

Springs at Miromar Lakes



**APPLICATION REQUEST FOR DESIGN REVIEW BOARD
PUBLIC INFORMATIONAL MEETING
IN THE VILLAGE OF ESTERO
[LDC Section 33-54]**

REQUEST IS FOR: Public Informational Meeting pursuant to LDC Section 33-54 (a) & (b)

- 1. Applicant: Lisa Haselow - Continental 376 Fund, LLC
- 2. Project Name: Springs at Miromar Lakes
- 3. Address: Northwest corner of Miromar Outlet Drive and the future Highland Oaks Drive
- 4. Strap Number: 264625E3360110000
- 5. Application Number: _____

6. Type of Application (check appropriate type(s)):
- | | |
|---|---|
| <input type="checkbox"/> Monument Sign | <input checked="" type="checkbox"/> Development Order |
| <input type="checkbox"/> Limited Review Development Order | <input type="checkbox"/> Landscaping & Buffers |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Other _____ |
- (Specify)

7. Project Description. (Brief description of project and reason for application.)

Continental 376 Fund, LLC proposes to develop an upscale, Class-A 203-unit multi-family
community within the University Highlands MPD

8. Application shall be accompanied by an electronic copy of the detail plans, illustrating the scope of the project including all four (4) sides of the building, easements, and landscape plans. The plans shall define what is being requested and the existing conditions. Pursuant to Ordinance 15-01, plans and specifications are to be prepared by a registered architect or registered engineer.



 Signature

4/11/2016

 Date

**THE VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT
9990 COCONUT ROAD
ESTERO, FLORIDA 34135
PHONE (239) 221-5036**

S P R I N G S[®]

apartments

PROJECT DESCRIPTION

Continental 376 Fund LLC ("Continental") is proposing an upscale, Class-A 203-unit multi-family community at the northwest corner of the future Highland Oaks Drive and Miromar Outlet Drive in the Village of Estero, Florida known as the Springs at Miromar Lakes (the "Springs"). A total of eight (8) primary buildings and several accessory structures are proposed. The apartment buildings consist of a variation of three building types which are each two-story structures with private, ground-level, and direct entries to individual units, providing for a townhome feel. Both attached and detached garages are offered to residents.

Exterior elevations provide architectural interest through varied durable materials which include stone masonry elements, cement-fiber lap siding, cement-fiber vertical board and batten siding, and cement-fiber flat panel siding all in a color palette complementary to the surrounding neighborhood. Large-scale windows are provided in each unit to promote natural lighting, along with creating opportunities to optimize passive solar heating and cooling. Each building facade provides articulation to break up the structure's massing; balconies and patios, covered doorways, unit projections, and a varied roof line create architectural interest with each facade.

The Springs will supply a mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom units. All of the floor plans offer an open-living concept with upgraded interior finishes that include dark-stained cabinetry, granite countertops, stainless steel appliances, luxury wood laminate flooring, and large kitchen islands. Washers and dryers are provided in each unit. Some of the units will also offer tiled bathtub surrounds, kitchen backsplashes, upgraded lighting packages, private fenced yards, screened porches, and more.

The Springs will be a gated community with one main vehicular access point into the development. The gate will be closed at all times for security. Decorative fencing will be installed along Miromar Outlet Drive, Everblades Parkway, and the future Highland Oaks Drive. A secondary gate is proposed near the northern edge of the site for emergency services. Monument signage is proposed at both the main access point from Highland Oaks Drive and along Everblades Parkway with wall signage posted on the clubhouse.

A number of amenities are included within the development. Among the facilities are a clubhouse, pedestrian sidewalks throughout the community, a pond, a car care area, a pet wash station, and a fenced pet playground. The clubhouse features a 24-hour fitness facility, a large gathering room for events, and a kitchen area with wi-fi throughout. The clubhouse will also have offices for the management and leasing activities of the community. A resort style pool with outdoor grilling area and modern fireplace will be located at the rear of the clubhouse.

Continental recently developed a project, Springs at Estero, directly north of this proposed development. The existing Springs at Estero is experiencing a high level of success, proving that there is demand for apartments in the area, and is attracting various residents including many young professionals and empty nesters.

Excerpts from
University Highlands-Image Book

INTRODUCTION

The purpose of this Image Book is to set examples of architectural theming and treatment of general site elements (entries, buffers, water management, signage, lighting etc.) for the University Highland Limited Partnership (UHLP) property, which is the remaining fully entitled parcel (208.4 acres) located within the existing approved Timberland and Tiburon DRI. The images are meant to be in keeping with Lee County Land Development Code (LDC) requirements and in maintaining and promoting the current Estero community vision of a vibrant planned village in which there is a creative and unified mix of uses.

