



Shoppes at University Highlands - Planning, Zoning & Design Board Lee Health

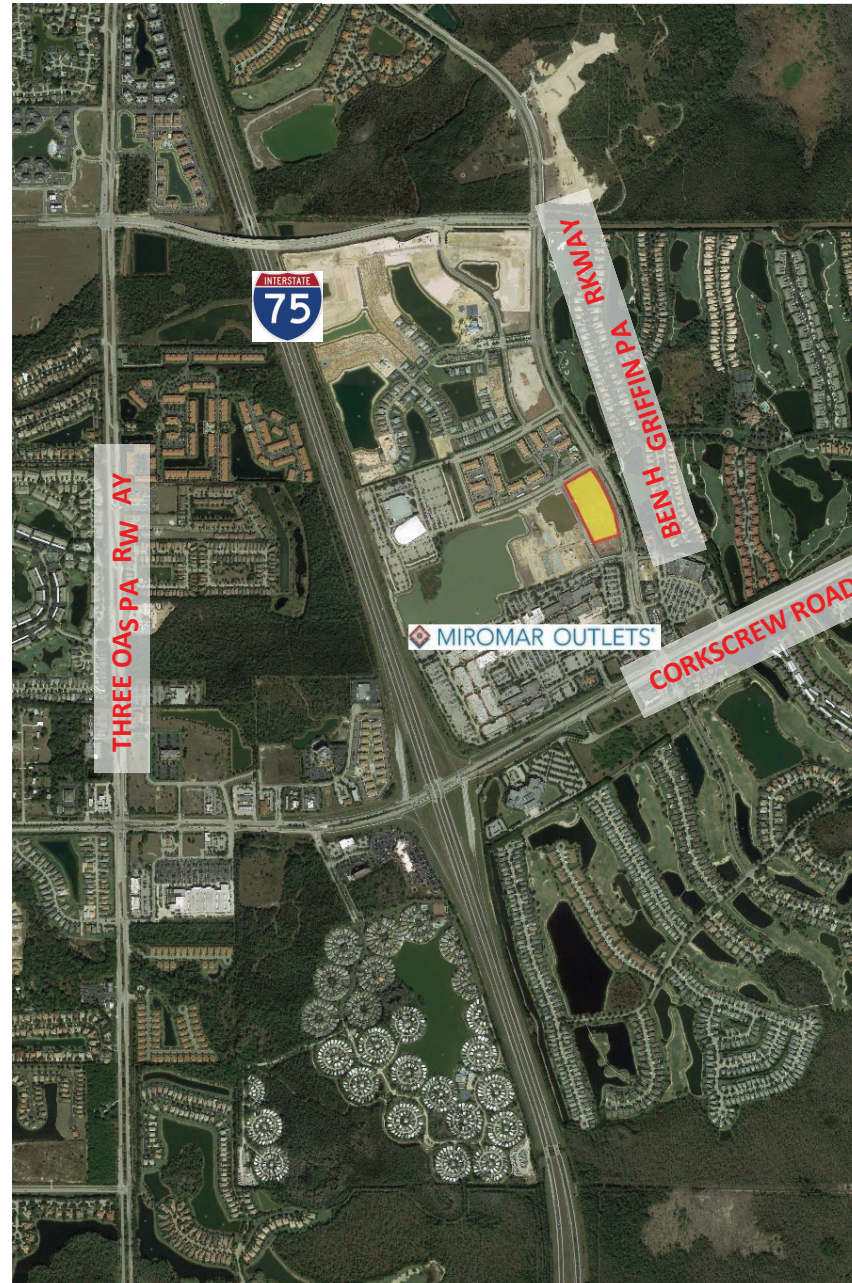


July 13, 2021



Project Team

- **South Real Estate Group**
 - John Conroy
- **Burt Hill/Pollock Krieg Architects**
 - Jim H n l y
- **Peninsula Engineering**
 - Dan W t r s
 - St v S mmons





