

NOTICE OF MEETING AND AGENDA

City Council Chamber

735 8th Street South, Naples, Florida 34102

5-member board with 1 alternate which reviews all land use petitions associated with architectural and landscape/architectural plans. Terms: 3 years. Average meeting time: 2 hours per month.

Welcome to today's meeting. If you wish to address the Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. We ask that speakers limit their comments to 7 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Design Review Board Wednesday, June 27, 2018 9:00 AM

All proposed resolutions and information on items listed below, which have been provided in advance of this meeting, may be inspected in the Planning Department, 295 Riverside Circle, or on the City of Naples home page <https://www.naplesgov.com/> or call the City Clerk's Office, 213-1015. All written, audio-visual and other materials presented to the Board in conjunction with deliberations during this meeting will become the property of the City of Naples and will be retained by the City Clerk.

1. Call to Order
2. Roll Call
3. Changes to the Agenda
4. Approval of Minutes
 - 4.A. May 23, 2018 Minutes
[May 23, 2018 Minutes](#)
5. Public Comment

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL THE CITY CLERK'S OFFICE AT (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.

6. 18-DRB16 – 2400 9th Street North
Consider an application for Final Design Review approval for exterior site and façade improvements for the property located at 2400 9th Street North.
Michael Sheely of Lotus Architecture Inc presenting
 - 6.A. Consider revised landscape plans and colors for the exterior façade improvements for the property located at 2400 9th Street North
Recommended Action: Approve
[Staff Memo](#)
[Revised Colors, Materials and Landscape](#)
[Original Architectural Plans - May Meeting](#)
[Original Landscape Plans - May Meeting](#)
[Petitioner Resumes](#)
[Planning Staff Resumes](#)

7. 18-DRB15 – Trulucks, 699 5th Avenue South
Consider an application for Final Design Review approval for a new canopy above the existing entrance on the pedestrian walkway to Truluck’s restaurant, on property owned by Philip J. McCabe Revocable Trust and located at 699 5th Avenue South.
Bob Vayda, Stofft Cooney Architects, LLC presenting
 - 7.A. Consider an application for Final Design Review approval for a new canopy above the existing entrance on the pedestrian walkway to Truluck’s restaurant, on property owned by Philip J. McCabe Revocable Trust and located at 699 5th Avenue South.
Recommended Action: Approval
[Staff Report](#)
[Resolution](#)
[Application](#)
[Revised Plans](#)
[Original Plans - May 23rd DRB Meeting](#)
[Credentials - Petitioner](#)
[Credentials - Planning Staff](#)
[Mailing Labels](#)

8. 18-DRB18 – Andrea Clark Brown, 340 8th Street South
Consider an application for Final Design Review approval for an addition to an existing building on property owned by Andrea Clark Brown, and located at 340 8th Street South.
Andrea Clark Brown, architect, presenting
 - 8.A. Consider an application for Final Design Review approval for an addition to an existing building on property owned by Andrea Clark Brown, and located at 340 8th Street South.
Recommended Action: Approval
[Staff Report](#)

[Resolution](#)
[Application & Disclosure](#)
[Survey & Civil Plans](#)
[Architectural Plans](#)
[Renderings & Perspectives](#)
[Landscape, Lighting & Signage Plans](#)
[Credentials - Petitioner](#)
[Credentials - Planning Staff](#)
[Mailing Labels](#)

9. 18-DRB19 – 5 12th Street North

Consider an application for Preliminary Design Review approval for exterior site and façade improvements for the property located at 5 12th Street North.
Gene Cravillion of Gene Carvillion Architect presenting

9.A. Consider an application for Preliminary Design Review approval for exterior site and façade improvements for the property located at 5 12th Street North.

Recommended Action: Approve

[Staff Report](#)
[Resolution](#)
[Petition_Deed_Disclosure](#)
[Survey](#)
[Architectural Elevations](#)
[Architectural Renderings](#)
[Floor Plans](#)
[Landscape Plan](#)
[Colors](#)
[Wall Sections](#)
[Mailing Labels](#)
[Planning Staff Resumes](#)

10. 18-DRB23 – 101 8th Street South

Consider an application for Final Design Review approval for a new mixed use building with ground floor commercial and two floors of transient lodging for the property located at 101 8th Street South.
Matthew H. Kragh, AIA of MHK Architecture and Planning presenting

10.A. Consider an application for Final Design Review approval for a new mixed use development with ground floor commercial and two floors of transient lodging units on property located in the D-Downtown zoning district at 101 8th Street South.

Recommended Action: Approval

[Staff Report](#)
[Resolution](#)
[Application & Disclosure](#)
[Plans](#)
[Credentials - Matthew Kragh, MHK Architecture](#)

[Credentials - Christian Andrea](#)
[Credentials - Planning Staff](#)
[Mailing Labels](#)

11. 18-DRB27 – 531 5th Avenue South

Consider an application for Preliminary Design Review approval for a new mixed-use development containing commercial and transient lodging uses, on property located at 531 5th Avenue South. Matthew H. Kragh, AIA of MHK Architecture and Planning presenting

- 11.A. Consider an application for Preliminary Design Review approval for a new mixed-use development containing commercial and transient lodging uses within the C1-A, Commercial Core district and within the Fifth Avenue South Special Overlay district, on property located at 531 5th Avenue South.