We look to provide a unified architectural approach in design, among a diversity of uses, based on current local standards while encouraging creativity with details that provide a complimentary yet unique development within the community.

Mediterranean Revival is the preferred choice of architectural styles for the UHLP village. This style reflects the architectural influences of the Mediterranean coast including Italian, Byzantine, Moorish, and French. Facades are generally characterized by stuccoed wall surfaces, low-pitched terra cotta and tile roofs with varying heights, arches, scrolled or tile-capped parapet walls, and articulated door surrounds. Balconies and window grilles are common, and are generally fabricated out of iron or wood. Colors of building exteriors are intended as natural earth tone based and/or light pastels. Styles will be subject to review by the County and Estero Design Review Committee. Setback requirements will be determined by Lee County LDC and the approved MPD.

The images within this book indicate design intent. More detail will be provided at the time of Lee County Development Order.





RESIDENTIAL

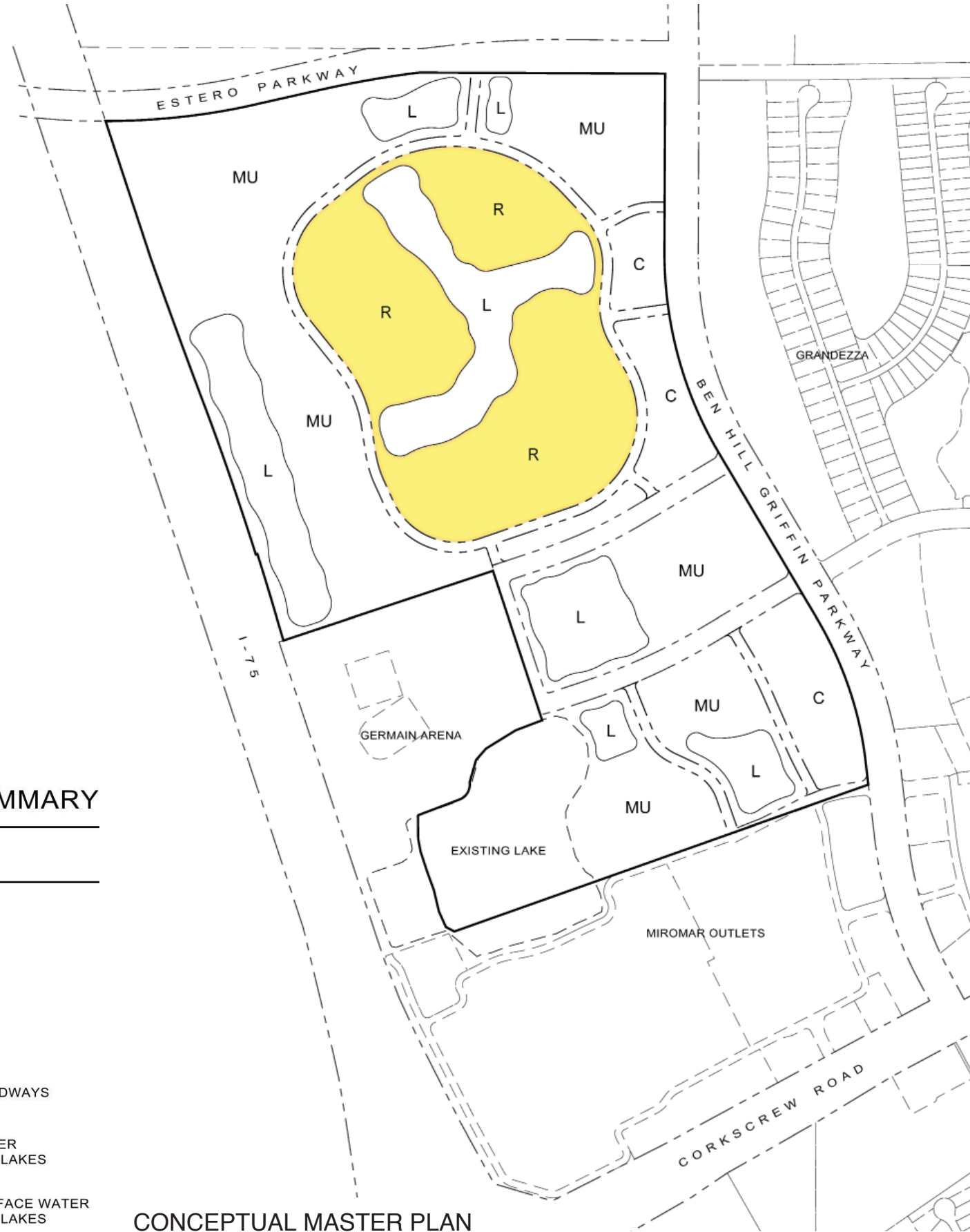
A variety of residential densities are intended within the village which will offer a range of experiences from higher densities within the mixed use parcels to a less dense product within the residential parcels as shown on the Conceptual Master Plan. Buffering with landscape per Lee County LDC requirements (Section 33-351) will provide separation between uses. Safe and efficient connectivity with adjacent parcels surrounding the village and local community are promoted through sufficient pathways, alternative paving treatments and street trees thereby enhancing traffic calming.

