



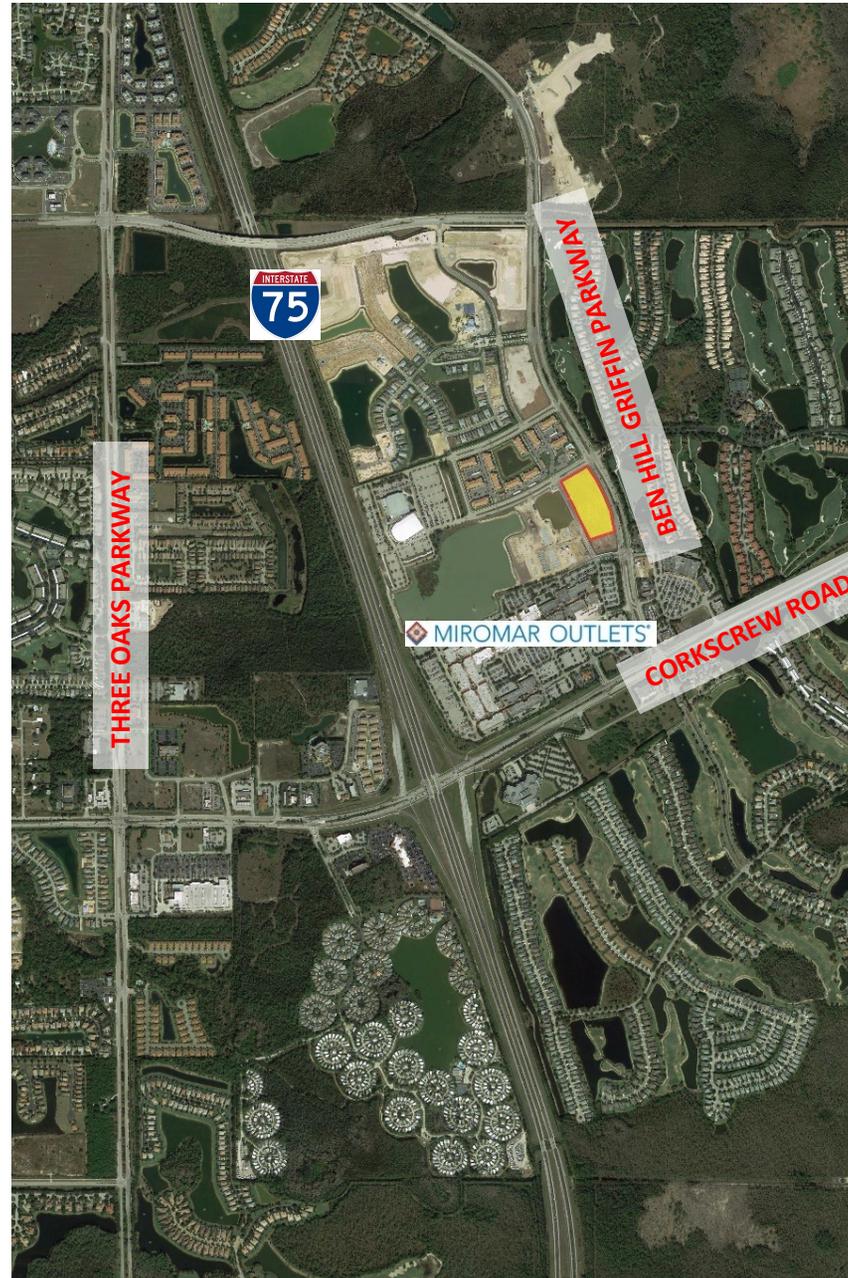
# Shoppes at University Highlands - Planning, Zoning & Design Board Building #5



August 24, 2021

## Project Team

- **South Real Estate Group**
  - John Conroy
- **South Florida Architecture**
  - Brian Ahmedic
- **Peninsula Engineering**
  - Dan Waters
  - Steve Sammons



