



SITE PLAN

Petition Application

Pre-Application Meeting Date: _____

New Site Plan

Revision to Approved Site Plan: _____

Petitioner: APW2199 Development LLC

Address: 4 Lan Drive Westford, MA 01886

Phone: 978-692-4424 Email: rwalker@raventures.net

Agent for Petitioner: Greg Wilfong

Address: 445 24th street, suite 200 Vero Beach, FL 32960

Phone: 772-794-4119 Email: greg.wilfong@kimley-horn.com

Property Owner: Macy's Retail Holdings, LLC, Successor in interest to Alstores Realty Corporation

Address: 145 Progress Place, Springsdale, OH 45246

Phone: _____ Email: vincent.tung@macys.com

Address of Subject Property: 2094 9th Street North, Naples FL, 34102

Full Legal Description: (See Attached)

Size of Parcel: +/- 9.36 AC
(Area of Impact: +/- 1.89 AC) Existing Zoning: Coastland Center Mall PD

Current Use of Land: Non-Residential

Be advised that, pursuant to Ordinance 2023-15048, any individual component of a larger project will be reviewed in the context of the entire project. A project shall include all properties that are within the area that includes the joint use of parking lot, internal roadways, internal recreational facilities or parks, amenities, or water sewage or drainage facilities. In the event the property involved in this application is located within a planned development zoning district and the proposed site plan affects the entire planned development, the site plan shall be submitted and reviewed in the context of the entire project. Please ensure that the following responses are provided within the framework described above.

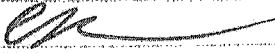
Please check if the following apply:

- Site Plan is within a Planned Development, *Ordinance Number:* 2016-13864
- Site Plan is within a larger project
- Site Plan includes a new building or structure exceeding 5,000 gross square feet
- Site Plan includes an addition exceeding 5,000 gross square feet

Petition Request and Summary of Facts: This request is for a sit down restaurant, Oar
and Iron, located in the southwest corner of the Coastland Mall in front o the existing Macy's
parking lot. This restaurant will feature an outdoor dining area facing Tamiami Trail. The
proposed improvements will result in minor parking lot reconfiguration, pedestrian access to
right of way, underground storm water chambers, utility service and water main extensions,
and other associated infrastructure.

In signing below I acknowledge and attest that I am the owner of the property described above and/or the duly appointed representative of the owner(s) of the property described above; that I understand the nature and ramifications of this petition relative to the property; that I hereby authorize the petitioner and their agent to represent the property during any deliberations regarding this petition; that I allow access to the property by City staff and City elected and appointed officials for the purpose of inspecting the premises relative to this petition; that all information contained in this petition and associated materials is correct; that any incorrect information may render the final decision and recommendations on this petition void; and that I have read Section 10 Special Procedures for Quasi-Judicial Proceedings and Administrative Appeals adopted by City Council under Resolution 2023-15019.

Charles DrGiovanna, Vice
President, Macy's Retail Holdings,
LLC




Signature of Property Owner

Oct 13, 2023

Date

In signing below I acknowledge that I am the authorized petitioner for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read Section 10 Special Procedures for Quasi-Judicial Proceedings and Administrative Appeals adopted by City Council under Resolution 2023-15019.

Robert Walker, Manager, APW 2199
Printed Name of Petitioner Development LLC




Signature of Petitioner

10/13/23

Date

In signing below I acknowledge that I am the authorized petitioner's agent for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read Section 10 Special Procedures for Quasi-Judicial Proceedings and Administrative Appeals adopted by City Council under Resolution 2023-15019.

Greg Wilfong
Printed Name of Petitioner's Agent



Signature of Petitioner's Agent

Date

If this Site Plan includes an individual component of a larger project or is within a Planned Development, please address the following in the context of the entire project.

Comprehensive Plan

At the quasi-judicial hearing and as part of the following application, the petitioner has the burden of proving by competent, substantial evidence that the petition request is consistent with the City of Naples Comprehensive Plan and the relevant Goals, Objectives and Policies of all elements contained therein.

Future Land Use Designation of the Subject Property: Commercial/Highway

Identify the applicable Goals, Objectives, and Policies and describe how the petition request is compatible with each: The proposed project is located within the Coastland Mall PD and has been designed to be in conformity with the effective guidelines and standards adopted pursuant to this article and applicable ordinances.

Land Development Code

The Site Plan review process shall provide for the review of new multiple family or non-residential projects in the City according to Building Code, Fire Safety Code, Land Development Code and other applicable regulations administered by the City prior to the submission of plans for building permit review or other zoning petitions.