Architectural design of residential buildings includes addition of elements such as hip and gable roofs with appropriate roofing material, cantilevered balconies, ornamental trim and decorative shutters. Detail and articulation of elements will be applied to all facades of the building. Multi-family buildings will vary in height and depth along the façade while highlighting entry points. Colors are based on warm, earth tone shades or light pastels complementary with a unified architectural style.

LAND USE SUMMARY

USE	
MU	MIXED USE
C	COMMERCIAL
R	RESIDENTIAL
	INTERNAL ROADWAYS
L	SURFACE WATER MANAGEMENT LAKES
	EXISTING SURFACE WATER MANAGEMENT LAKES

CONCEPTUAL MASTER PLAN





- Varying rooflines with changes in massing and details create facade articulation
- Sinuous lake edge with fountain and littoral shelves



- Warm earth tones with tile roof
- Accentuation of entry with architectural details



- Relief of building facade through wall offsets and landscape



- Parcel entry area highlighted with building tower, pedestrian arches, and landscape
- Sidewalk connectivity to roadway network



- Highlight major intersections with fountains, pedestrian scale elements, and special paving



- Articulation of detail moldings and ornamentation
- Varying rooflines and wall offsets create shading effects

Examples of elements within the Residential Land Use Category



Proposed Site Plan
&
Site Summary

SPRINGS AT MIROMAR LAKES

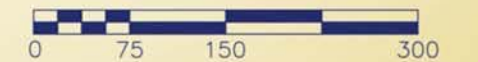
ESTERO, FL

Highland Oaks Drive & Miromar Outlet Drive_NWC



SITE SUMMARY		
MULTIFAMILY AREA	14.19 ACRES	
R.O.W DEDICATION	0.00 ACRES	
TOTAL ACREAGE	14.19 ACRES	
TOTAL UNIT COUNT	203 UNITS	
DENSITY	14.31 UNITS / AC	
BUILDING INFORMATION		
BUILDING TOTALS:		
BUILDING CT / TYPE	UNITS	GARAGES
B20 - 2 BUILDINGS (20 DU/BLDG)	40	16
G24 - 1 BUILDING (24 DU/BLDG)	24	0
G28 - 5 BUILDINGS (28 DU/BLDG)	139	0
TOTAL:	203	16
GENERAL UNIT MIX:		
STUDIO	68	33%
1BR	64	32%
2BR	56	28%
3BR	16	8%
TOTAL:	204	100%
PARKING INFORMATION		
GARAGE TOTALS:		
NUMBER OF ATTACHED	16 GARAGES	
% ATTACHED GARAGES	7.9 %	
NUMBER OF STAND ALONE	37 GARAGES	
TOTAL GARAGES	53 GARAGES	
OVERALL GARAGES per UNIT	0.26	
PARKING REQUIRED PER CODE	426 SPACES	
SURFACE PARKING AMOUNT:	408 SPACES	
TOTAL PROVIDED PARKING:	461 SPACES	
	(11 ADA)	
UNIT PARKING RATIO	2.27	
COVERED PARKING RATIO	0.11	
CLUBHOUSE PARKING	43 SPACES*	
*NOT INCLUDED IN PARKING CALCS	(2 ADA)	
DESIGN CRITERIA / SITE INFORMATION:		
PARKING STALLS:	Perp - 9' X 18'	
ADA STALLS	9' X 18' (9' ACCESS AISLE)	
DRIVES:		
BUILDING HEIGHT:	2 STORY	
BUILDING SETBACKS:	SOUTH 25'	
	WEST 25'	
	NORTH 25'	
	EAST 25'	

NORTH



Springs at Estero & Springs at Miromar Lakes
Village of Estero & Lee County, FL
Ben Hill Griffin Parkway & Everblades Parkway



