



Shoppes at University Highlands II - Planning, Zoning & Design Board

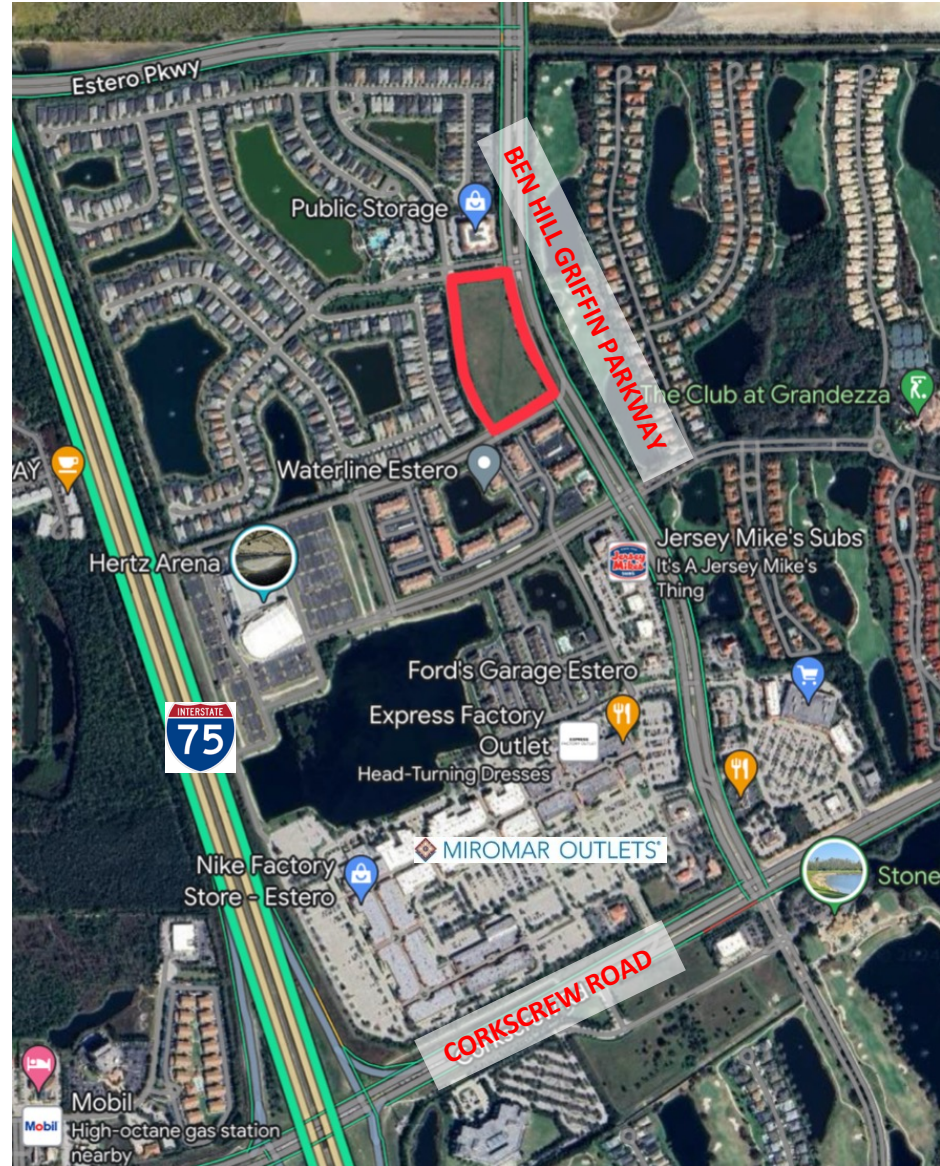
Public Hearing Meeting



September 10, 2024

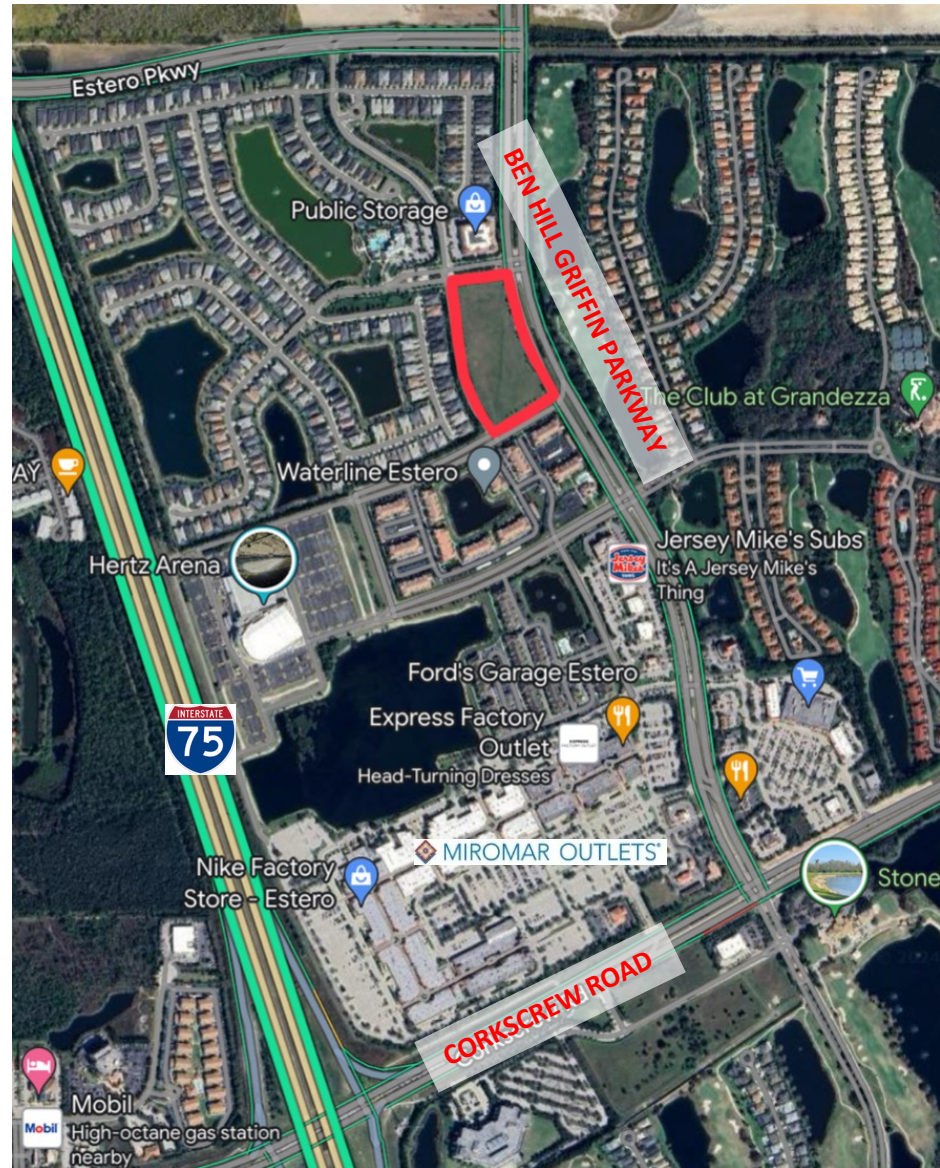
Project Team

- **South Real Estate Group**
 - **John Conroy**
- **South Florida Architecture**
 - **Michael Jorgensen**
- **Peninsula Engineering**
 - **Luis Bolivar**
 - **Steve Sammons**



