



DRB Meeting

Alan Brewer (GBT)

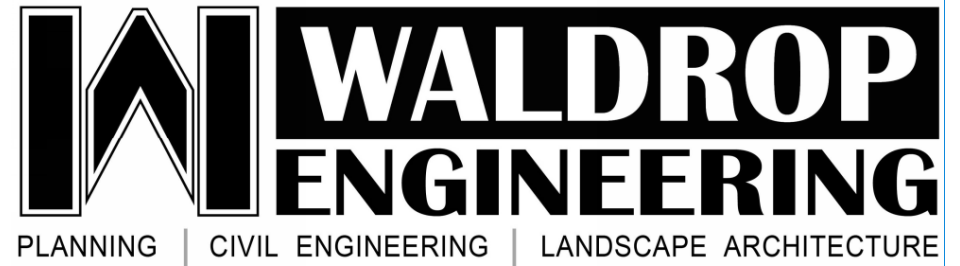
Jim Ink, P.E. (Waldrop Engineering)

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GBT REALTY
CORPORATION





REAL ESTATE GUIDE

— *Healthy Growth for Healthy Living* —

IT'S
HEALTHY LIVING

for less![®]



WHAT IS SPROUTS?

Sprouts is the grocery shopping experience that makes healthy living easy and affordable. Our bright and cheery neighborhood grocery stores offer fresh, natural and organic foods and products at incredible prices. Our stores are approximately 28,000 to 30,000 square feet and to feel like an old-fashioned farmers market.



Highlights include mountains of colorful, fresh fruits and vegetables; barrels of wholesome grains, nuts and sweets; and full-service deli, meat and seafood counters - complete with handcrafted burgers and sausages. Stroll our spacious, low-profile aisles for fresh-baked goods; tasty, ready-to-eat meals; gourmet cheeses; sensibly-priced vitamins and supplements; and thousands of natural, organic and gluten-free groceries.

We believe

**HEALTHY LIVING
IS A JOURNEY**

and

EVERY MEAL IS A CHOICE.

INSPIRE,

Quick
FACTS

MORE THAN
300
STORES

4

**DISTRIBUTION
CENTERS**

MORE THAN

28,000

**TEAM
MEMBERS**

Stores in 19 states

FROM COAST TO COAST!



KEY DIFFERENTIATORS

- ✓ Friendly, knowledgeable and engaging service
- ✓ High-quality produce at low prices
- ✓ Wide selection of healthy products at affordable prices
- ✓ More than 2,400 private label products
- ✓ Open store layout and simple design



Our Mission

Founded in 2015, the Sprouts Healthy Communities Foundation supports health and wellness related causes that directly impact the neighborhoods where our customers and team members live, work and play.

Through the passion of our team members and generosity of our vendors and customers, we support nonprofit organizations that are making the world a better place from the ground up.

Focus Areas

Food Security & Hunger Relief

Partnering with organizations that promote access to sustainable, quality food sources and supplying food banks and food pantries



Health Education & Nutrition

Partnering with organizations that promote programs fostering sound nutrition and healthy physical activity in children



Disabilities & Health Concerns

Partnering with organizations that provide direct services and support to improve the quality of life for people living with disabilities and health concerns

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COMMUNITY INVOLVEMENT

At Sprouts, we believe in giving back to the communities we serve. We support local nonprofit and educational institutions that share our goal of improved health, nutrition and fitness. Over the years, we have been proud to support many incredible causes, doing our part to improve the lives of thousands of people through meaningful giving.

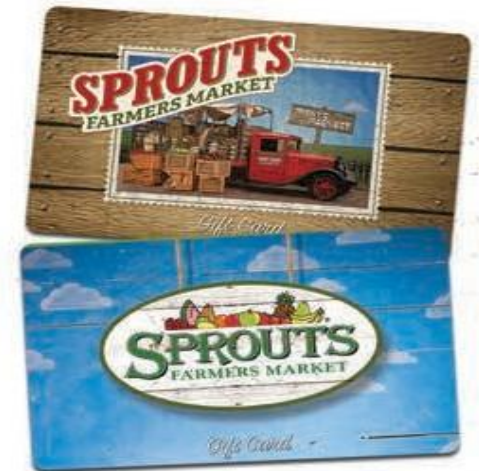
Food Rescue Program

At the end of each day, Sprouts donates all unsold and edible – but not marketable – groceries to local area hunger relief agencies and charities as part of our local Food Rescue program. Similarly, some produce is set aside for relief agencies directly from our distribution centers. In 2016, Sprouts stores and distribution centers donated approximately 18 million pounds of product to those in need, which is equivalent to 15 million meals. This reduces the impact of hunger as well as the company's environmental footprint.



