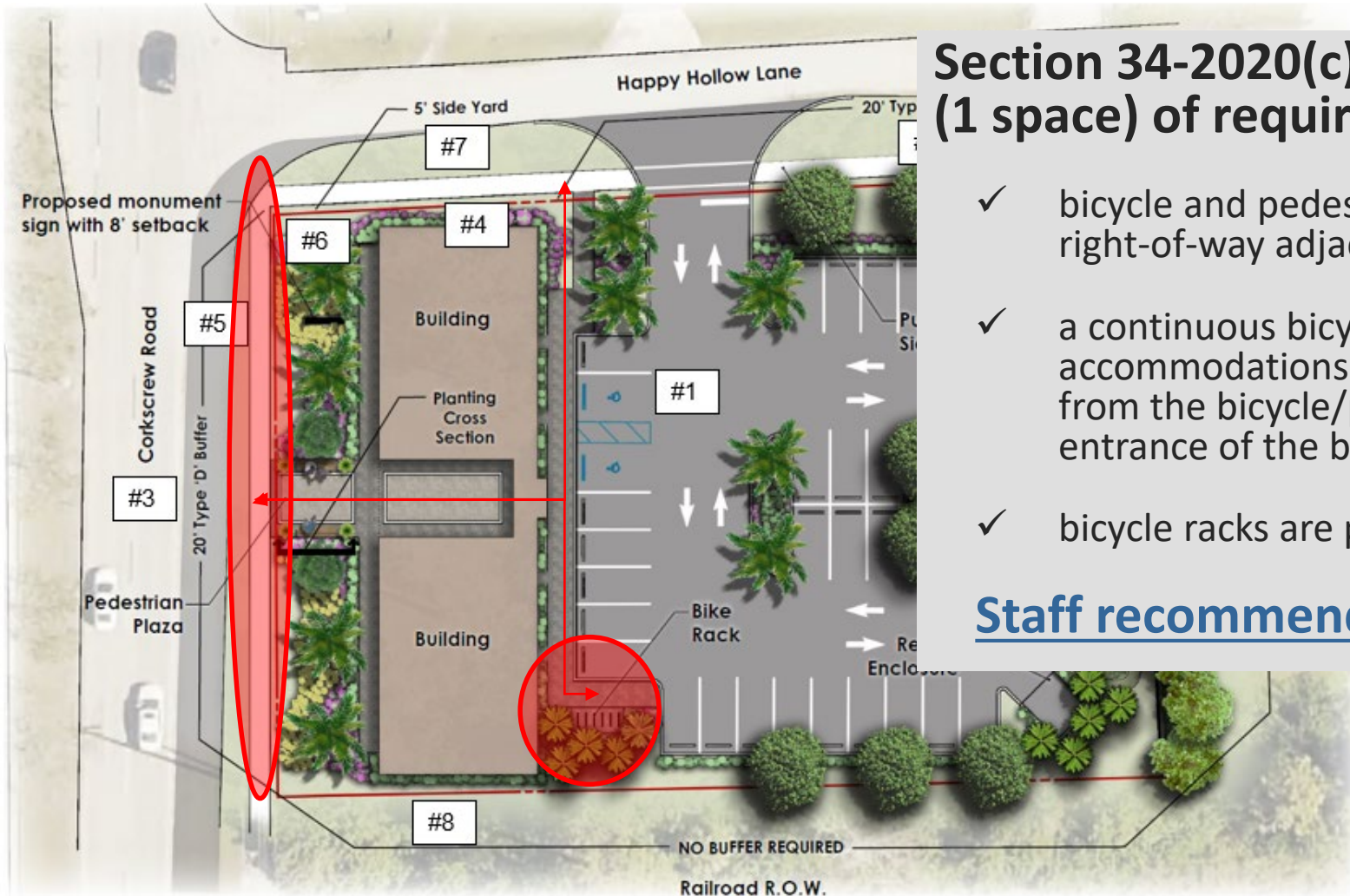
CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN AERIAL WITH DEVIATIONS LOCATED



