

THE DESIGN REVIEW BOARD

Preliminary: Final: Pre-Application Meeting Date: 1-30-2024

Project Name: Chick-fil-A #05638 City of Naples

Architect/Petitioner: Kristhian Morales

Firm: Bowman

Address: 910 SE 17th Street, Ft. Lauderdale, FL, 33316

Phone: 954-686-1562 Email: kmorales@bowman.com

Property Owner: 2355 NORTH HIGHWAY 41 ASSOCIATES LLC

Address: 354 EISENHOWER PKWY #1900, LIVINGSTON, NJ 07039

Phone: 973-325-0011 Email: jeffm@mandelbaumfirm.com

Address/Location of Subject Property: 2355 9TH ST N, NAPLES, FL 34103 Parcel No12830560009

Size of Parcel: 1.47 AC

Legal Description: MOORINGS UNIT 3 BLK 1 LOT 8 OR 307 PG 87 & OR 1314 PGS 484-528

Existing Zoning: HC

Total Number of New Dwelling Units: N/A

Total Square Footage of New Non-Residential Uses: +/- 4,524

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

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.

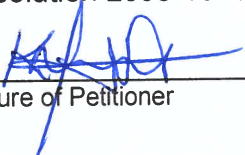
Jeff Mandelbaum
Printed Name of Property Owner


Signature of Property Owner

3/8/24
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.

Kristhian Morales
Printed Name of Petitioner


Signature of Petitioner

3/8/24
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.

The property is located at 2355 9th Street N. The site is currently occupied by a vacant building surrounded by surface parking with very spare landscaping. The site is bounded by a bank building to the north and a multi-tenant commercial/office building to the south. The proposed redevelopment will provide improvements to serve the proposed fast food restaurant with drive-thru while providing new parking, internal drive aisles, landscaping and lighting to support the proposed use. The intent is improve the overall aesthetics of the site and to bring activity to this currently vacant parcel within the City while providing services that are beneficial to the community and consistent with the existing highway commercial zoning for the parcel. The proposed development will follow all design standards in the City of Naples Code of Ordinances and will be harmonious with the design characteristics of its surroundings.

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 fast food restaurant will be consistent and compatible with the surrounding structures and commercial uses. The proposed design features blends with the overall eclectic style of the existing structures to the north and south along Tamiami Trail N. Additionally by removing the vacant structure and sparely landscaped parking lot, the proposed improvements will cuase the local neighborhood to increase the overall aesthetics of the neighborhood and the property values of the existing site and surrounding parcels.

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 design features and scale of the proposed building reflect a simple composition of basic architectural details that will blend well with the context of the surrounding structures. Materials include stucco in a sand medium finish in both white and brushed pewter colors and the canopy structures and storefront features will add dark bronze accents.

The proposed building height is 21'-8" to the high parapet line. The combination of the size, scale and proportion of the building will be in harmony with the rest of the neighboring structures and will add to the overall aesthetic character of this corridor.

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.

Each of the proposed building elevations display architectural features and material transitions to avoid overally blank walls. The exterior of the building and signage is designed to reinforce the main entry and the color palette is consistent with the City's criteria. Windows are provided throughout the elevations to allow for visibility for customers and pedestrians.

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

The overall scale of the proposed building is consistent with adjacent structures. The proposed building is a single story structure with a height of 21'-8" to the high parapet line, which is appropriate with pedestrian scale for the intended use and customers.

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 proposed restaurant building will be consistent and compatible with the surroundings. The architectural features are harmonious with the context of the neighboring commercial uses and structures. There are no prominent scenic view, natural vistas or similar features in

the vicinity of the parcel. However, by refurbishing the site and providing new landscaping and lighting to support the proposed use, the design intent is to create an aesthetically pleasing site that is attractive to the intended users and existing neighbors.

Proposed landscaping is intended to provide visual buffers from the rights of ways and adjacent existing uses as well.

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.

Proposed landscaping will be compatible with the surroundings. The proposed landscaping is not only intended to bring the site up to code but also to enhance the building appearance. Existing vegetation and trees, which are not abundant, will be preserved as needed.

Shade trees are provided throughout at landscape islands and at property boundaries to provide sheltering from the elements and to provide buffering from adjacent uses.

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

The proposed project will have a design that is appropriate to its function and follow all design standards in the City of Naples Code of Ordinances, as well as design characteristics from its surroundings.

9. The project is climatically responsive.

The proposed project will use sustainable design strategies to divert waste from landfills, reduce water consumption, and decrease any greenhouse emissions as appropriate.

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

The primary entrance to the building is located along the north facade of the building and is surrounded by pedestrian sidewalks to allow for convenient access from on-site parking areas to the building. Additionally, outdoor seating is proposed along the east side of the building for customers with an additional entry through the east facade for easy access to the structure.

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 has been designed and placed throughout the building to comply with all requirements and to provide safety for the public. It is scaled as to be consistent with the overall building size and height and its consistent with the architectural design.

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

The proposed project will use Crime Prevention Through Environmental Design (CPTED) principles such as natural surveillance, visibility for law enforcement, and defensible space.

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

The proposed development consists of the construction of a new fast food restaurant with drive-thru and follows all design standards in the City of Naples Code of Ordinances.

Section 58-1134(e)(13) of the Land Development Code provides the following criteria that shall be considered when the Design Review Board and by Administrative Staff when reviewing petitions considers requests for Outdoor Dining. Please explain how the project will meet the standards and criteria by addressing the following:

1. Outside dining tables and chairs shall be primarily metal, cast concrete, wood or suitable composite material. Plastic chairs are prohibited but plastic tables may be permitted if covered with linens. Outside dining tables located in the right-of-way shall be temporary and portable. Outdoor dining in this district shall require the approval of the Design Review Board. Outdoor dining shall be consistent with Section 56-126.

Proposed outdoor seating is compliant with the design standards outline in Section 56-126.