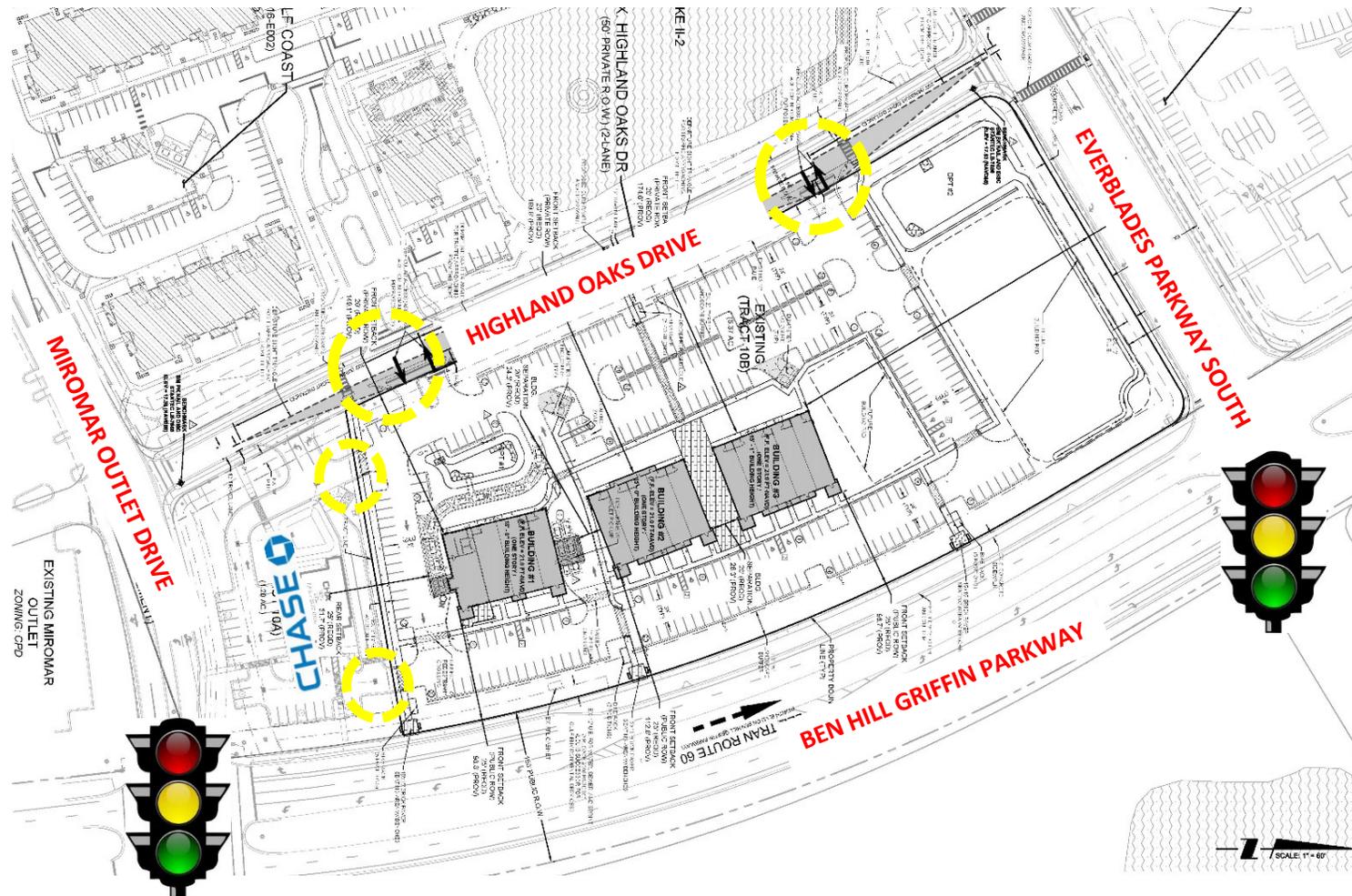
## Project Site Information and Existing Conditions

- 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





# Parking Table

PARKING SUMMARY			
<b>Existing Mixed Use Building #1</b>			
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	<b>Total Required =</b>	<b>49 spaces</b>
<b>Existing Mixed Use Building #2</b>			
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	<b>Total Required =</b>	<b>26 spaces</b>
<b>Existing Mixed Use Building #3</b>			
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	<b>Total Required =</b>	<b>40 spaces</b>
<b>Proposed Use Building #4</b>			
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	<b>Total Required =</b>	<b>70 spaces</b>
<b>Proposed Use Building #5</b>			
Building Use	Building SF	Required Parking Ratio (Per Village of Estero LDC)	Required No. of Spaces (Per Village of Estero LDC)
Retail	6,000	1 space / 350 sf	18 spaces
Restaurant	1,300	12.5 spaces / 1000 sf	17 spaces
Total Floor Area =	7,300	<b>Total Required =</b>	<b>35 spaces</b>
<b>Total Required =</b>		<b>220</b>	spaces
<b>Total Provided =</b>		<b>279</b>	spaces

Building 1



Building 2



Building 3



**Colored Elevations**



**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"

**SFA**  
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THE SHOPS AT  
UNIVERSITY HIGHLANDS  
BUILDING 5

UNIVERSITY HEIGHTS  
ESTERO, FLORIDA  
PRELIMINARY SET

Revisions	
No.	Date
1	
2	
3	
4	

Drawn By: B.A.  
Job No: A13421  
Date: 8-2-21

CONTRACTOR'S RESPONSIBILITY: The Contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information provided to the architect. The Contractor shall be responsible for the construction of the project in accordance with the approved plans and specifications. The Contractor shall be responsible for the safety of the construction site and for the protection of the surrounding environment. The Contractor shall be responsible for the timely completion of the project and for the payment of all bills of materials and labor. The Contractor shall be responsible for the coordination of all trades and for the resolution of any conflicts that may arise. The Contractor shall be responsible for the maintenance of the construction site and for the removal of all debris and waste. The Contractor shall be responsible for the protection of the existing structures and utilities on the site. The Contractor shall be responsible for the installation of all equipment and fixtures in accordance with the approved plans and specifications. The Contractor shall be responsible for the testing and commissioning of all systems. The Contractor shall be responsible for the training of the operating staff. The Contractor shall be responsible for the documentation of the construction process. The Contractor shall be responsible for the archiving of all project records. The Contractor shall be responsible for the compliance with all applicable laws and regulations. The Contractor shall be responsible for the payment of all taxes and fees. The Contractor shall be responsible for the insurance of the project. The Contractor shall be responsible for the bonding of the project. The Contractor shall be responsible for the coordination of all permits and approvals. The Contractor shall be responsible for the communication with the architect and the owner. The Contractor shall be responsible for the overall success of the project.

SHEET  
**A-4.3**

**Colored Elevations**



**REAR ELEVATION**

SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**

SCALE: 3/16" = 1'-0"



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THE SHoppes AT  
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SHEET  
**A-4**

**Color Palette:**

➤ **SW 6371 Vanillin**



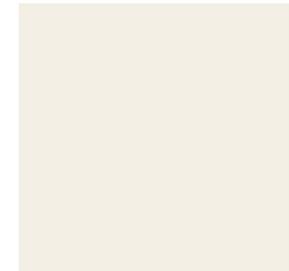
➤ **SW 6108 Latte**



➤ **SW 7720 Deer Valley**



➤ **SW 7102 White Flour**



➤ **Naples Blend**



\*same colors as other buildings



# Questions / Comments

