



Pavich Building

Public Information Meeting

Planning, Zoning, and Design Board (PZDB)

December 14, 2021

The Team

- James Ink, P.E. – Waldrop Engineering
- Matthew Kragh, AIA – MHK Architecture
- Fred Drovdic, AICP – Waldrop Engineering
- Sabrina McCabe, PLA – Waldrop Engineering
- Reid Fellows, P.E. – TR Transportation

12/3/2021

Overview of Request

PAVICH CENTER ESTERO PD

- Public Information Meeting for the submittal of a Development Order for construction approval
- Rezoned two lots totaling .73+/- acre from Agricultural to an Estero Planned Development Ordinance 2021-02 February 17, 2021
- Build a 2-story multi-use commercial development with:
 - 8,000 square feet of office, restaurant, retail or cafe and
 - 950 square feet of courtyard/outdoor seating.
 - 26 Parking spaces

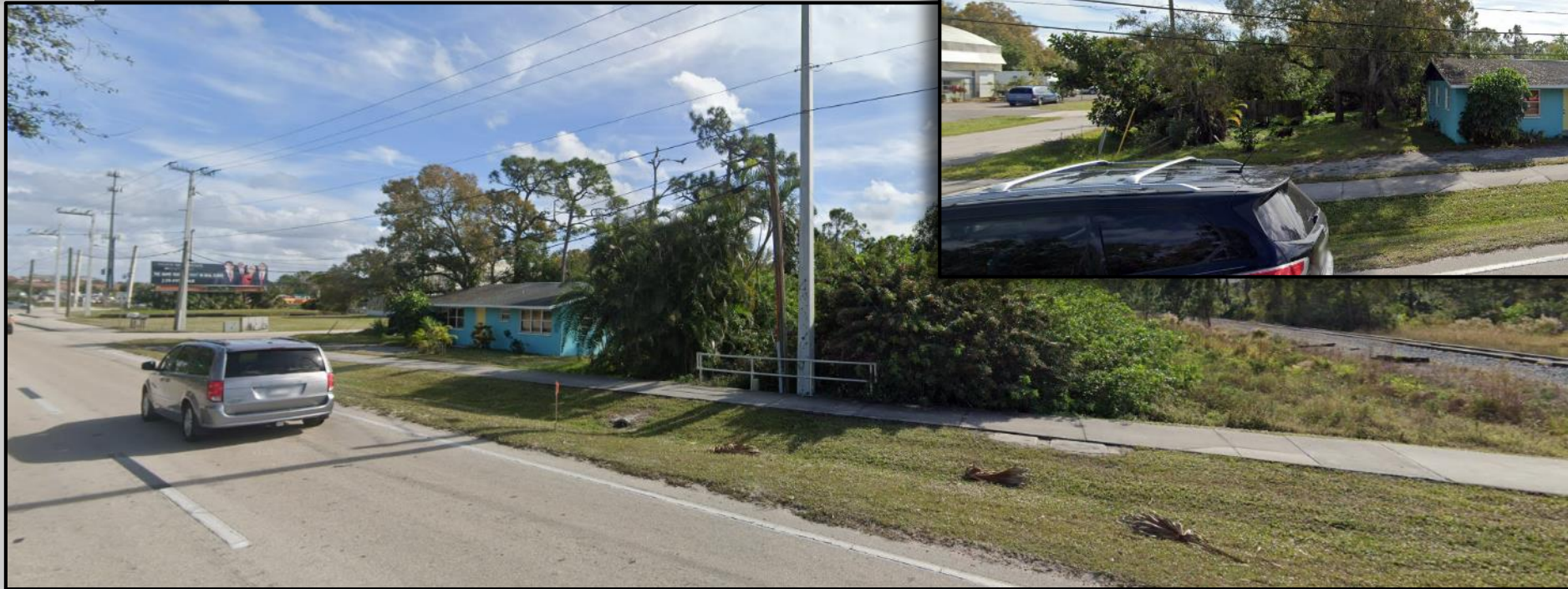
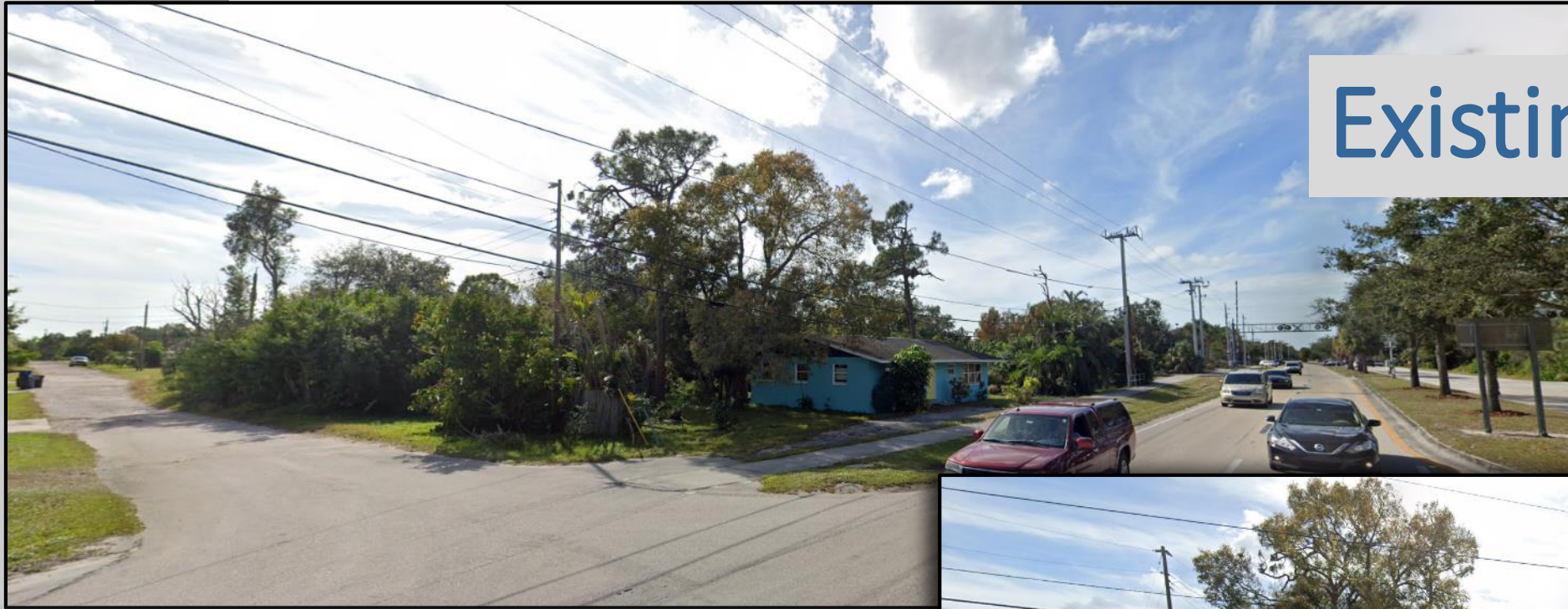
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Location