Project Site Information and Existing Conditions

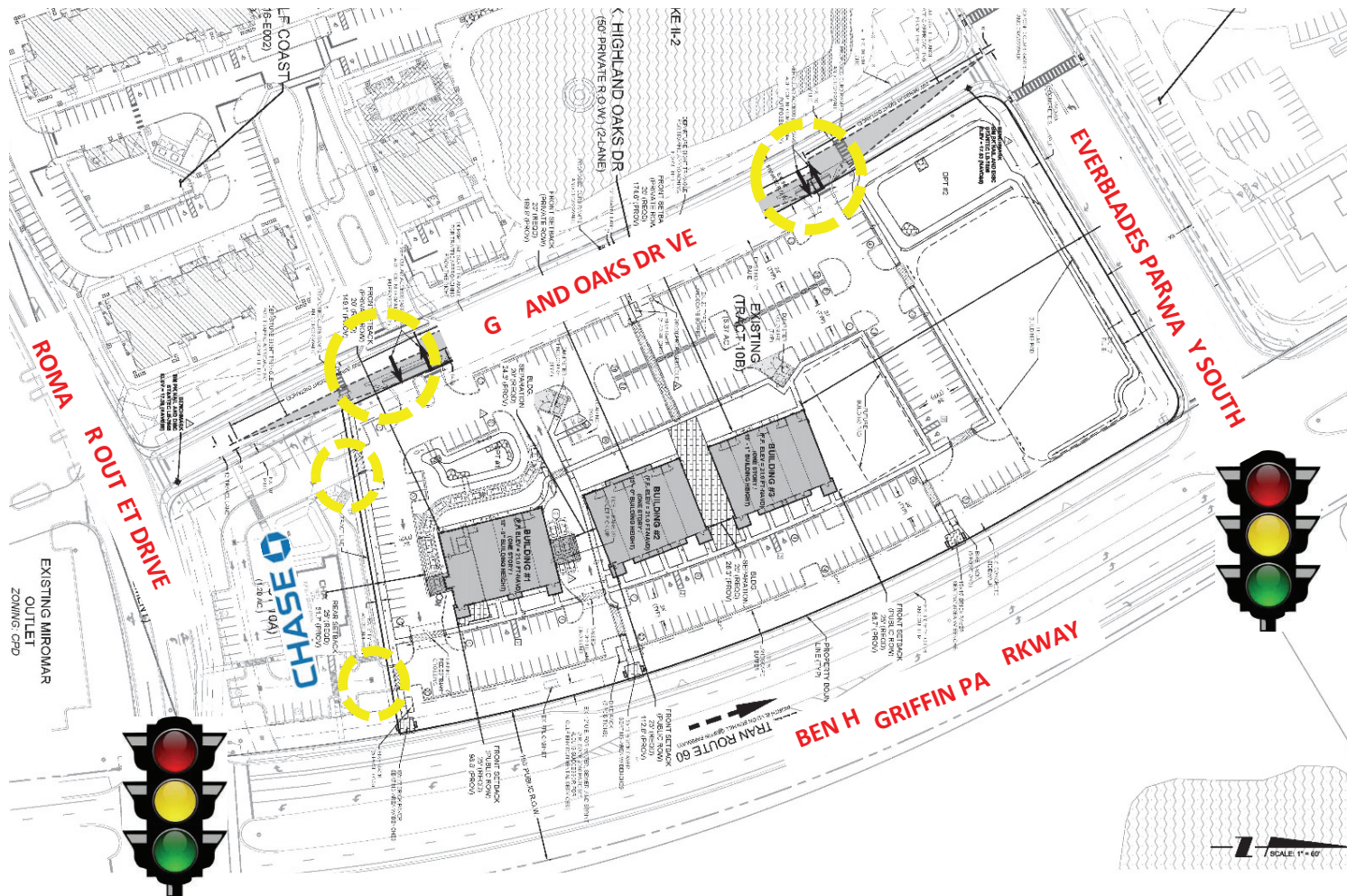
- Parcel Area - 6.37 acres
- Part of Timberland and Tiburon MPD and DRI (Resolution No. Z-10-031)
- Development Order issued October 8, 2018
- Building 1 Completed January 2020
- Buildings 2 & 3 Completed April 2020