1. 5% Parking Space reduction (1 space)
2. Type D buffer reduced by 5' for angle of site – no reduction in plantings
3. Type D Corkscrew Road buffer alternative plantings
4. Sign Location on Corkscrew Road
5. Sign Setback reduced to 8'
6. Building setback 20' from Corkscrew Road
7. 5' Side Yard setback along Happy Hollow
8. 5' Side Yard setback to west (abutting railroad)



# Deviation 1 - Parking



**Section 34-2020(c)(3) Allows a 5% reduction (1 space) of required parking spaces if:**

- ✓ bicycle and pedestrian facilities are located in the right-of-way adjacent to the property;
- ✓ a continuous bicycle path and pedestrian accommodations are provided internal to the project from the bicycle/pedestrian facility to the primary entrance of the building; and,
- ✓ bicycle racks are provided on-site.

**Staff recommends approval**

# Deviation 4 – Sign Location



**Section 33-385(a)(3) which requires a commercial sign to be located on the frontage where the primary access of the business; to allow the monument sign on Corkscrew Road.**

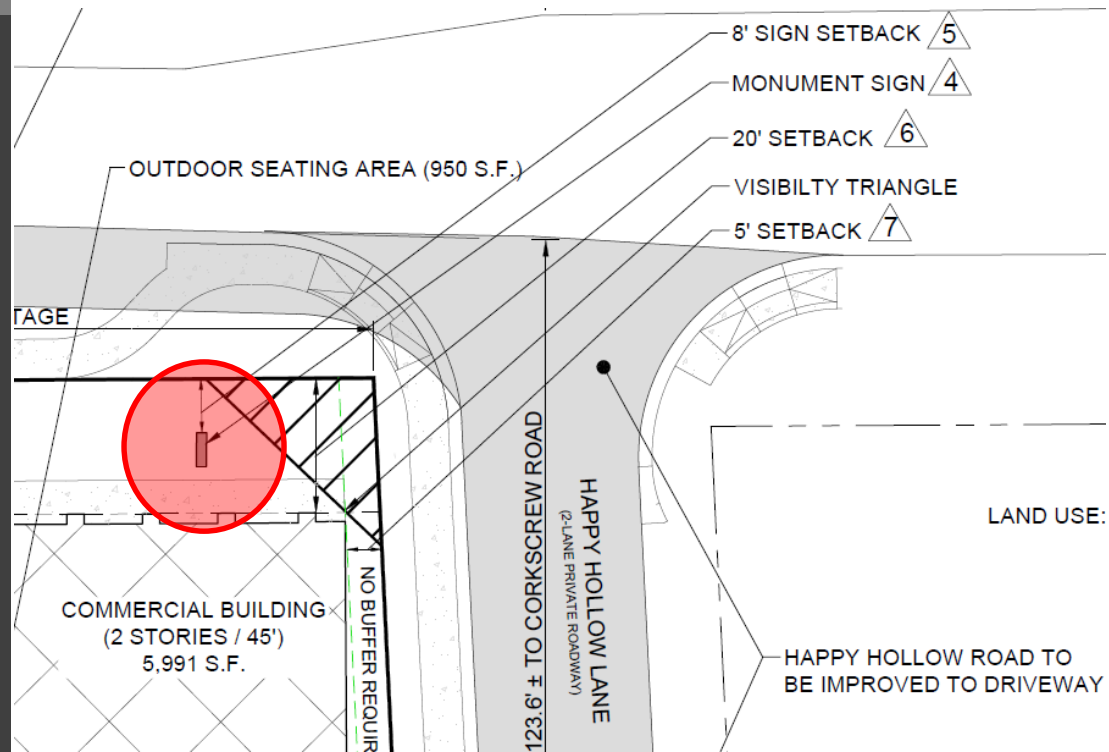
- ✓ The business' entrance is via a local road that serves residences.
- ✓ A monument sign deep on Happy Hollow would not serve a purpose for wayfinding for traffic on Corkscrew Road.

**Staff recommends approval**

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# Deviation 5 – Sign Setback



Section 33-385(a)(3) requires 15-foot setback from street right-of-way or easement, and 10 feet from any other property line; to allow a monument sign eight feet (8') from the Corkscrew Road right-of-way.