- 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



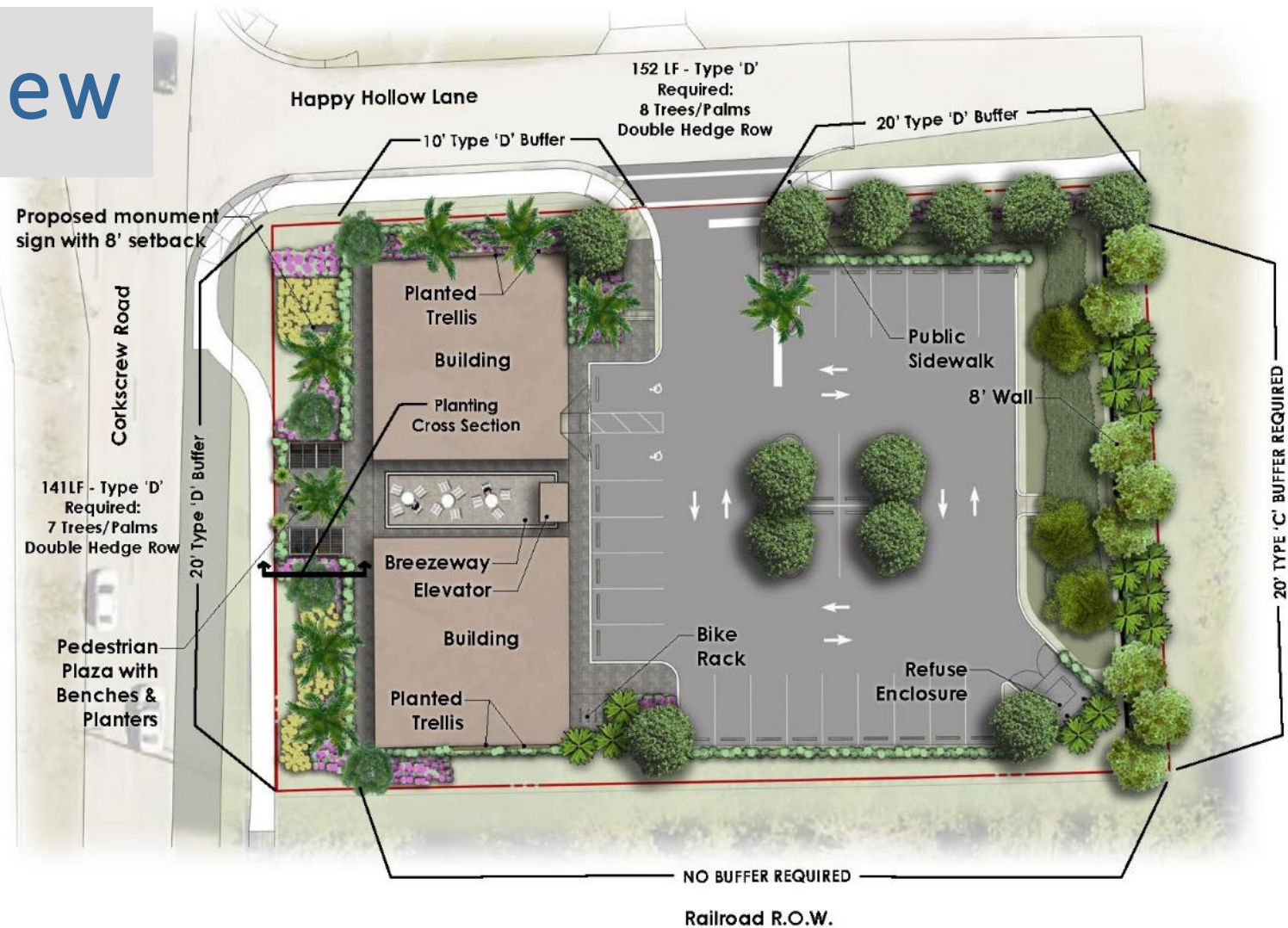
JP
JOE PAVICH JR.