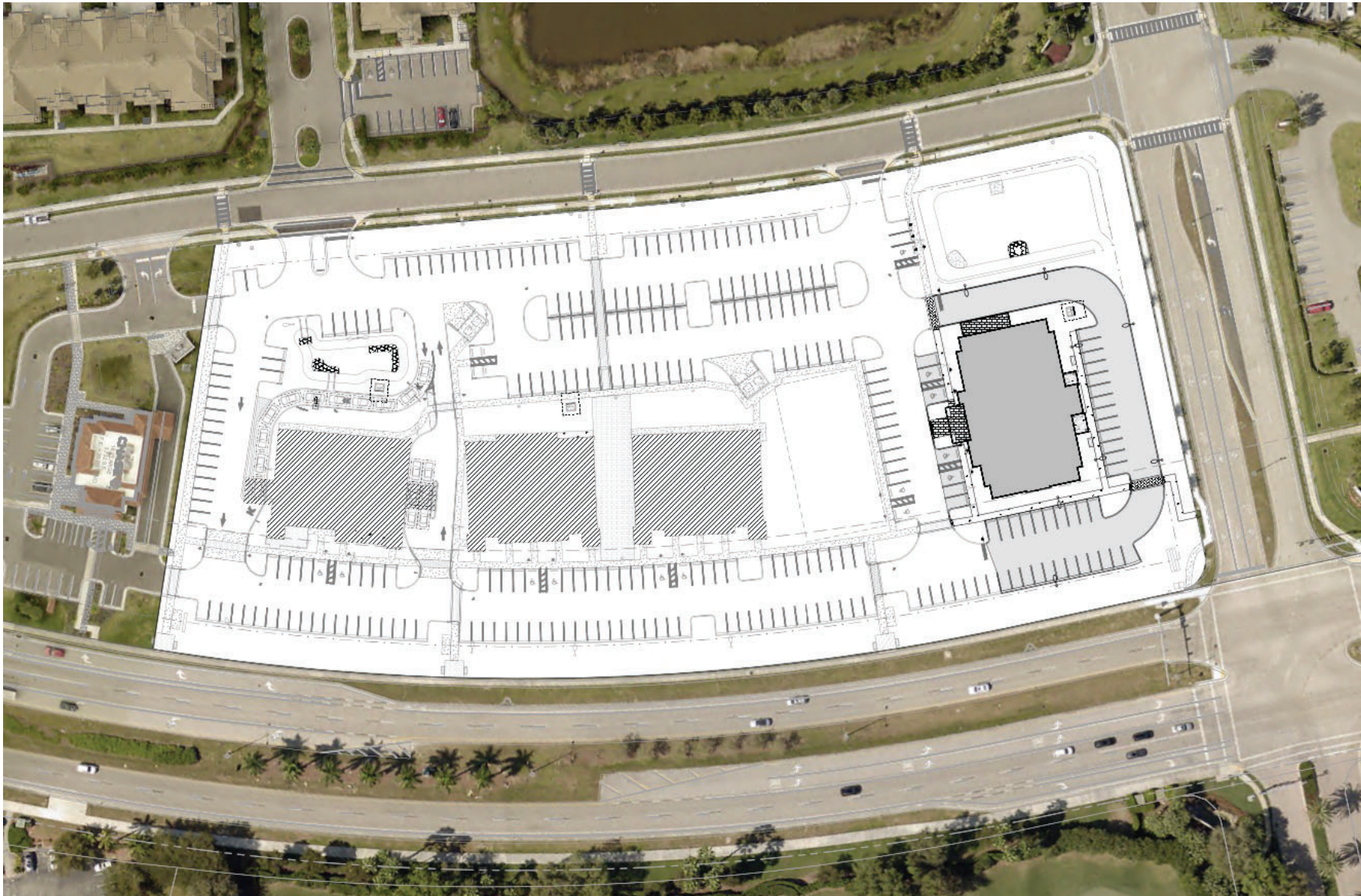
Vehicular Access and Connectivity

- parking Areas Interconnected with Chase site
- two Accesses to site from Highland Oaks Drive
- traffic Signals at both Ben Hill Griffin Accesses







