



THE DESIGN REVIEW BOARD

Preliminary: Final: Pre-Application Meeting Date: _____

Project Name: Abbey Carpet & Floor

Architect/Petitioner: Jonathan Kukk

Firm: Kukk Architecture & Design, P.A.

Address: 1300 3rd Street South, Suite 203E

Phone: 239-263-9996 Email: Jon@kukkarchitecture.com

Property Owner: 670 Tamiami Trail N LLC

Address: PO Box 1309

Phone: 239-405-6511. Email: TDlugokienski@abbeycarpet.net

Address/Location of Subject Property: 670 9th Street North

Size of Parcel: .69 Acres

Legal Description: Lots 4, 5, and 6, lake manor Subdivision as recorded in plat book 4, page 23 of the public records of Collier County, Florida

Existing Zoning: Division 30 – Downtown District

Total Number of New Dwelling Units: 0

Total Square Footage of New Non-Residential Uses: 10,663 Sq. Ft.

Public Art: Not Applicable Placement On-site
 Contribution to Fund (\$1/SQ FT): _____

Petition Request and Summary of Facts:

Please note that nothing is being changed aside from the planting plan. Everything in the Standards and Criteria is the same information as previously submitted and approved.

The original plan depicted extensive use of Perennial Peanut and Asian Jasmine as a groundcover. These large groundcover beds were being severely impacted with weeds. The landscape management team of the property felt that the maintenance of these large groundcovers would be overwhelming, and felt a more conventional use of St Augustine turf would provide a better appearance that exhibited a well maintained site. In lieu of the large ground cover beds. In addition the client is proposing significant increase to the annual beds.

- All of the Asian Jasmine and Perennial Peanut has been replaced with St Augustine.
- The beds containing annual plantings has significantly increased. The annual beds are placed to extend along the primary facades where glass exists.
- In lieu of Powderpuff tree, a Cashew Tree is being proposed, along east side of bldg.
- 2 Night blooming Jasmines are being proposed on east side of building.
- In lieu of single row of Green island ficus along se corner of the bldg., Podocarpus pringles is being proposed to provide for a more trimmed appearance.
- Small collar of Liriope was added around base of single podocarpus plant located between windows.
- Additional Alcantera was added along east façade building

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 X Public Hearing Deliberation of the Design Review Board Rules and Regulations adopted by City Council under Resolution 2003-10165.

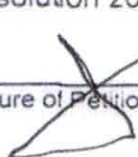
Ted Dlugoklenski CFO
Printed Name of Property Owner


Signature of Property Owner

4/18/24
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 Section X Public Hearing Deliberation of the Design Review Board Rules and Regulations adopted by City Council under Resolution 2003-10165.

Jonathan Kulick
Printed Name of Petitioner


Signature of Petitioner

4/18/24
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 Section X Public Hearing Deliberation of the Design Review Board Rules and Regulations adopted by City Council under Resolution 2003-10165.

Printed Name of Petitioner's Agent

Signature of Petitioner's Agent

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 overall 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.

Abbey Carpet & Floor will be a single-story building utilizing fine finish construction materials including stone cladding, copper metal roof and articulated metal louver sunshades. A full landscaping package and site layout typical of the D downtown district will be employed.

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 proposed architecture is of a high-quality and aesthetic appearance that will be consistent and compatible with the surrounding neighborhood and structures.

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 proposed architectural and finish materials are designed to a scale and proportion fitting the D downtown district corridor utilizing a clerestory upper deck and lower entry elements to reduce the architectural impact of the height of the structure. Further the sloped copper metal roof is inviting architectural element rather than a flat membrane roof deck and parapet.

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.

Building materials including stone cladding, frameless glass windows, articulated aluminum louvered sunshades and a copper metal standing seam roof Highlight the palette. Abbey Carpet & Floor does not have a corporate architecture and most of their buildings are unique.

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

While the height of the building is tall; the architectural elements and proportions are used to reference that of a single-story building including louvered sunshades at 10 foot high demarcation and 12 foot high glass store front. Landscaping and stone coursing on the walls will further breakdown the scale and massing.

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

The location of the building to the north side of the property allows front to back circulation to be maintained on the project as well as existing interconnectivity with the neighbor to the south.

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.

The proposed site plan integrates landscaping elements and coordinates with building design. Oak trees as required on the 9th Street North Corridor are included in the planning.

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

Natural lighting and tall height to allow the hanging of full-scale rugs are paramount to the Abbey Carpet show room requirements.

9. The project is climatically responsive.

Although the project incorporates a great deal of glass; we have mitigated some of this effect with the aluminum louver sunscreens and a large roof overhang at the clerestory level. We further intend to fully employ the strongest potential solar control glazing.

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

We have provided three entrances to the building including directly to 9th St., North, the alley and south to our main parking.

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

Signage is located at the top of our porch front façade elements and it is intended to be in two locations of the building including on our frontage and south to our parking.

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

The project incorporates Public Safety through high visibility to the majority of the property, appropriate site lighting and minimal landscape concealment.

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

The design of the project follows city of Naples zoning requirements including the D downtown district and the DRB guidelines.