J. PAVICH REAL ESTATE
REALTY WORLD

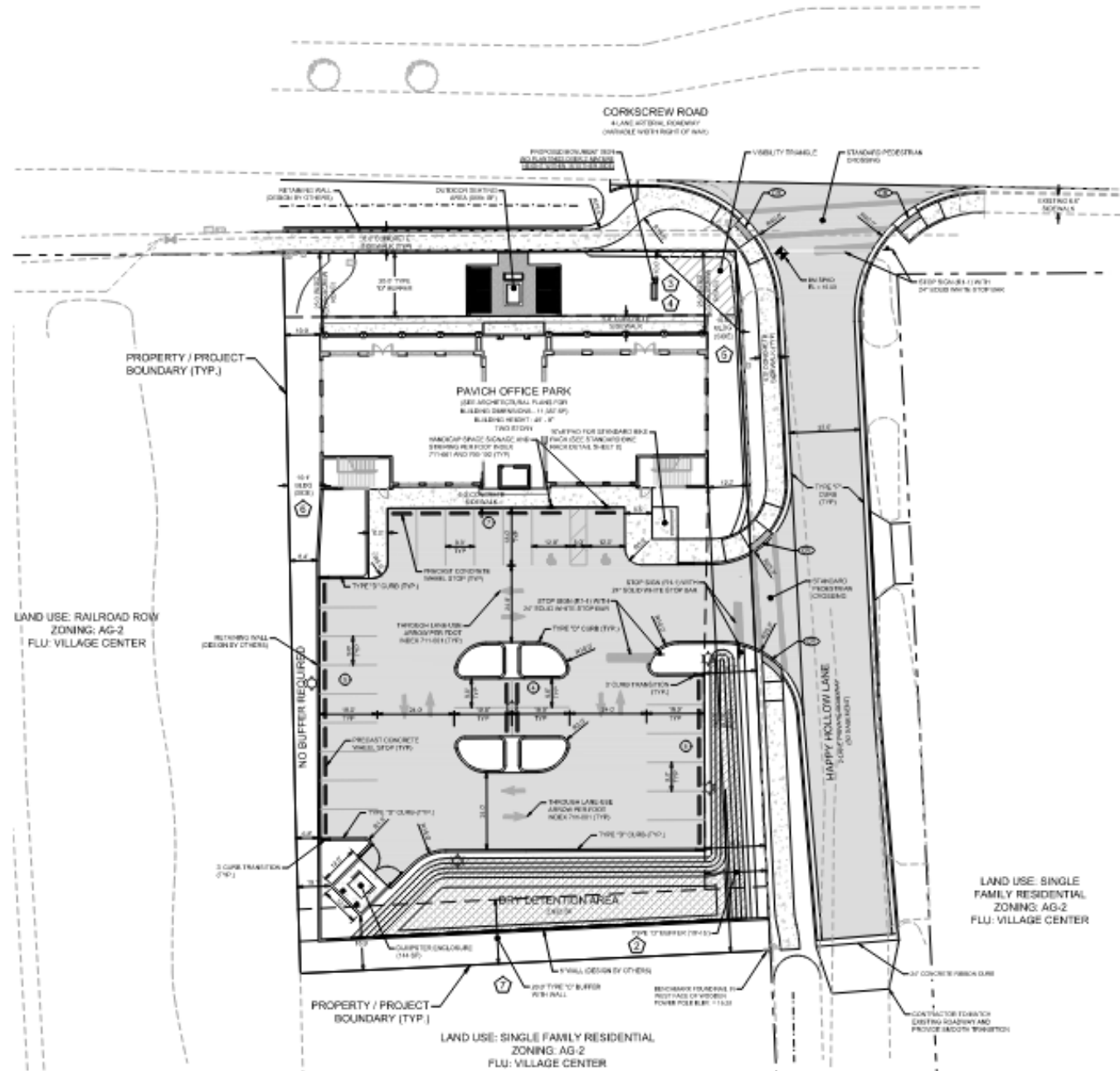
Zoning MCP Overview

- Parcel 0.73 +/- acres
- Construct
 - 8,000 sf building, 2 stories
 - 950 sf of outdoor seating central to buildings
 - Paving Grading and Drainage
 - Utility connections to Lee County Utilities
- 25' building setback form Corkscrew Road
- 10' side yard setbacks
- Type 'C' Buffer/wall to south
- Type 'D' landscaping on Corkscrew Road and Happy Hollow Lane
- Public amenity abutting Corkscrew Road



12/3/2021

Development Order Site Plan





Railroad ROW

Entrance

Happy Hollow Lane

Public Amenity Area with 5 benches and shade trellis

Outdoor seating courtyard between building

Corkscrew Road

Pattern Book and Architectural Design Section 5-7 Land Development Code

MHK Architecture



8
9
1
0
Joe French Jr.
Real Estate



Joe Pavich Jr.
Real Estate

8
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Revised Color Palette

- Changed from predominantly gray to warm earth tones as primary and accent colors
- Meets code



