



University Parkway and Honore Avenue

July 2015

5 SW BROAD STREET,
SUITE B
FAIRBURN, GA

WWW.SJCOLLINSENT.COM
p. 770.692.8300
f. 770.692.8302

Table of Contents

I.	Project Summary	2
II.	Description of Business	3
III.	Appendix	4
	S.J. Collins Fact Sheet	
	Colored Rendering	
	Site Plan	

Project Summary

This report has been prepared by S.J. Collins Enterprises for the University Station property located on the southwest corner of the intersection of University Parkway and Honore Avenue. The property encompasses 8.24 acres and is located in north Sarasota County immediately south of the Manatee County line and approximately one mile west of the Interstate 75 (I-75) interchange, in Section 2, Township 36 south, Range 18 east, Sarasota County, Florida. The site is completely surrounded by commercial development with the exception of a residential development that abuts the southwest corner of the property. The property is currently zoned as Commercial General (CG) and is designated as a Commercial Center (Village I) under the Future Land Use Plan.

The east portion of this site was rezoned to CG classification as part of a larger property (12.26 acres) by Rezone Petition No. 96-03 (Ordinance No. 97-003) approved by the Sarasota County Board of County Commissioners (BOCC) on January 7, 1997. The west portion of the property was rezoned under a separate petition (Rezone Petition No. 02-11, Ordinance No. 2009-014) approved by the Sarasota County BOCC on February 8, 2006.

The current CG zoning allows general commercial facilities of varying scales that may include individual or multiple businesses, but which are designed to serve a community-wide market area and offer a wide range of goods and services. More specifically, the current Village I designation is intended to serve the surrounding neighborhoods with weekly goods and services, including apparel, home furnishings, banking, professional services, recreational facilities, and convenience goods. Development immediately south of the site consists of an office park that supports corporate offices (Integraclick/Clickbooth), a daycare facility, and several medical offices. Of this commercial space, only a small portion is being used for the commercial retail uses contemplated by the Village I designation. This is due in large part to the fact that the appropriate commercial retail tenants would not have adequate exposure to support their business relative to nearby Village centers that are highly visible from University Parkway.

The purpose of the proposed site plan is to provide for uses that are more consistent with the purposes and intent of the CG and Village 1 designation. The existing office uses are not fulfilling the uses contemplated by the Village 1 designation. Furthermore, the uses on the property to the west (also zoned as CG and located within the Village 1 designation) provide limited goods and services and currently accommodate a car wash, hair salon, and large self-storage facility. Clearly, the needs of the surrounding neighborhoods contemplated by the Village 1 designation on this property are not being met by the goods and services provided in the business park. Furthermore, the demand for goods and services at this location has increased substantially over the last 20 years since the property was rezoned in 1997.

Description of Businesses

About S.J. Collins

Founded in 2007 S.J. Collins Enterprises is a privately held, commercial real estate development firm that has acquired and developed more than 45 retail, mixed use, multi-family and office projects throughout 8 Mid-Atlantic and Southeastern United States since its inception. With a strong foundation in commercial real estate, construction and finance, S.J. Collins Enterprises' commitment to quality and excellence is exemplified in each project

About Whole Foods Market

Whole Foods Market was founded in Austin, Texas, when four local businesspeople decided the natural foods industry was ready for a supermarket format. Our founders were John Mackey and Renee Lawson Hardy, owners of Safer Way Natural Foods, and Craig Weller and Mark Skiles, owners of Clarksville Natural Grocery. The original Whole Foods Market opened in 1980 with a staff of only 19 people. It was an immediate success. At the time, there were less than half a dozen natural food supermarkets in the United States. We have grown by leaps and bounds since our first store opened

About Wawa

Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey. Toward the end of the 19th Century, owner George Wood took an interest in dairy farming and the family began a small processing plant in Wawa, Pa, in 1902. The mils business was a huge success, due to its quality, cleanliness and “certified” process. As home delivery of mil declined in the early 1960s, Grahame Wood, George’s grandson, opened the first Wawa Food Market in 1964 as an outlet of dairy products. Today, Wawa is you all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs.