The site is unique:

1. The business entrance is from a local road that serves residences to the south to serve Estero's code desiring parking in the rear of buildings in the Village Center.
2. There is no option for an entrance onto Corkscrew Road because of limitation by Lee County for access points and limited road frontage because of the small lot size.
3. The site is a corner lot with a site triangle restriction.
4. The site is small, 0.73 acres.

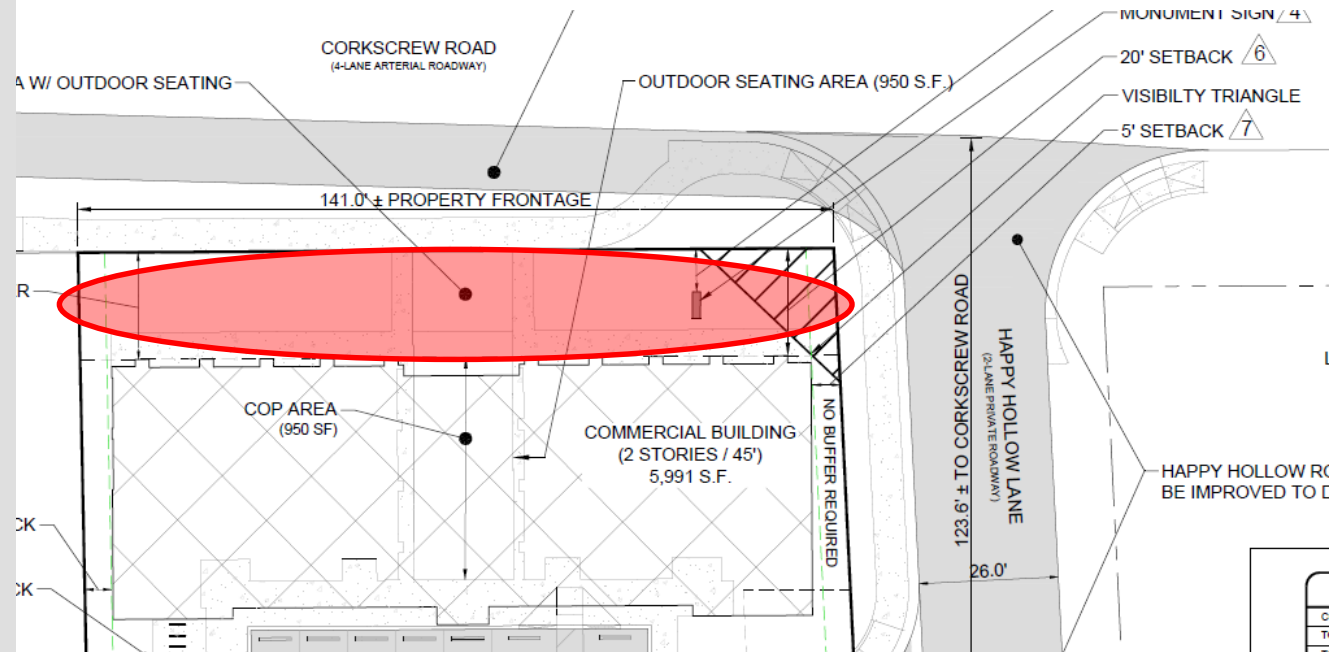
Staff recommends approval

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# Deviation 6 – Building Setback

**Section 34-2192(a) requiring a 25-foot setback from the edge of the Corkscrew Road right-of-way; to allow a setback equal to the required buffer width of 20 feet as permitted in Section 34-935(b)(1)a.**

- ✓ The five-foot (5') deviation allows for site flexibility.
- ✓ A primary concern was buffer depth on the southern boundary to protect the residential area from light and noise. The lesser setback on Corkscrew Road allowed for no deviations in the southern buffer requirement.
- ✓ The deviation does not impact the buffer area plantings required, nor does it affect the site visibility triangle at the corner of Corkscrew Road and Happy Hollow.
- ✓ The Corkscrew Road overlay is applied to many properties in the area which allows for a 0' street setback and a maximum of 25-foot setback. This deviation is consistent with the look and feel of the corridor.

