

NOTICE OF MEETING AND AGENDA



**Design Review Board
City Hall Council Chambers
735 8th Street South, Naples, Florida 34102**

**One or more other elected or appointed officials
may be in attendance at this meeting.**

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.

Pledge of Civility

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

**Design Review Board
Wednesday, August 24, 2022
9:00 AM**

All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, 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 City Council in conjunction with deliberations during this meeting will become property of the City of Naples and will be retained by the City Clerk

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Election of Officers**
5. **Changes to the Agenda**
6. **Approval of Minutes**
 - 6.A. Approval of May 25th, 2022 Design Review Board Meeting minutes.
[2022-00525 DRBr draft minutes](#)
 - 6.B. Approval of June 22nd, 2022 Design Review Board Meeting minutes.
[2022-0622 DRBR draft minutes](#)

7. Public Comment

8. Public Hearing(s)

8.A. 21-DRB5 Revision #3

An application for Final Design Review approval for a proposed revision to the previously approved façade renovations for Del Mar Restaurant, on property located at 494 5th Avenue South.

Mark McLean of MHK Architecture & Planning, presenting

(MP)

(Erica Martin, Director of Planning)

[Supplemental Memorandum](#)

[Resolution](#)

[Application](#)

[Deed](#)

[Disclosure Property Owner](#)

[Disclosure Business Owner](#)

[Architectural Plans](#)

[Petitioners Credentials](#)

[Planning Department Resumes](#)

8.B. 21-DRB25 Revision

A Resolution determining a revision to Final Design Review Petition 21-DRB25 previously approved plans to convert the covered parking area into an enclosed conference and storage room on the property located at 689 9th Street North.

Charles Nafie, of Charles J. Nafie Architecture and Design, presenting

(PK)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Survey](#)

[Proposed Site Plan](#)

[Roof Plan](#)

[Site Rendering](#)

8.C.

22-DRB17

A Resolution determining petition 22-DRB17 for Final Design Review for an approximately 900 square foot addition and outdoor bar with outdoor dining on property owned by Victoria Square Properties, LLC and located at 1200 Central Avenue.

Mark McLean of MHK Architecture & Planning, presenting

(LD)

(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Petition Application](#)
[Deed](#)
[Disclosure of Interest - Victoria Square Properties](#)
[Disclosure of Interest - TMB Florida](#)
[Operational Plan - TMB Florida](#)
[Survey](#)
[Architectural Plans](#)
[Landscape Plans](#)
[Outdoor Dining Specifications](#)
[Correspondence](#)
[Petitioner Qualifications](#)
[Staff Qualifications](#)
[Adjacent Property Owner Notification List](#)

8.D. 22-DRB22

Consider an application determining Final Design Review Petition 22-DRB22 for modification to the existing outdoor dining layout to include 27 tables, 114 seats, 6 umbrellas, and 12 space heaters for The French restaurant on the property located at 365 5th Avenue South.

Mark McLean of MHK Architecture & Planning, presenting
(TS)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Warranty Deed](#)
[Disclosure of Interest](#)
[Legal Description](#)
[Plans](#)
[Plans for Petition 16-DRB4](#)
[Plans for Petition 19-DRB42](#)
[Petitioners Credentials](#)
[Planning Department Credentials](#)
[Addresses.pdf](#)

8.E.
22-DRB23

Consider an application determining Final Design Review Petition 22-DRB23 for new tables and chairs for outdoor dining for Sushi Thai Downtown on the property located at 898 5th Avenue South.

Thomas J. Scangarello of Scangarello LLC, presenting

(PK)
(Erica Martin, Director of Planning)

[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest](#)
[Proof of Ownership](#)
[Survey](#)
[Site Plan](#)
[T. Scangarello Resume](#)
[Planning Department Resumes](#)
[Addresses](#)

8.F.

22-DRB24

Consider an application determining Final Design Review Petition 22-DRB24 for the addition of a mural on the side of the building located at 1100 6th Avenue South.

Janet Todd, petitioner, presenting
(PK)
(Erica Martin, Director of Planning)

[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest \(1\)](#)
[Disclosure of Interest \(2\)](#)
[Existing Conditions](#)
[Proposed Mural](#)
[Correspondence](#)
[Planning Department Resumes](#)
[Addresses](#)

8.G.

22-DRB25

A Resolution determining petition 22-DRB25 for Final Design Review for renovations to HB's Restaurant and the Sunset Beach Bar on approximately 4.0 acres of property owned by Naples Beach Club Land Trust Trustee, LLC, and located at 851 Gulf Shore Boulevard North.

Daniel Summers, AIA of BSSW Architects Inc. and Timothy McCarthy, AIA of Hart Howerton Partners, Ltd. Inc., presenting
(LD)
(Erica Martin, Director of Planning)

[DRB Report](#)
[Resolution](#)
[Petition](#)
[Disclosure of Interest - Naples Beach Club Land Trust Trustee, LLC](#)
[Architectural Plans](#)
[Landscape Plans](#)
[Lighting Plans](#)

[Sign Plan](#)
[3D Mass Model and Context Plan](#)
[3D Mass Model Links](#)
[Plat - The Naples Beach Club](#)
[Resolution 2020-14523](#)
[CO-1134 Approved Plans survey](#)
[Traffic Impact Study](#)
[Transportation Certification](#)
[Petitioner Qualifications](#)
[Staff Qualifications](#)
[Adjacent Property Notification List](#)

8.H.