Project Site Plan



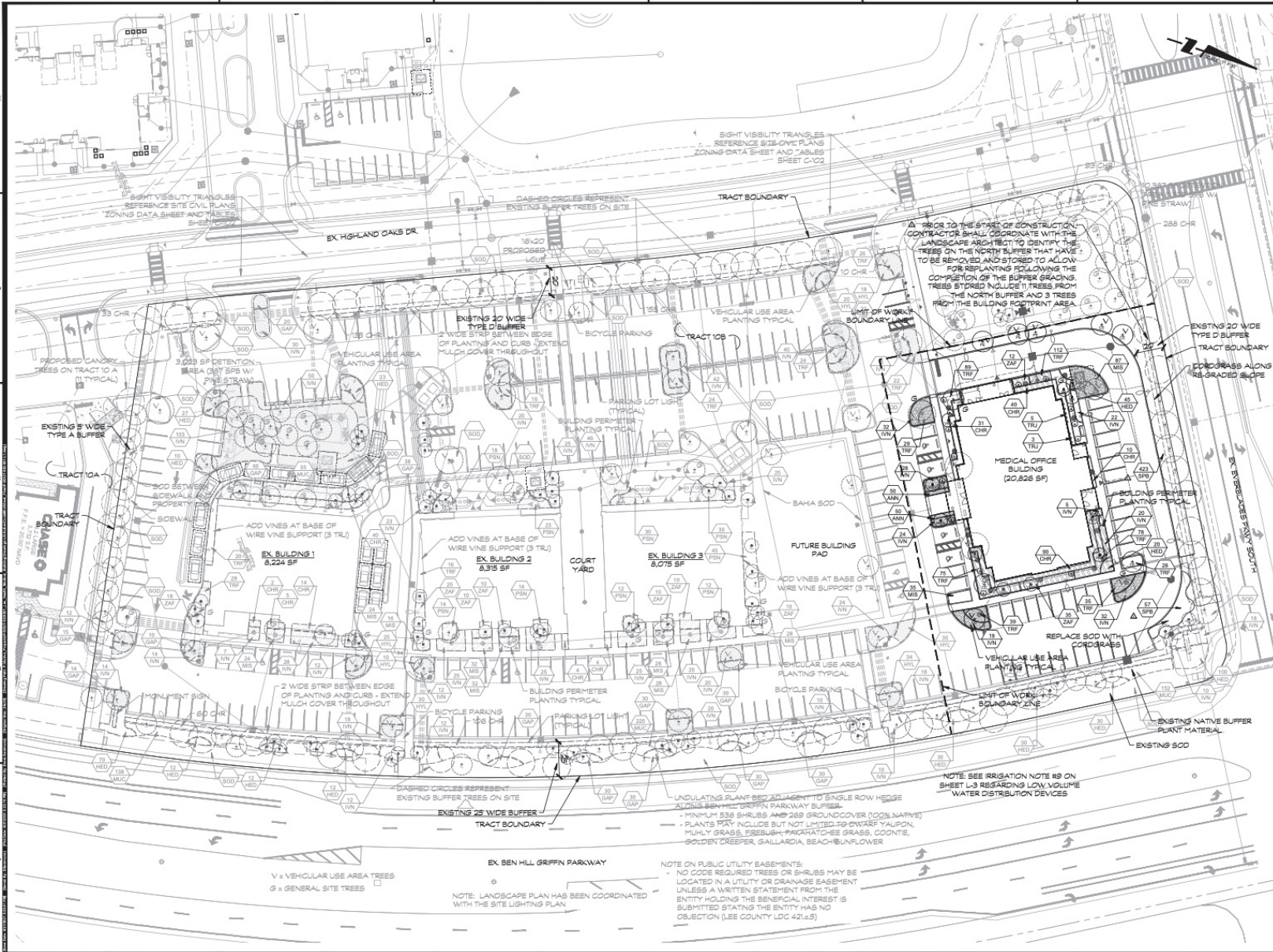


Parking Table

PARKING SUMMARY 			
Existing Mixed Use Building #1			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Restaurant w/ Drive Thru	2,239	13 spaces / 1000 sf	30 spaces
Medical Office	2,250	1 space / 300 sf	8 spaces
Retail	3,775	1 space / 350 sf	11 spaces
Total Floor Area =	8,264	Total Required =	49 spaces
Existing Mixed Use Building #2			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	5,315	1 space / 350 sf	16 spaces
Medical Office	3,000	1 space / 300 sf	10 spaces
Total Floor Area =	8,315	Total Required =	26 spaces
Existing Mixed Use Building #3			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	3,575	1 space / 350 sf	11 spaces
Medical Office	3,000	1 space / 300 sf	10 spaces
Restaurant	1,500	12.5 spaces / 1000 sf	19 spaces
Total Floor Area =	8,075	Total Required =	40 spaces
Proposed Use Building #4			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Medical Office	20,826	1 space / 300 sf	70 spaces
Total Floor Area =	20,826	Total Required =	70 spaces
		Total Required =	185 spaces
		Total Provided =	 286 spaces



Project Landscape Plan



PENINSULA ENGINEERING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING • LAND PLANNING
SITE PLANNING • CONSTRUCTION MANAGEMENT
OWNER REPRESENTATIVE

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Florida Certificate of Authorization #28275

PROJECT:
LEE HEALTH MEDICAL BUILDING AT UNIVERSITY HIGHLANDS

SHEET TITLE:
CODE MINIMUM LANDSCAPE PLAN

PREPARED FOR:
SOUTH REAL ESTATE GROUP

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	2/23/22
2	REVISED PER COMMENTS	2/23/22
