



THE DESIGN REVIEW BOARD

Preliminary: Final: Pre-Application Meeting Date: 10-12-22

Project Name: Rolls Royce of Naples

Architect/Petitioner: Nick Berndt

Firm: Automotive Management Services, Inc.

Address: 505 S. Flagler Drive, Suite 1400, West Palm Beach, FL 33401

Phone: 561-655-8900 x152 Email: nberndt@amsinet.com

Property Owner: TT of Naples, Inc

Address: 505 S. Flagler Dr., Suite 1400, West Palm Beach, FL 33401

Phone: 561-655-8900 Email: _____

Address/Location of Subject Property: 710 9th St. N, Naples, FL 34102

Size of Parcel: 75,180 SF/1.73 Acres

Legal Description: The east 13-1/3 feet of Lot 13, and all of Lots 14 to 19, inclusive, Block 29, Tier 10, Plan of Naples as recorded in Plat Book 1, Page 8, of the Public Records of Collier County, Florida and Lots 1 and 2, Block "A", Lake Park, according to the map or plat thereof recorded in Plat Book 3, Pages 35 and 36, of the Public Records of Collier County, Florida.

Existing Zoning: C-2, General Commercial

Total Number of New Dwelling Units: 0

Total Square Footage of New Non-Residential Uses: 20,325 SF

Public Art: Not Applicable Placement On-site
 Contribution to Fund (\$1/SQ FT): \$20,325.00

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.

Steve Terry
Printed Name of Property Owner
For TT of Naples, Inc.

[Signature]
Signature of Property Owner

5-15-13
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.

Steve Terry
Printed Name of Petitioner
For TT of Naples, Inc.

[Signature]
Signature of Petitioner

5-15-13
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.

William T. Keene
Printed Name of Petitioner's Agent
For Keene Development LLC

[Signature]
Signature of Petitioner's Agent

5-16-23
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 project is designed to meet all City codes for the location. This will be a new modern building matching similar buildings on the block to the north for the Jaguar, Land Rover and Bentley dealerships. The building will be two stories with roof top parking and will comply with the maximum allowable buildings heights. The perimeter landscaping will be greatly enhance with update landscaping and trees. The rear of the site will be buffered from the adjacent residential uses with a new buffer and decorative precast concrete wall structure meeting allowable heights. The rear of the site will be gated and accessible for employees only for both security reasons but also to minimize traffic adjacent to the neighbors. The site is also design to not access the alleyway which is shared with the neighbors, again reducing the impact from the current retail plaza. All proposed lighting will be designed to be complimentary to the location and be non-intrusive to the neighbors while also assisting with site security. Additionally, the proposed structure will be moved closer to US 41 than the existing plaza with a much greater maneuvering and inventory parking area behind the structure.

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 building will replace an approximately 60 year old plaza with a new facility. The proposed building is consistent in material use and design with the previously construct vehicle sales and service dealerships to the north. The proposed investment in a substantially high end vehicle dealership facility will greatly enhance the adjacent properties relative to the current plaza.

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 Naples Comprehensive plan for this location restricts building coverage to a maximum of 30% parcel area, this site will meet that standard. It is also important to note this measurement includes all area that will be covered by a structure. This site includes a vehicle ramp to the second floor and the area beneath the vehicle ramp has been included in

the calculation. You can see from the provide architectural rendering the proposed within the expected color scale for this portion of 9th St. North with fairly neutral, lightly colored ACM exterior wall panels and complementing stucco, with appropriate contrast to the proposed landscaping.

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.

The proposed exterior cladding for the structure is composite aluminum panel material (ACM) which is an approved building material. Some portions of the exterior of the building may include stucco finishes patterned to match and complement the primary ACM materials.

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

The scale of the ground floor elements are consistent with the pedestrian scale.

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 site has no unique characteristics. The proposed project design greatly enhances the adjoining properties and is consistent with the neighboring vehicle dealerships.

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 site will be landscaped on all four sides as required by the LDC. The current perimeter landscaping only consists of a single hedge row with no trees. The rear of the current facility about an alleyway for its north half and an adjacent lot for its south half with no landscaping.

The proposed plan includes the required six feet buffer with a planned precast concrete wall at six feet in height. All new buffers will include the required tree plantings. The 9th St. North frontage will include royal palms as a continuation of the street plantings from the block to the north.

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

This building is specifically designed to be a new and pre-owned vehicle showroom and sales facility. The business will also provide service and repair to customer vehicles. The facility provides inventory parking on a second level and on the building's roof top.

9. The project is climatically responsive.

The building will have all of its main functions on the ground floor with second story covered parking and rooftop inventory parking. The second floor will be ventilated as required building codes. The inclusion of this second level parking will reduce the heat load onto the condition building spaces on the ground floor. Additionally, the service areas will be air conditioned for the respectful treatment of customer cars and employees. These areas will be enclosed with very quickly opening and shutting high speed Rytex doors to maintain the condition environ within the building and to reduce cooling costs during the day. All other exterior walls will be appropriately insulated to also reduce energy costs.

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

The main entrance for the showroom is centered on the front facade of the building. This is also the appropriate accessible entrance for the building. A pedestrian path is provided from the front entrance to the public sidewalk along 9th St. North. A pedestrian ramp is also being provided along the frontage to meeting ADA slope requirements as the proposed structure is being elevated slightly to meet new FEMA and storm water treatment requirements. The front of the structure will also have a five feet wide paver sidewalk for the onsite parking user also leading to the main entrance of the building.

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

All proposed signage will be complimentary to the look and feel of the structure's exterior and of a coordinated design. The unified sign plan was review during the site review process and

will again be reviewed during final building and sign permitting. All signage will comply with the land development code.

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

During the site design review process, it was requested by the City's Police Department the site be gated as much as possible to reduce vehicle theft. The rear portion of this site is gate both during the day and the evening helping to achieve this goal and also benefitting the adjacent neighbors. City staff also requested that all "required" parking facilities remain outside the gated area. Security cameras will also be provided on the exterior of the building and the site will be adequately lit during the evening for public safety.

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

This is a new structure which will be in conformance with all relevant design guidelines, the DRB Handbook and the Land Development Code.