GERMAIN ARENA

**THE CLUB AT
GRANDEZZA**

**MIROMAR
OUTLETS**



CLUBHOUSE REAR ELEVATION
1/16" = 1'-0"



CLUBHOUSE LEFT ELEVATION
1/16" = 1'-0"



CLUBHOUSE RIGHT ELEVATION
1/16" = 1'-0"



CLUBHOUSE FRONT ELEVATION
1/16" = 1'-0"

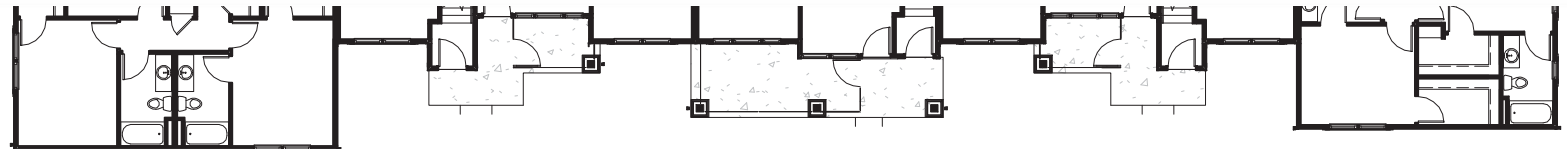
CLUBHOUSE ELEVATIONS

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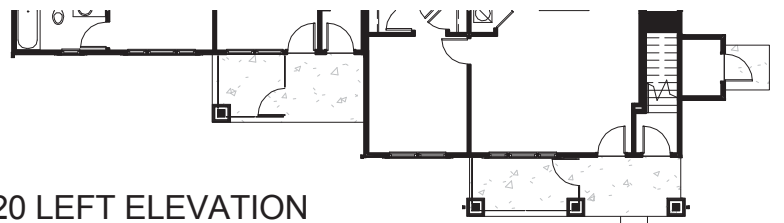


SPRINGS AT ESTERO II
EVERBLADES PKWY & HIGHLAD OAKS DR
ESTERO, FL

ASK-001 | 04/11/2016



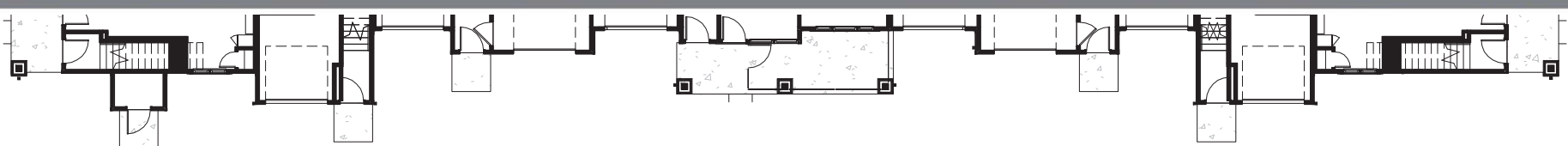
B20 REAR ELEVATION
3/64" = 1'-0"



B20 LEFT ELEVATION
3/64" = 1'-0"



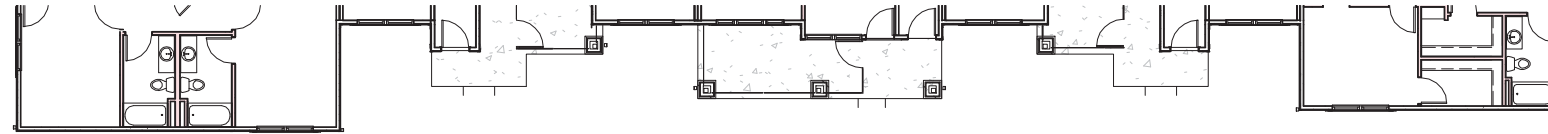
B20 RIGHT ELEVATION
3/64" = 1'-0"



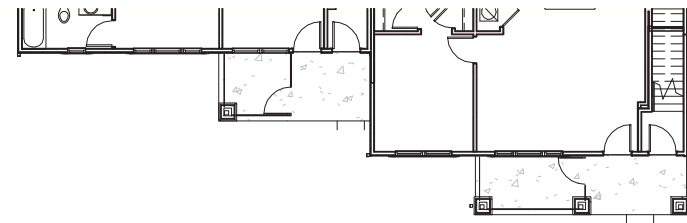
B20 FRONT ELEVATION
3/64" = 1'-0"