3	REVISED PER COMMENTS	2/23/22

GRAPHIC SCALE:
0 10 20 30 40 50 60
NORTH

PROFESSIONAL SEALS:
DESIGNER: STEVE SAMMONS, P.E.
LANDSCAPE ARCHITECT: STEVE SAMMONS, R.L.A.

Designed by: STEVE SAMMONS
Drawn by: STEVE SAMMONS
Date: FEBRUARY 2022
Horizontal Scale: 1" = 30'
Project Number: P-SOUT-003-001
Site Number: P-SOUT-003-001-L1
L-2
Sheet Number: 02 of 04



Complementary Architectural Characteristics **between Medical Building and Retail Buildings**

- **Colors: building and trim**
- **Windows: style, framing and glazing**
- **Roof: tiles and slopes**
- **Awnings same as Starbucks building**
- **Decorative medallions same as other buildings**
- **Wall trellises same as Starbucks building**
- **Decorative block and scored stucco**



June DRB Meeting Notes:

- **Corbels same separation as other buildings**
 - **Matched corbel separation with Buildings 1, 2 & 3**
- **Additional architectural detail on building**
 - **Added kick backs to awnings and medallions used on other buildings**
- **Get rid of the trellis window coverings**
 - **Added same awnings above the windows as Building 1**
- **Recommended Confederate Jasmine for the trellis**
 - **Architectural elements to first floor**



3D Renderings

VIEW FROM SOUTHWEST





3D Renderings

VIEW FROM SOUTHEAST





3D Renderings

VIEW FROM NORTHWEST





3D Renderings

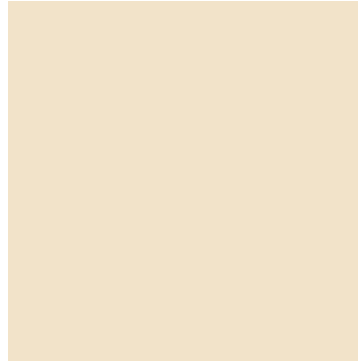
VIEW FROM NORTHEAST





Color Palette:

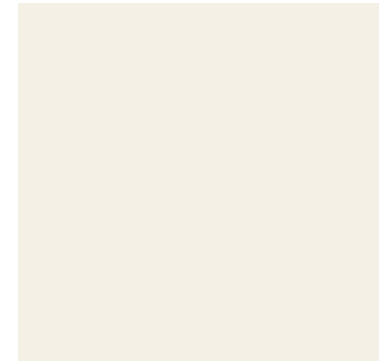
➤ **SW 6371 Vanillin**



➤ **SW 6108 Latte**



➤ **SW 7102 White Flour**



➤ **Naples Blend**



*same colors as other bu dings





Questions / Comments