SCRIP Fundraising

We are proud to participate in the Scrip fundraising program, helping nonprofit organizations raise money. This popular fundraising program invites nonprofit organizations to pre-purchase Sprouts gift cards at a 5 percent discounted rate and then resell the Sprouts gift cards at full price.



Community Events

We regularly make in-kind donations to local community causes that address healthy living and nutrition education for children and families. Examples include donations of bananas or water for road races; reusable bags for health fairs and green festivals; gift cards to be used as raffle items or party platters for fundraising events.



Responsible Neighbor

Sprouts is more than a grocery store – we are a community partner focused on the well-being of the neighborhoods we serve. We support organizations that aid children’s causes, organizations that work with the gluten-free and gluten-intolerant community; health and wellness nonprofits (particularly geared toward education and awareness); Feeding America and related agencies. In 2016, we gave approximately \$1.8 million to our nonprofit community partners, including our continued support of autism research through a multi-faceted program with Autism Speaks and the Southwest Autism Research and Resource Center.



Grab 'N Give

Throughout the holiday season, Sprouts sponsors the annual Grab 'N Give holiday food drive to help feed the hungry in our local communities. Our shoppers have the opportunity to purchase and donate bags of groceries at a 10 percent discount. We then donate the bags to local food banks in the communities we serve. In 2016, we donated more than 1.6 million meals.

Volunteerism

Sprouts team members are encouraged to help people and organizations in need. We have provided major volunteer support to events such as the Walk Now for Autism Speaks, the Phoenix Rescue Mission and various food banks in Arizona, California, Colorado, New Mexico, Nevada, Texas and Utah. With an engaged team member base of more than 25,000, we have the ability to use our leverage to support causes small and large.





ESTERO GRANDE



U.S. 41 SOUTH TAMiami TRAIL

INTERCONNECTION TO CAYO DE ESTERO

TRACT 1

TRACT 2

SPROUTS FARMERS MARKET

SHOPPES AT ESTERO GRANDE

TEXAS ROADHOUSE

DRY DETENTION AREA

DRY DETENTION AREA

PEDESTRIAN PLAZA

PEDESTRIAN PLAZA

3

2

4

AMENITY CENTER

LAKE

OVERLOOK

MAILBOX

PRESERVE

- ROAD
- LAKE
- COMMON AREA
- SIDEWALK

MAINTENANCE BUILDING
GARAGE (TYP)

ORIGINAL



CURRENT



Trees and Palms



Shady Lady
Black Olive



Live Oak



Slash Pine



Orange Geiger



Royal Poinciana



Royal Palm



Sabal Palm



Green Buttonwood

Shrubs and Groundcovers



Red Tip Cocoplum



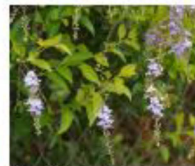
Muhly Grass



Firebush



Fakahatchee



Golden Dewdrop



Walter's Viburnum



American Beautyberry



Coontie



Wild Coffee



Cordgrass

Proposed Landscape Material

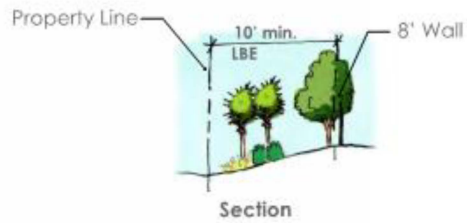
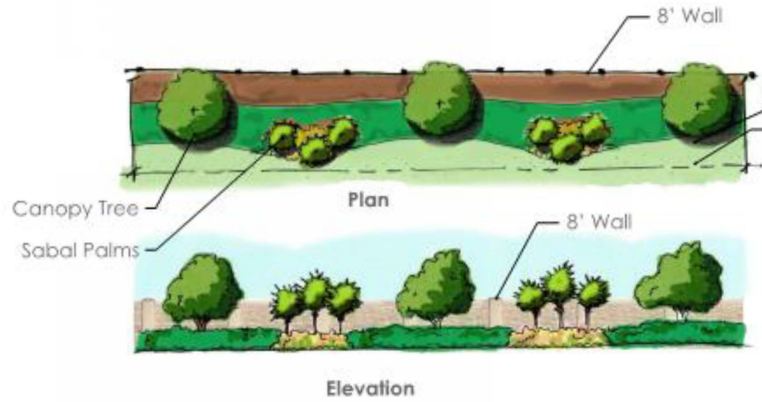
Trees and Palms (100% Native/Drought Tolerant)