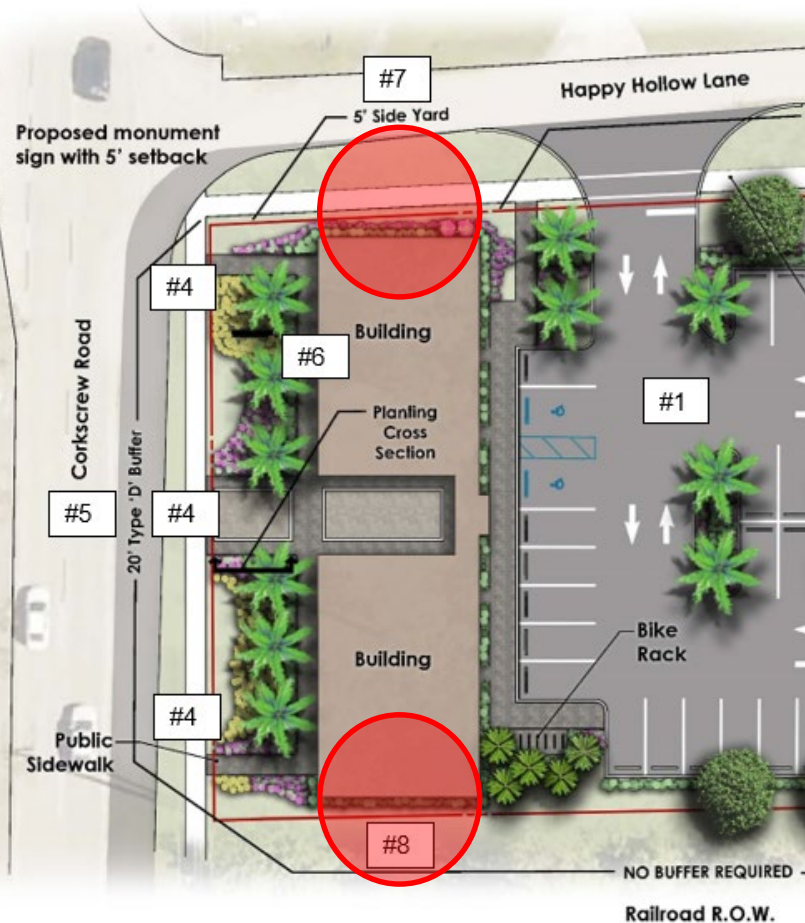


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# Deviations 7 & 8 – Yard Setbacks

CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN AERIAL WITH DEVIATIONS LOCATED



Section 34-2192(a) requiring all buildings set back a minimum of 20 feet from the adjacent private street easement or right-of-way; to allow a 5-foot setback abutting Happy Hollow Lane.

Section 34-935 (b) requires all buildings to be set back from the development perimeter equal to the greater of 15 feet; to allow a 5-foot setback abutting the railroad property.

- ✓ Rather than have 15 feet and 20 feet setbacks on the west and east sides respectively, the reduction to five feet (5') allowed for space to be added to the center of the building design as public seating against Corkscrew Road as well as seating between the bottom two units for commercial use, such as a Café, all seeking to add activity and interaction to the site.