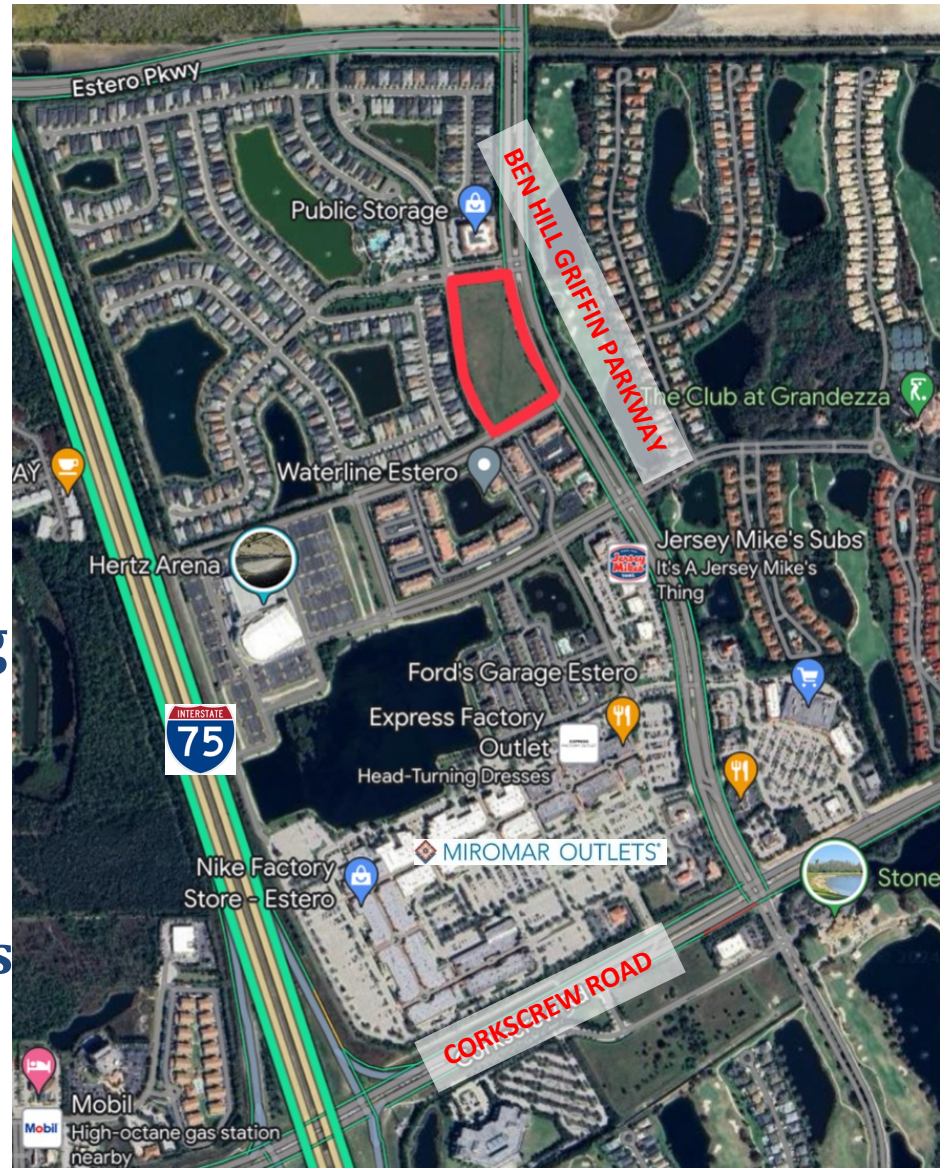
Project Site Information and Existing Conditions

- Parcel Area - 6.37 acres
- Part of Timberland and Tiburon MPD and DRI (Resolution No. Z-10-031)
- DOS 2016-E009
 - Minor DO for partial fill and perimeter landscaping for the property
- Seeking Development Order for two, 7,800 sf retail buildings