Bucida buceras ~ Shady Lady Black Olive	12'-14' HT, 6' SPRD, 3.5" CAL
Quercus virginiana ~ Live Oak	12'-14' HT, 6' SPRD, 3.5" CAL
Pinus elliotii ~ Slash Pine	12'-14' HT, 6' SPRD, 3.5" CAL
Cordia ~ Orange Geiger	
Delonix regia ~ Royal Poinciana	12'-14' HT, 6' SPRD, 3.5" CAL
Roystonea regia ~ Royal Palm	12' min. CT, 8' CT next to path
Sabal palmetto ~ Sabal Palm	12' min. CT, 8' CT next to path
Conocarpus erectus ~ Green Buttonwood	

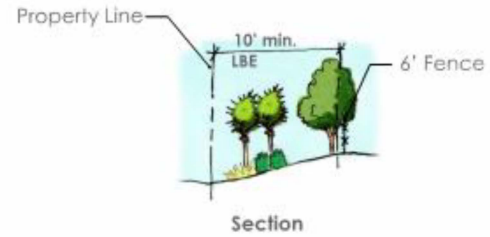
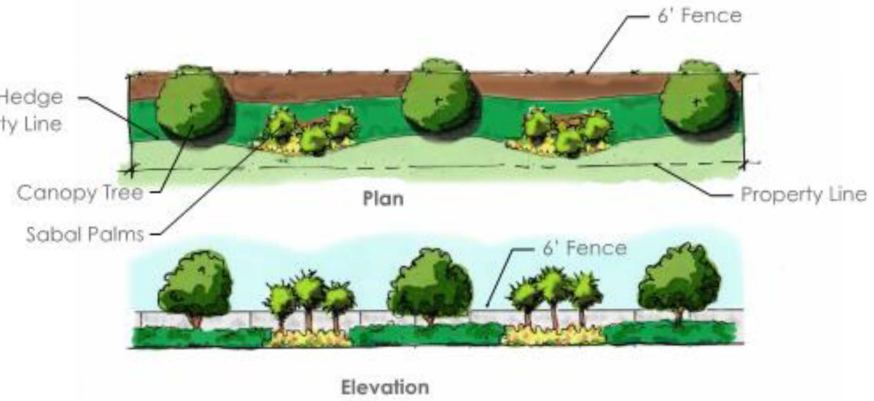
Shrubs and Groundcovers (100% Native/Drought Tolerant)

Chrysobalanus icaco 'Red Tip' ~ Red Tip Cocoplum	36" HT after 1 year
Muhlenbergia capillaris ~ Muhly Grass	36" HT after 1 year
Hamelia patens ~ Firebush	36" HT after 1 year
Tripsacum dactyloides ~ Fakahatchee Grass	36" HT after 1 year
Duranta erecta ~ Golden Dewdrop	36" HT after 1 year
Viburnum obovatum ~ Walter's Viburnum	36" HT after 1 year
Callicarpa americana ~ American Beautyberry	36" HT after 1 year
Zamia pumila ~ Coontie	36" HT after 1 year
Psychotria nervosa ~ Wild Coffee	36" HT after 1 year
Spartina bakerii ~ Cordgrass	36" HT after 1 year

10' Enhanced Buffer with 8' Wall
100' Typical



10' Enhanced Buffer with 6' Fence
100' Typical



Design Standards*

Typical Elements

- *Impression of height*
- *Light colored stucco exterior walls*
- *Smooth and or textured stucco/siding*
- *Prominent one story loggias*
- *Recessed doors and/or windows on exterior*
- *Often a tower or a form suggestive of a tower*
- *Pitched roofs*
- *Visor roofs common below dormers or parapets*
- *Mission or Spanish looking roof tiles*
- *Wrought iron style grillwork and detailing*
- *Simple massing*
- *Simple lines*
- *High wall to window ratio (except where retail is concerned)*
- *Hipped roofs with gable accents*
- *Gable with curvilinear parapet walls*
- *Appearance of distance*