Staff recommends approval

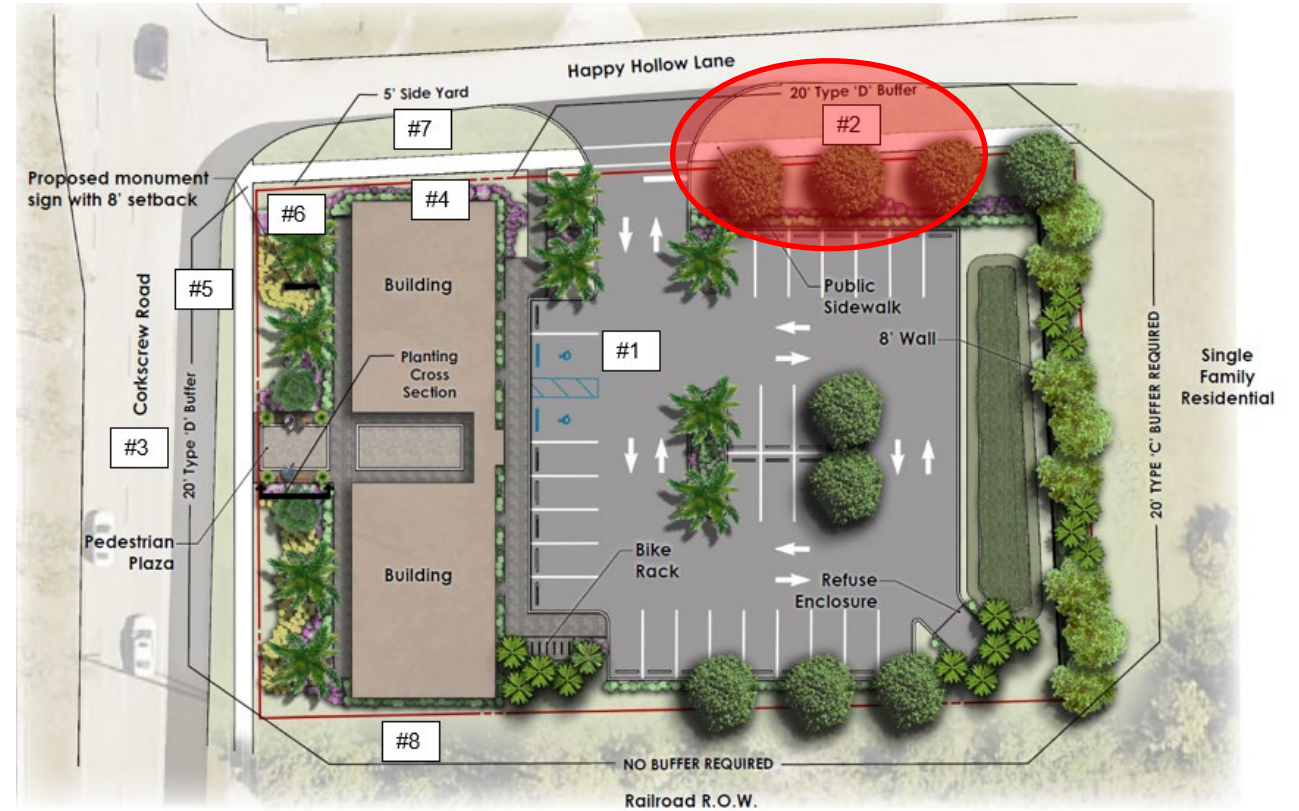
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# Deviation 2 – Happy Hollow Buffer

Section 33-351 requires a 20-foot Type “D” Buffer along a right-of-way for Happy Hollow Lane; to allow a portion of the parking lot to be a minimum of 15 feet from the property boundary.

- ✓ JUSTIFICATION: The site design is parallel to Corkscrew Road while the property is at an angle causing the intrusion into the buffer area. **The request does not include reducing required plantings.**