WEST ELEVATION



**WINDOW
FRAMES**
#28
MEDIUM BRONZE



SW 7036
Accessible Beige
Interior / Exterior
Location Number: 249-C1

BODY

SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2

TRIM

ROOF
ENGLERT
PREWEATHERED
GALVALUME
AWNINGS
SUNBRELLA
FABRIC COLOR TO
MATCH ROOF



Public Amenity and Landscaping

Waldrop Engineering

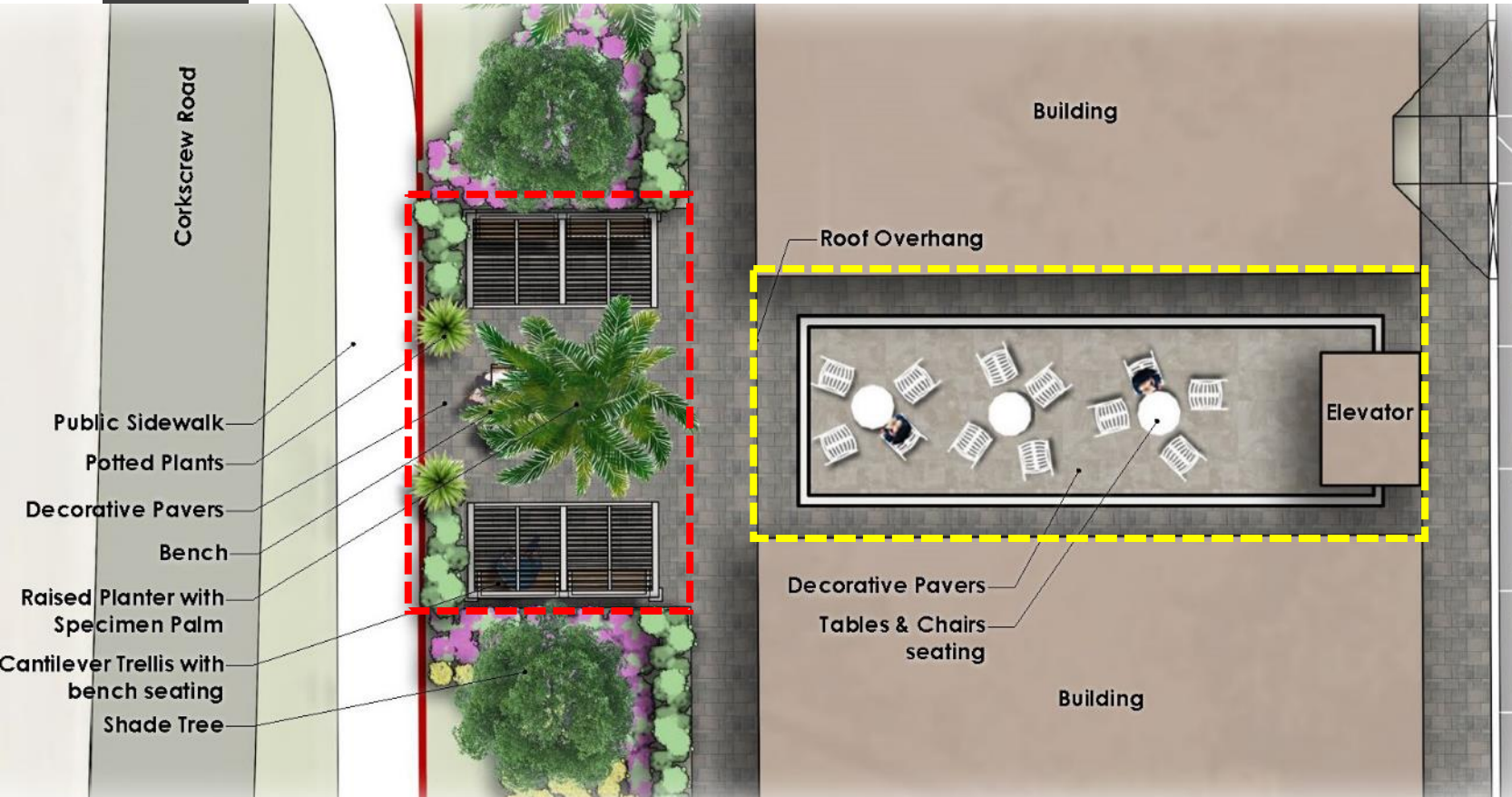


Public Amenity Area

AREA #1:

- Plaza seating area and open patio directly accessible from the existing walkway on Corkscrew Road.
- Features architecturally designed trellis to create shade and mimic shutters on building.
- 5 benches, pavers, central landscaped planter
- Minimum of 500 sf of area

AREA #2: An additional 950 sf outdoor seating area under building breezeway that is commercial space for ground floor units.



Corkscrew Road Landscaping

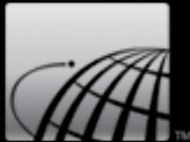


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The Florida Architect

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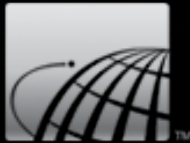
Questions?

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Thank you!