Appendix

S.J. Collins Fact Sheet

Colored Rendering

Site Plan

ABOUT S.J. COLLINS

Founded in August 2007, by Steve Collins, S.J. Collins Enterprises is an experienced retail development company committed to delivering results to its retailing customers. Our team has extensive experience in construction, finance, leasing and project management.

S.J. Collins Enterprises offers customers an experience that they count on to get the job done. Through creativity and focus, the company sets a new standard for retail development in the Southeast and Mid-Atlantic.

LEADERSHIP

STEVE COLLINS, PRINCIPAL



As the organization's leader, Steve brings seasoned experience to the development team. As a partner in the real estate development firm, Collins/Goodman Development Company, Steve developed \$200 million of shopping centers in six states. Steve's extensive construction background and commitment to quality and excellence establishes the benchmark that the company follows.

JEFF GARRISON, PARTNER/DEVELOPMENT



Jeff Garrison joined SJ Collins Enterprises from North American Properties in 2007, bringing with him a wealth of retail development experience. Having worked on over 3.6 million square feet of retail and mixed use space as Vice President of Development for North American Properties. Prior to joining North American Properties, Garrison worked as Vice President of Development for Mid South Properties running their land acquisitions and development program.

JEFF DEHART, PARTNER/DEVELOPMENT



Jeff is a long term business partner of Steve Collins. Working together, they developed a portfolio of shipping centers throughout the Southeastern U.S. under the Collins/Goodman name. Jeff's strengths include detailed financial analysis and capital relationships. Jeff's previous experience includes time in his own firm, Scout Properties, and eight years with the Portman Companies.

DAN TUCKER, PARTNER/CONSTRUCTION



After 15 plus years in construction and development, Dan Tucker joined SJ Collins Enterprises team in 2007. His diverse experience brings valuable insight to the team in the areas of design, permitting and construction. Dan understands the needs of retailers. His ability to establish schedules, manage construction, and complete projects on time has yielded proven benefits to both developers and retailers.

RECENT DEVELOPMENT PROJECTS

Richmond, VA: Short Pump Station with Trader Joe's

Best Buy Station with Best Buy

Roanoke, VA: Valley View Station- Roanoke, VA

Charlottesville, VA: A free standing Whole Foods Market near the University of Virginia

Virginia Beach, VA: A free standing Whole Foods Market expected to open in late 2012.

Savannah, GA: Victory Station with Whole Foods and Petsmart opening September 2013.

Tallahassee, FL: Miracle Plaza with Whole Foods and 35k of shop space opening August 2013.