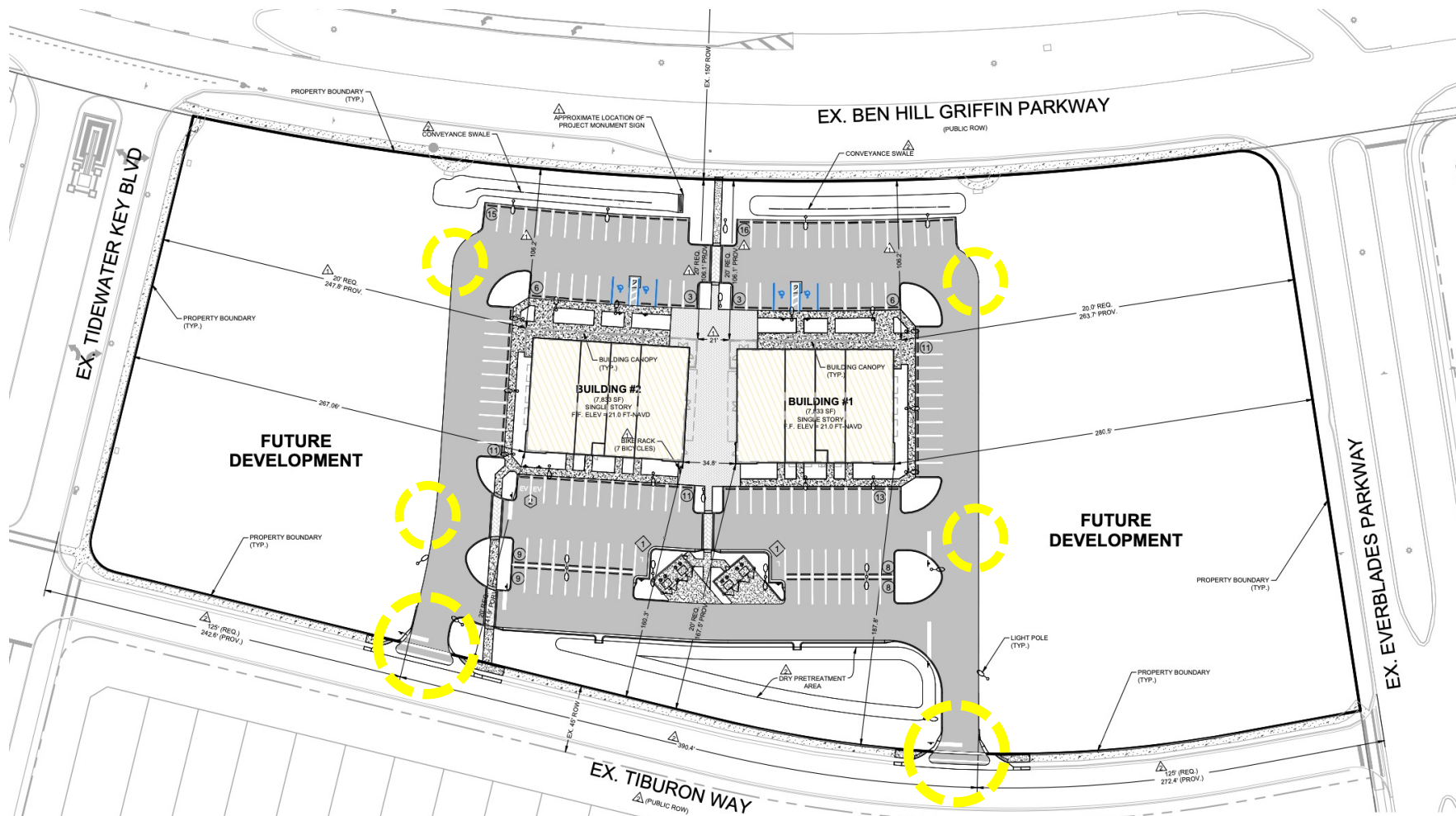
Design Concept

- **Tidewater Community**
 - Old Florida
 - Coastal
- **We tried to blend the two styles**
 - Connect with Tidewater
- **Design Review Board Meeting 5.14.24 comments**
 - Everyone liked the design of the buildings
 - Raise the front tower elements for increased differentiation
 - Dumpster enclosures away from the entrance