Section 46-33(g) of the City of Naples Land Development Code provides the criteria considered for approval of a Site Plan. As part of the following application, the petitioner has the burden of proving by competent, substantial evidence that the following criteria have been met.

g. *Standards for review.* The purpose of Site Plan review is to:

- 1) Determine the impact of the project on level of service standards and consistency with the Comprehensive Plan, Code and applicable regulations.

The development is in conformity with the effective guidelines and standards
of the Coastland Mall PD and to be in conformity with the effective guidelines
and standards adopted pursuant to this article and applicable ordinances.

- 2) Make certain that the proposed development is compatible with its surrounding area.

The design utilizes similar elements and detailing from the surrounding
area in order to maintain compatibility with the Coastland Mall while
proposing improvements intended to improve the quality of surrounding area.

3) Ensure appropriate planning and to require the necessary improvement with respect to:

a. Vehicular entry and exit drives.

The proposed Oar and Iron restaurant will utilize the existing vehicular entry and exit drives of the Macy's and Coastland mall

b. On-site vehicular circulation and parking.

The location of the building was intended to minimize the impact of the Macy's parking lot and maintain existing traffic patterns of the parking lot.

c. Accessways for emergency and service vehicles.

Access ways for emergency and services vehicles has been maintained through the existing Macy's parking lot and Coastland Mall drive aisle.

d. The impact of traffic generated by the project on traffic patterns and volumes on adjoining and nearby streets and the adequacy of such streets to accommodate such traffic in consideration of adjacent existing neighborhoods and nearby approved development.

The proposed development (Oar and Iron at Coastland Mall) does not exceed the total approved total P.M. peak hour trip generation for the Coastland Center PD. Additionally, the Oar and Iron at the Coastland Mall will have minimal impact on the adjacent roadways of US 41 (Tamiami Trail) and Fleischmann Boulevard and they will continue to operate at the current acceptable LOS.

e. The adequacy of public utilities.
The existing public utilities provide adequate service to the proposed Oar and Iron restaurant.

f. The adequacy of buffers between the project and adjoining dissimilar uses.
parking lot have been designed to meet the standards and guidelines of the Coastland Mall PD.

g. Off-site improvements necessitated by the traffic or other aspects of the proposed project.

Traffic impacts from the estimated P.M. peak-hour generated from the Oar and Iron at Coastland Mall development should not necessitate off-site improvements.

h. Ensure adherence to stormwater regulations and encourage maximization of stormwater management.

The stormwater management system has been designed to accommodate the proposed construction of the Oar & Iron building, and improve the stormwater management of the surrounding area.

Residential Impact Criteria

Pursuant to Section 46-43(d), petitions which result in the establishment, expansion or intensification of a commercial activity on property containing residential units, within 300 feet of a property containing residential units, or within 300 feet of a property zoned for residential use, shall also comply with the following Residential Impact Criteria:

- (1) Illumination. Illumination levels shall not exceed 0.5 footcandle at the lot lines of the subject property. In addition, the standards for illumination set forth in Section 56-89 shall also be met.

N/A

- (2) Noise. Physical barriers exist and operation plans are in place to insure that noise levels shall be consistent with those identified in Section 22-37. Businesses with external speakers such as outdoor live entertainment, drive-thru lanes and automotive dealerships, must take measures to ensure that speakers are pointed away from residences and sound is buffered.

N/A

- (3) Parking and access. Parking must meet the minimum requirements and be adequate to avoid any overflow into the residential area. Parking areas shall be situated and buffered to avoid impacting the residential areas. Primary vehicular ingress and egress shall, where possible, be located to avoid conflict with traffic in the residential area. Pedestrian connections with public sidewalks and residential areas are encouraged.

N/A

(4) Landscape buffer. Landscaping provides adequate screening between the commercial activity and the residential units including buffering noise and the glare from vehicular headlights. Based on the project design and surrounding development patterns, additional landscaping and screening may be required to provide adequate buffering as determined by the City Council. Where possible, existing landscaping buffers shall be upgraded to meet or exceed the requirements of Chapter 50, Article III, Landscaping and Tree Protection.

N/A

(5) Mitigation of hazardous or adverse impacts. All hazardous or adverse impacts to adjacent residences in adjacent residential zoning shall be adequately addressed in a mitigation plan to minimize or eliminate such hazardous or adverse impacts. The City reserves the right to require additional mitigation when it finds the identified impacts are not adequately addressed.

N/A

(6) Hours of operation. Where the proposed hours of operation extend to between 9:00 pm and 8:00 am, the security measures shall be taken to insure monitoring of the premises including parking areas.

N/A