B20 ELEVATIONS

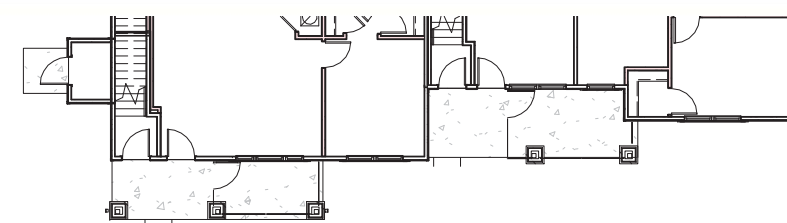
ASK-002 | 04/11/2016



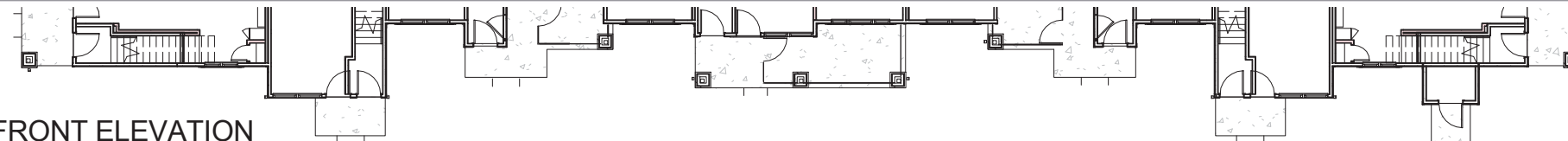
G24 REAR ELEVATION
3/64" = 1'-0"



G24 LEFT ELEVATION
3/64" = 1'-0"



G24 RIGHT ELEVATION
3/64" = 1'-0"



G24 FRONT ELEVATION
3/64" = 1'-0"

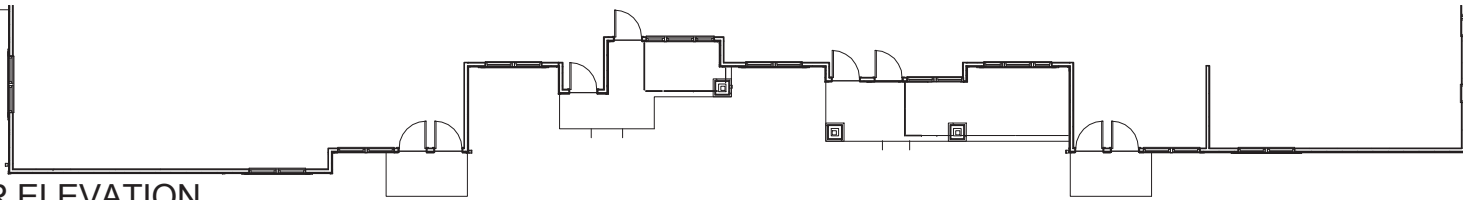
G24 ELEVATIONS

ASK-003 | 04/11/2016



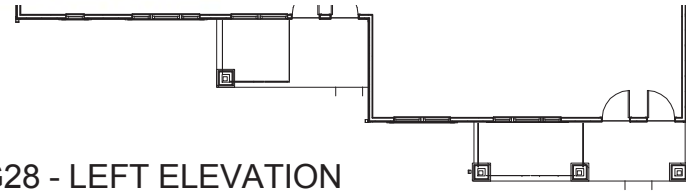
G28 - REAR ELEVATION

3/64" = 1'-0"



G28 - LEFT ELEVATION

3/64" = 1'-0"



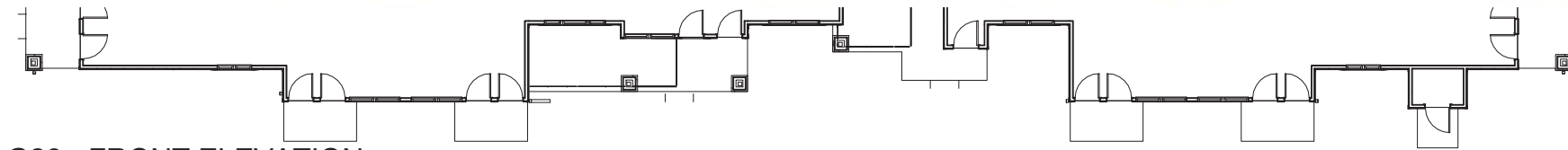
G28 - RIGHT ELEVATION

3/64" = 1'-0"



G28 - FRONT ELEVATION

3/64" = 1'-0"



G28 ELEVATIONS

ASK-004 | 04/11/2016