*Special review and attention will be given to the first building in so that design standards are implemented. This will set the standard for the rest of the project going forward and allow for uniformity

Composition and Design

In Line Retail

- Barrel tile roofing
- Roof elements
- Stucco walls with wood/wood looking accents
- Mission Parapet or equal
- Common Soffit/wall treatments
- Common Window treatments
- Common colors would be required



Drive thru, if used, shall be complimentary to the uses as described earlier



**Diagrams and renderings are provided to show overall design intent for the project*

Building Walls/Material Design Standards

Building Wall Material Elements

Texture

- *A variety of textures may be used in combination to create a more modern look.*

Stone

- *Stone may be used as an accent material in a design that is rusticated, not refined.*

Wood

- *Wood /wood-look siding can be used to define elements or be used to create textures to break up large stucco areas while providing a more traditional feel against the stucco.*

Composition

- *It is the organization, mixture, and artistic positioning of all the elements that create design excellence*



Stone Example

Wood looking Accent

Stucco texture Examples



Stucco with Wood Accent



Stucco with Stone Accent

**Diagrams and photos are provided to show overall design intent for the project*

ORIGINAL



CURRENT



Sprouts Overall Perspective

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION
The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, etc. shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

ORIGINAL



Sprouts Side Perspective

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CURRENT



ORIGINAL



Sprouts Side Perspective

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CURRENT



Sprouts Side Perspective



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ORIGINAL



Sprouts Side Perspective

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CURRENT



ORIGINAL



CURRENT



ORIGINAL



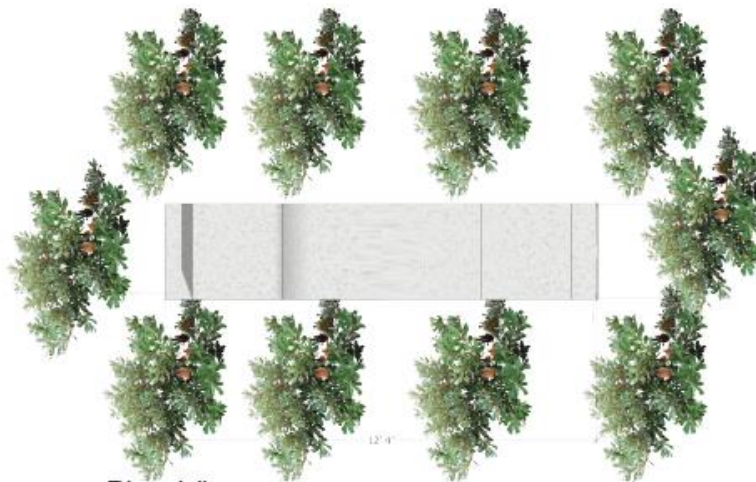
Front Elevation



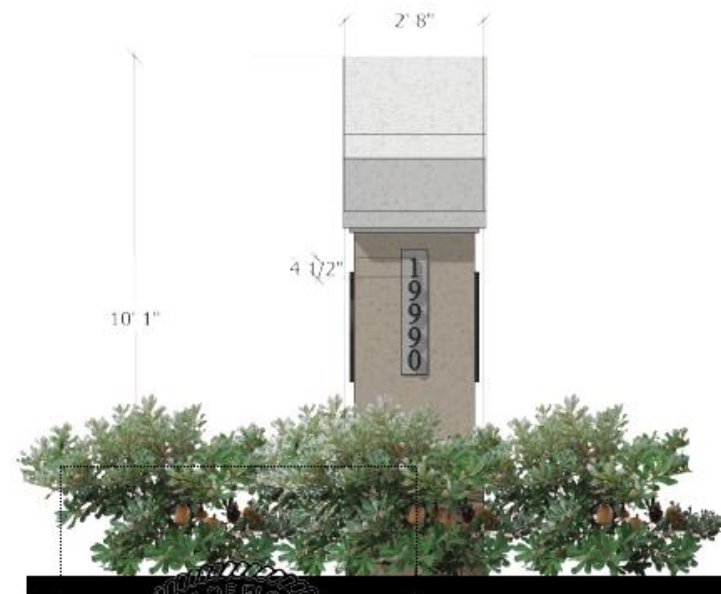
Side Elevation



CURRENT



Front Elevation



Side Elevation. In compliance with Sign Lighting 33-384(2) LDC. Sprouts



Sprouts Monument Sign

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