**Staff recommends approval**



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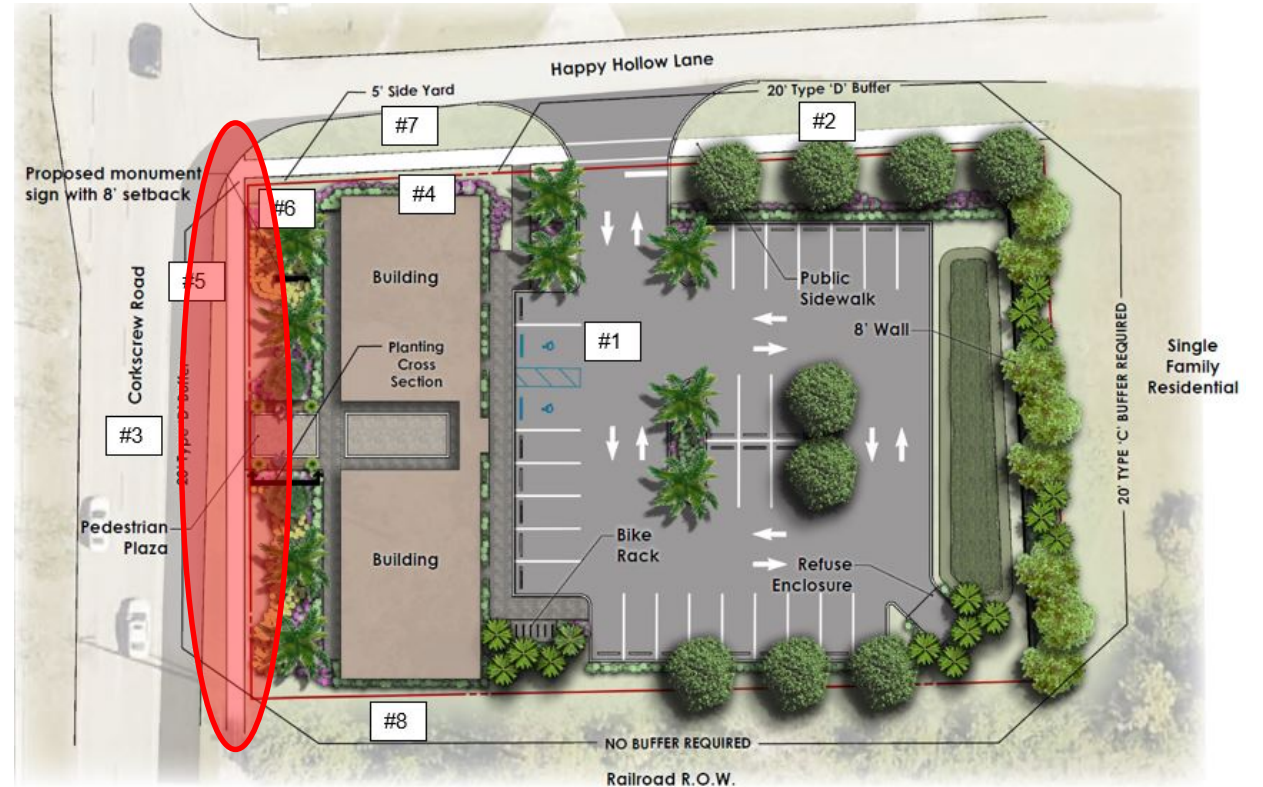


# Deviation 3- Corkscrew Rd. Buffer

Section 33-351 Type D buffer and 33-352 (a) and (b) plant materials; to allow the use of palms and some lower, less visually restrictive plantings rather than canopy trees and a ridged double-hedge row of 36" in height.

JUSTIFICATION: The proposed landscape design will meet Note 3 by not reducing the requirements but are proposing flexibility as follows:

- ✓ Hedge row against building sidewalk to vary in height from 18"-36" plantings and clustering rather than a ridged double-hedge row with a goal of providing a visual barrier but not completely concealing the activity, pedestrian plaza views and the sign monument.
- ✓ Statement palms to keep views open and mid-story canopy trees to provide shade to the public plaza area.
- ✓ The plan acknowledges that all required trees must be a minimum 45-gallon container, 12-foot to 14-foot planted height, six-foot spread and 32-inch caliper, or field grown equivalent, at the time of planting.



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# Deviation 3- Corkscrew Rd. Buffer

5 Trees Per 100 Linear Feet  
Double Hedge Row

Statement Palm  
Mid-Story Shade Tree  
Pedestrian Plaza with shaded  
bench seating, pavers and  
potted plants

Varied height Shrubs  
& Groundcovers  
(24"-36" ht.)  
Sign Monument



9/15/2020

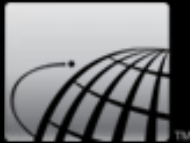


**MHK**  
ARCHITECTURE  
& PLANNING  
NAPLES | PALM BEACH | THE CAROLINAS  
*The Florida Architect*

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

*The Village of*  
**ESTERO**

**JP**  
JOE PAVICH JR.



**J. PAVICH REAL ESTATE**  
REALTY WORLD

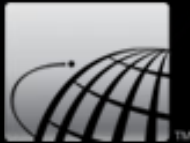
**Questions?**

**MHK**  
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& PLANNING  
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**W** **WALDROP**  
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**ESTERO**

**JP**  
JOE PAVICH JR.



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REALTY WORLD

**Thank you!**