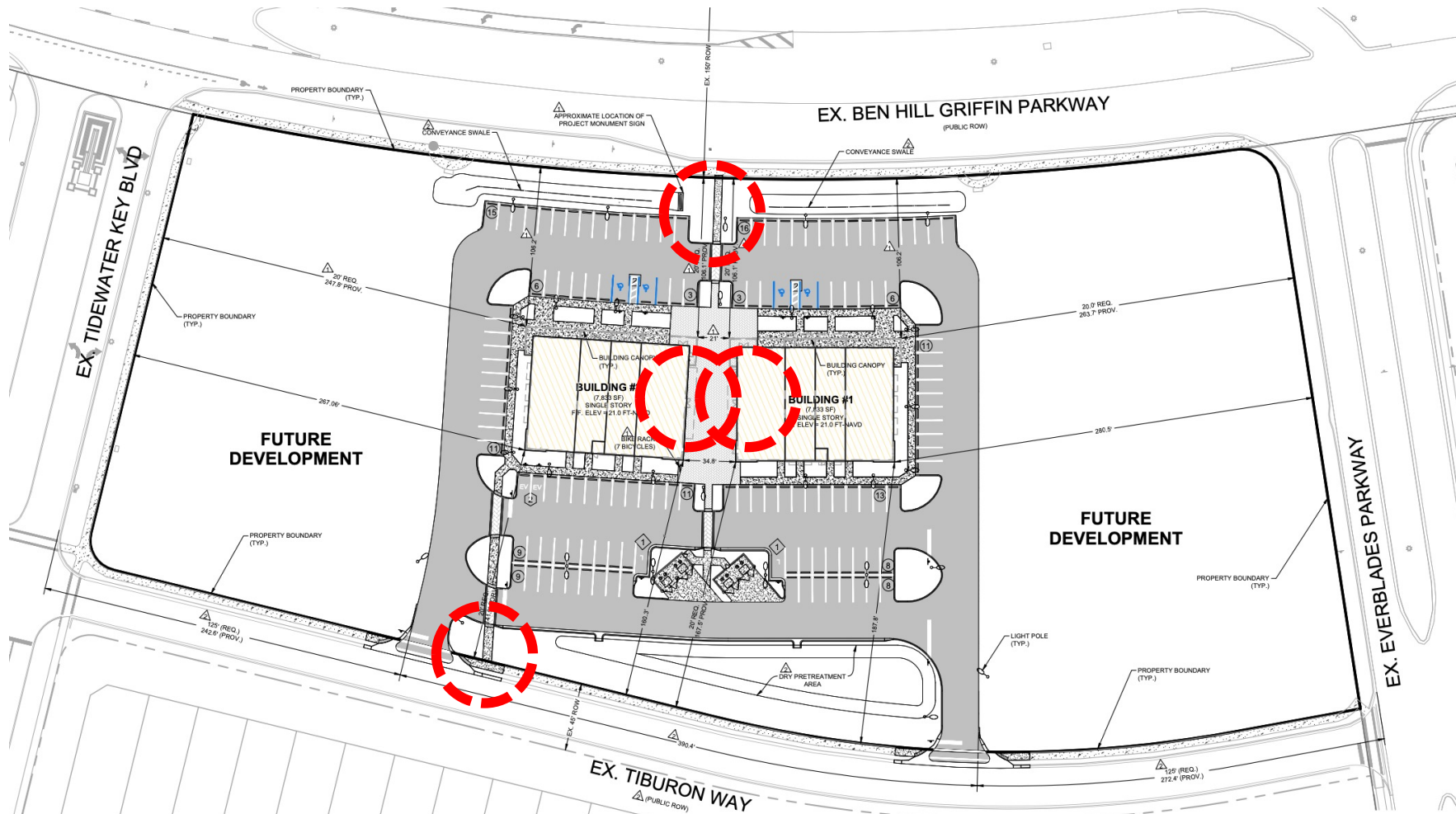
Vehicular Access and Connectivity

- Two Accesses to site from Tiburon Way
- Parking Areas shared between two buildings
- Anticipated interconnection to future development



Pedestrian Access and Connectivity

- Pedestrian connection to Ben Hill Griffin and Tiburon Way
- Paved crosswalks and 'breezeway' between buildings
- Patio space for restaurants (future tenant dependent)





Colored Renderings





Colored Renderings







Colored Renderings





Questions / Comments

