



THE DESIGN REVIEW BOARD

Preliminary: Final: Pre-Application Meeting Date: 2023-07-05

Project Name: "Centre Pointe", Formerly "Gateway of Naples" Shopping Center.

Architect/Petitioner: Matthew H. Kragh

Firm: MHK Architecture and Planning

Address: 2059 Tamiami Trail East Naples, Florida 34112

Phone: 239-331-7092 Email: mmc Clean@mhkarchitecture.com

Property Owner: CENTRE POINTE ASSOCIATES TWO, LLC.
CENTRE POINTE ASSOCIATES THREE, LLC.
CENTRE POINTE ASSOCIATES FOUR, LLC.
CENTRE POINTE ASSOCIATES FIVE, LLC.
CENTRE POINTE ASSOCIATES SIX, LLC.
CENTRE POINTE ASSOCIATES SEVEN, LLC.

Address: One Greenwich Office Park South, Suite 350, Greenwich, CT 06381

Phone: 914-262-8481 Email: ndifalco@farerassociates.com

Address/Location of Subject Property: 2100 9th Street N, Naples, FL 34102

Size of Parcel: APPROXIMATELY 272,685 SQUARE FEET OR 6.26 ACRES OF LAND

Legal Description: THE WEST 410 FEET OF LOT 92, THE WEST 410 FEET OF LOT 93, AND THE NORTH 21.5 FEET OF THE WEST 410 FEET OF LOT 94. AS FOUND MONUMENTED OF NAPLES IMPROVEMENT COMPANY'S LITTLE FARMS *PLAT BOOK 2, PAGE 2), COLLIER COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 270 FEET OF THE EAST 25 FEET THEREOF ("THE 6.26 ACRE SITE").

Existing Zoning: Gateway Shopping Center PD

Total Number of New Dwelling Units: 0

Total Square Footage of New Non-Residential Uses: 0 sq ft

Public Art:

Not Applicable

Placement On-site

Contribution to Fund (\$1/SQ FT):

Petition Request and Summary of Facts: This final DRB submittal is for a change in paint scheme of “Gateway of Naples” Shopping Center located at 2148 Tamiami Trail N. With this submittal, we are proposing the changes as listed below:

- Repair and repaint existing stucco exterior.
- Repair and repaint existing stucco finished columns.
- Replace site entry monolithic sign.
- Repair and re-paint all exterior door and window frames.

In addition to these changes, the client is also requesting a change in the name of the site from "The Gateway of Naples" to "Centre Pointe".

2024-04-18_REV1:

This revision to the previously approved DRB for Centre Pointe will include (2) two newly proposed water features, a revised monument sign incorporated with water feature, landscape / hardscape updates, and the replacement of the existing roof finished to standing seam metal.

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 the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Nicholas DiFalco
Printed Name of Property Owner
OWNER'S REPRESENTATIVE


Signature of Property Owner

4/19/24
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 the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Matthew H Kragh
Printed Name of Petitioner's Agent


Signature of Petitioner's Agent

4/17/24
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 the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Matthew H Kragh
Printed Name of Petitioner's Agent


Signature of Petitioner's Agent

4/17/24
Date

Standards and Criteria

Section 50-241 of the Land Development Code provides that the following standards and criteria shall be considered by the Design Review Board and by Administrative Staff when reviewing petitions for Design Review pursuant to Chapter 2, Article V, Division 4 of this Code. Please explain how the project will meet the guidelines, standards, and criteria by addressing the following:

1. The plan for the project, including the site plan, design, landscaping, lighting, and signage, contributes to the image of the city as a visually attractive community.

The plan for the project contributes to the image of the city as a visually attractive community utilizing the updated color palette and repairs to the existing exterior.

REV1: This submittal also includes the addition of water features and landscape / hardscape improvements.

2. The proposed building or structure is of a quality and appearance that:
 - a. Is consistent and compatible with the surrounding neighborhood structures; and
 - b. Does not cause the local neighborhood or environment to depreciate materially in appearance or value.

The existing structure is consistent with the surrounding neighborhood structures and does not cause the local neighborhood to depreciate. No modifications are being made to the structure other than exterior stucco to be repaired and repainted.

3. The project's scale, and the size, color and proportion of building elements, components, and materials are appropriate and harmonious with surrounding neighborhood structures.

The projects scale, size, and the proportion of building elements/components/materials exist with no changes. The new color scheme is appropriate and more harmonious with surrounding neighborhood structures.

4. Appropriate building materials are being used. The use or employ of any of the following is generally considered inappropriate and will not be permitted unless appropriately integrated into a project meeting all other criteria, including aesthetic criteria, of this article:
 - a. Corrugated metal siding.
 - b. Fiberglass shingle roofing.
 - c. Prefabricated metal buildings or their components.
 - d. Primary colors or black.
 - e. False windows or doors.
 - f. Unmodified formula and trademark buildings and structures; and
 - g. Buildings and structures that are visually intrusive and inconsistent with the character of the neighborhood or of the community.

Existing buildings with no material changes are requested for this application.

5. The scale of ground floor elements of the project is consistent with pedestrian scale, where appropriate, depending on its location.

There are no scale changes to the building. However, the proposed color palette aims to be less abrasive and more in scale.

REV1: The newly proposed water features and monument sign stay within the pedestrian scale and enhance the nature of pedestrian circulation in the area.

6. The project's location and design adequately protect or enhance unique site characteristics such as those related to scenic views, natural vistas, waterways, or similar features.

The buildings' location and design are existing with no changes proposed, other than a change in paint scheme. However, the updated color palette aims to enhance the characteristics of both site and structure by creating a more harmonious perspective to the surrounding area.

7. The project appropriately integrates landscape elements into the site plan and building design. Plantings shall be of a size to give the appearance that the project is settled into a mature landscape. Pedestrian areas on or at the edges of the project site shall be sheltered by shade trees.

REV1: The landscape / hardscape improvements made to the site with the revision shelter the circulating public and create a harmonious site that the building with relative color palettes and features.

8. The design of the building is appropriate to its function.

Yes, the existing design of the building is appropriate to its function and no changes are being proposed.

9. The project is climatically responsive.

This existing project is climatically responsive with the utilization of covered walkways, tree canopies and canvas awnings to deflect sun.

10. Primary entrances to all buildings provide direct and convenient access from main streets and on-site parking areas.

Yes, the primary entrances to all buildings provide direct access to main streets and parking areas.

11. Signage and other building appurtenances are integral components of the building, appropriately scaled, and consistent in character with the building's overall design.

The new monument sign for Centre Pointe Plaza is appropriately scaled and consistent in character with the buildings overall design and surrounding neighborhood.

12. The project incorporates defensible space concepts of Crime Prevention Through Environmental Design (CPTED).

The project is existing to remain other than updates to appearance.

13. The proposed development is in conformity with the effective guidelines and standards adopted pursuant to this article and all other applicable ordinances.

Yes, the proposed development is conforming and follows the guidelines set forth.