Recommended Action: Approval

[Staff Report](#)

[Resolution](#)

[Application & Disclosure](#)

[Plans](#)

[Credentials - Matt Kragh, MHK Architecture](#)

[Credentials - Christian Andrea](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

12. 18-DRB20 – 2500 Golden Gate Parkway

Consider an application for Final Design Review approval for a new clubhouse containing approximately 29,000 square feet and an expansion to the existing fitness center at Bear's Paw for property owned by Bear's Paw Country Club, Inc., and located at 2500 Golden Gate Parkway.

- 12.A. Petition 18-DRB20: Consider an application for Final Design Review approval for a new clubhouse containing approximately 29,000 square feet and an expansion to the existing fitness center at Bear's Paw for property owned by Bear's Paw Country Club, Inc., and located at 2500 Golden Gate Parkway.

Recommended Action: Approval

[DRB Report](#)

[Resolution](#)

[Application, Disclosure, Plans](#)

[Correspondence](#)

[Petitioner's Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

13. 18-DRB21 – 4111 9th Street North

Consider an application for Final Design Review approval for a new 4,000 square foot commercial structure within the Park Shore Plaza, for property owned by Brixmor Park Shore SC, LLC, and located at 4111 9th Street North.

13.A. Petition 18-DRB21: Consider an application for Final Design Review approval for a new 4,000 square foot commercial structure within the Park Shore Plaza, for property owned by Brixmor Park Shore SC, LLC, and located at 4111 9th Street North.

Recommended Action: Denial

[DRB Report](#)

[Resolution](#)

[Application](#)

[Architectural Plans](#)

[Civil Engineering Plans](#)

[Aerial w/ Out Parcel](#)

[18-DRB21 Landscape Plans.pdf](#)

[Landscape Plan 2](#)

[Lighting Plan](#)

[Survey](#)

[Architectural Plans at Preliminary DRB](#)

[Disclosure](#)

[David Corban Resume](#)

[Planning Staff Resumes](#)

[Labels](#)

14. 18-DRB22 - Smiths Organics, 944 7th Avenue North

Consider an application for Final Design Review approval for the renovation and conversion of an existing car wash into a restaurant, including outdoor dining, for property owned by Markit, LLC and located at 944 7th Avenue North.

Matthew H. Kragh, AIA of MHK Architecture and Planning presenting

14.A. Petition 18-DRB22: Consider an application for final design review approval for the renovation and conversion of an existing car wash into a restaurant, including outdoor dining, for property owned by Markit, LLC and located at 944 7th Avenue North.

Recommended Action: Approval

[DRB Report](#)

[Resolution](#)

[Application, Disclosure, Deed](#)

[Architectural and Landscape Plans](#)

[Petitioner's Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

15. 18-DRB24 – 20 10th Street North

Consider an application for Preliminary Design Review approval for a new two-story 14,000 square foot commercial building for the property located at 20 10th Street North.

Matthew H. Kragh, AIA of MHK Architecture and Planning presenting

15.A. Consider an application for Preliminary Design Review approval for a new, two-story 14,000 square foot commercial building for the property located at 20 10th Street North.

Recommended Action: Approve

[Petition](#)

[Plans.pdf](#)

[Mailing Labels](#)

[Petitioner Resumes](#)

[Planning Staff Resumes](#)

16. 18-DRB25 – 2705 Corporate Flight Drive

Consider an application for Preliminary Design Review approval for a new one-story commercial building containing approximately 17,231 square feet, on property located at 2705 Corporate Flight Drive.

16.A. Petition 18-DRB25: Consider an application for Preliminary Design Review approval for a new one-story commercial building containing approximately 17,231 square feet, on property owned by Erik Papenfuss and located at 2705 Corporate Flight Drive.

Recommended Action: Approval with condition.

[DRB Report](#)

[Resolution](#)

[Application and Deed](#)

[Architectural and Landscape Plans](#)

[Petitioner's Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

17. 18-DRB26 – 995 8th Avenue South

Consider an application for Final Design Review approval for two new single-family homes as part of a zero-lot-line development on property located at 995 8th Avenue South.

Matthew H. Kragh, AIA of MHK Architecture and Planning presenting

17.A. Petition 18-DRB26: Consider an application for Final Design Review approval of two new single-family homes as part of a zero-lot-line development on property owned by Quintessential Homes of Naples, LLC, and located at 995 8th Avenue South.

Recommended Action: Approval

[DRB Report](#)

[Resolution](#)

[Application and Disclosure](#)

[Architectural and Landscape Plans](#)

[Petitioner's Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

18. Public Comment

19. Correspondence & Communication

20. Adjourn