22-DRB26

A Resolution determining petition 22-DRB26 for Final Design Review for an approximately 4,600 square foot single-story energy plant, an approximately 5,400 square foot single-story golf storage building, and an approximately 8,500 square foot golf maintenance building on property owned by NBC Club Owner, LLC and located at 485 South Golf Drive.

Kurt Dannwolf, AIA of O'Donnell Dannwolf & Partners Architects, Inc. and Timothy McCarthy, AIA of Hart Howerton Partners, Ltd. Inc., presenting

(LD)

(Erica Martin, Director of Planning)

[DRB Report](#)

[Resolution](#)

[Petition Application](#)

[Deed](#)

[Disclosure of Interest - NBC Club Owner, LLC](#)

[Petitioner Overview](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Civil Plans](#)

[Resolution 2020-14523 - Subdivision](#)

[Plat - The Naples Beach Club](#)

[Petitioner Qualifications](#)

[Staff Qualifications](#)

[Adjacent Property Owner Notification List](#)

8.I. 22-DRB27

Consider an application determining Preliminary Design Review Petition 22-DRB27 for a single-family home in a zero lot line configuration for the property located at 650 Park Street.

Matthew Kragh, AIA and John Orgren of MHK Architecture & Planning

(TS)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)
[Application](#)
[Disclosure of Interest and Warranty Deed](#)
[Legal Description](#)
[Architectural Plans](#)
[Landscape Plans](#)
[Petitioners Credentials](#)
[Planning Department Credentials](#)
[Addresses](#)

8.J. 22-DRB28

Consider an application determining Preliminary Design Review Petition 22-DRB28 for a single-family home in a zero lot line configuration for the property located at 660 Park Street.

Matthew Kragh, AIA and John Orgren of MHK Architecture & Planning

(TS)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Legal Description](#)
[Disclosure of Interest and Warranty Deed MIC](#)
[Architectural Plans](#)
[Landscape Plans](#)
[Petitioners Credentials](#)
[Planning Department Combined](#)
[Addresses](#)

8.K. 22-DRB29

Consider an application determining Preliminary Design Review Petition 22-DRB29 for a single-family home in a zero lot line configuration for the property located at 670 Park Street.

Matthew Kragh, AIA and John Orgren of MHK Architecture & Planning

(TS)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest and Warranty Deed](#)
[Legal Description](#)
[Architectural](#)
[Landscape Plans](#)
[Petitioners Credentials](#)
[Planning Department Credentials](#)
[Addresses](#)

8.L. 22-DRB30

Consider an application determining Preliminary Design Review Petition 22-DRB30 for a mixed use development to include 12 residential dwelling units and approximately 8,637 square feet of commercial for the property located at 250 9th Street South.

Mark McLean of MHK Architecture & Planning, presenting
(MP)

[DRB Report](#)
[Resolution](#)
[Application](#)
[Disclosure](#)
[Architectural Plans](#)
[Landscape Plans](#)
[Purchase and Sale Agreement](#)
[Deed](#)
[Petitioners Credentials](#)
[Planning Department Resumes](#)
[Owner Notification Addresses](#)

8.M. 22-DRB31

Consider an application determining Preliminary Design Review Petition 22-DRB31 for a new 3-story structure containing approximately 11,833 square feet for a pathology laboratory, doctors' offices, and supporting space associated with the Neighborhood Health Clinic, on the property located at 88 12th Street North.

Ramon Cruz of Studio+, presenting

(MP)
(Erica Martin, Director of Planning)

[DRB Report](#)
[Resolution](#)
[Application](#)
[Disclosure](#)
[Architectural Plans](#)
[Landscape Plans](#)
[Civil Engineering Plans](#)
[Deed](#)
[Survey](#)
[Petitioners Credentials](#)
[Planning Department Resumes](#)
[Owner Notification Addresses](#)

8.N.

22-DRB32

Consider an application determining Final Design Review Petition 22-DRB32 for new tables and chairs for outdoor dining for KJ Sushi and Asian Bistro on the property located at 409 5th Avenue South.

Mark McLean of MHK Architecture & Planning, presenting

(PK)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest](#)
[Disclosure of Interest 2](#)
[Survey](#)
[Plans](#)
[Petitioner Resume](#)
[Planning Department Resume](#)
[Addresses](#)

8.O. 22-DRB33

Consider an application determining Final Design Review for Petition 22-DRB33 for modifications to an existing outdoor patio area to include a new bar with 19 bar seats, and both banquet and open seating to include 24 tables with 68 seats on property located at 560 9th Street South.

Mark McLean of MHK Architecture & Planning, presenting

(TS)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest](#)
[Warranty Deed](#)
[Plans](#)
[Survey](#)
[Petitioners Credentials](#)
[Planning Department Credentials](#)
[Addresses](#)

9. Public Comment

10. Correspondence & Communication

11. Adjourn

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 CITY COUNCIL 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.