Lynchburg, VA: Fresh Market Station with The Fresh Market opening September 2013

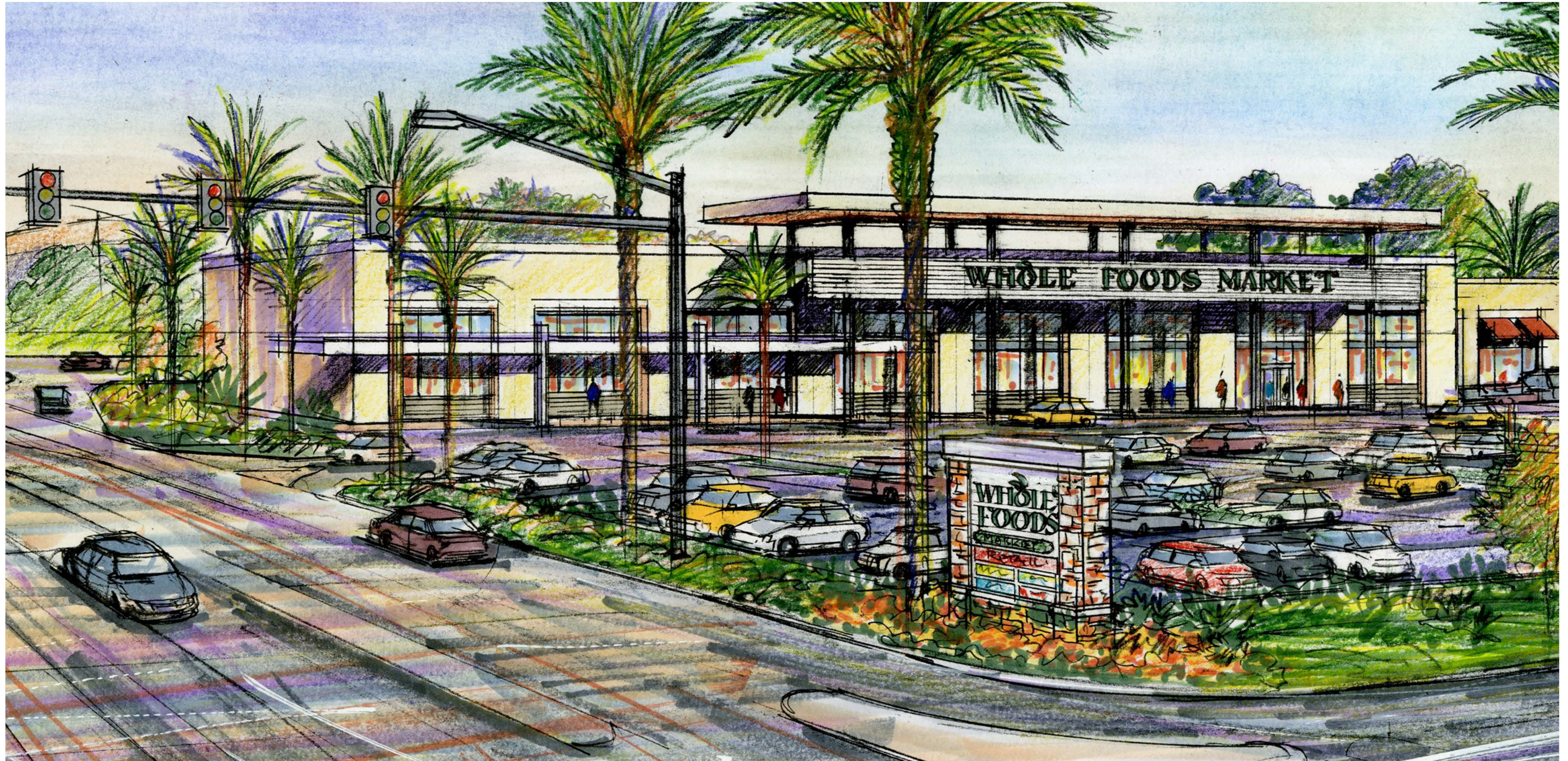


Follow us @SJCollinsEnt



Find us on Facebook





CLIENT



PROJECT



JOB NUMBER

1429403

DATE

02.26.15

BY

MLH

DRAWING

CONCEPT RENDERING - STREET VIEW

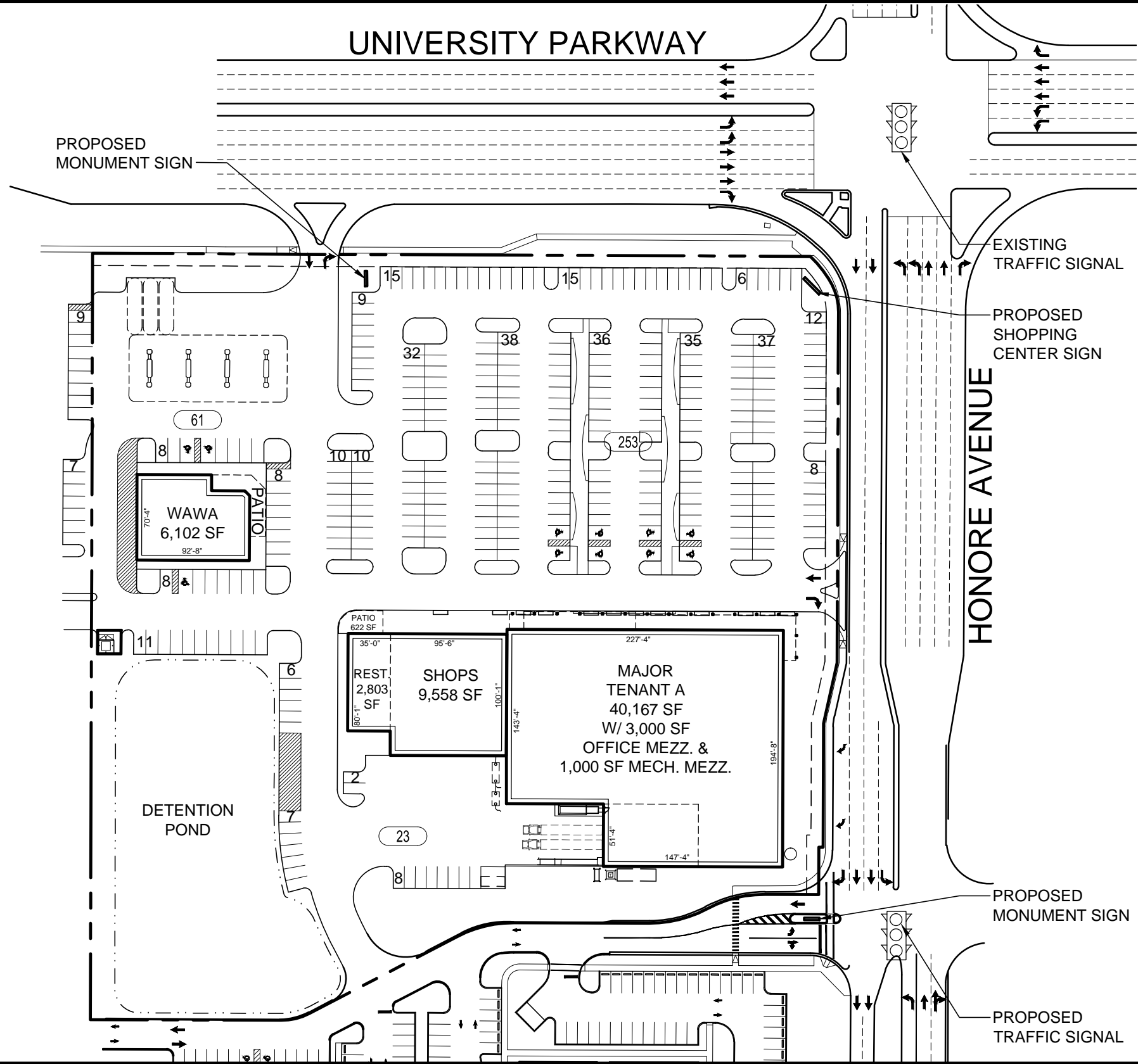


PHILLIPS

NORTH TERRACES
400 PERIMETER CENTER TERRACE - SUITE 650
ATLANTA, GA 30346

Phone 770.394.1616

Fax 770.394.1314



PROJECT DATA OVERALL

RETAIL BUILDINGS

MAJOR TENANT A	40,167 SF
RESTAURANTS	2,803 SF
SHOPS	9,558 SF
TOTAL PROJECT AREA	52,528 SF

RETAIL PARKING

MAJOR TENANT A PARKING PROVIDED	201 SPACES
RESTAURANTS PARKING PROVIDED	29 SPACES
SHOPS PARKING PROVIDED	46 SPACES
TOTAL PARKING PROVIDED	276 SPACES
PARKING RATIO PROVIDED	5.25 /1,000 SF

1 SITE PLAN
SCALE: 1" = 100'

CLIENT

PROJECT

JOB NUMBER
1429403

DATE
05.28.15

BY
KMC/MLH

DRAWING
SP.12

NORTH TERRACES
400 PERIMETER CENTER TERRACE - SUITE 650
ATLANTA, GA 30346

770.394.1616 770.394.1314