

**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.**

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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.

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**Design Review Board  
Wednesday, September 28, 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. **Approval of Minutes**

4.A. Approval of August 24th, 2022 Design Review Board Meeting minutes.  
[2022-0824 DRBr draft minutes](#)

5. **Changes to the Agenda**

6. **Public Comment**

7. **Public Hearing**

7.A. 22-DRB42

Request to continue this item to the November 18, 2022 Design Review Board meeting.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PRELIMINARY DESIGN REVIEW PETITION 22-DRB42 FOR A NEW HEART, VASCULAR, AND STROKE INSTITUTE ON PROPERTY OWNED BY NAPLES COMMUNITY HOSPITAL, INC. AND LOCATED AT 350 7TH STREET NORTH. (EM)  
CELSO A. VARGAS AND MARK SHANNON, OF STUDIO+, PRESENTING

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

7.B. 21-DRB13

A RESOLUTION FOR THE PURPOSE OF DETERMINING A REVISION TO PETITION 21-DRB13 FOR FINAL DESIGN REVIEW TO THE PREVIOUSLY APPROVED FACADE RENOVATIONS ON PROPERTY OWNED BY FARERI 2021 FAMILY TRUST, AND LOCATED AT 1095 5TH AVENUE NORTH.

(MP)

[Staff Report Supplemental Memo](#)

[Revision Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Deeds](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Originally approved landscape plans](#)

[Survey](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

7.C.

22-DRB11

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB11 FOR FINAL DESIGN REVIEW FOR A TWO-STORY 10,812 SQUARE FOOT ADDITION TO INCLUDE NEW CLASSROOMS WITH RECREATIONAL AND EDUCATIONAL AMENITIES AND ROOFTOP MECHANICAL EQUIPMENT WITH SOLAR PANELS ON PROPERTY OWNED BY CHABAD JEWISH CENTER OF NAPLES, INC., LOCATED AT 1789 MANDARIN ROAD. (TS)

(Erica Martin, Director of Planning)

[Staff Report](#)

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[Application](#)

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[Warranty Deed](#)

[Project Description](#)

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7.D.  
22-DRB19

A RESOLUTION DETERMINING PETITION 22-DRB19A FOR FINAL DESIGN REVIEW FOR REVISIONS TO THE PREVIOUSLY APPROVED LANDSCAPE AND CIVIL PLANS ON PROPERTY OWNED BY RETAIL PARTNERS OF NAPLES, LLC, AND LOCATED AT 5023 9<sup>th</sup> STREET NORTH.

MARK POLTOREK OF RDL ARCHITECTS INC., PRESENTING

(PK)  
(Erica Martin, Director of Planning)  
[Staff Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure of Interest- Property owner](#)  
[Disclosure of Interest- Business Owner](#)  
[Landscape Plans](#)  
[Civil Plans](#)

7.E.  
22-DRB34

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB34, RELATING TO PRELIMINARY DESIGN REVIEW OF AN ADDITION OF A THIRD STORY TO AN EXISTING BUILDING FOR PRIME SOCIAL, A RESTAURANT WITH ROOFTOP OUTDOOR DINING ON PROPERTY OWNED BY 5<sup>th</sup> AVENUE SOUTH INVESTMENTS, LLC AND LOCATED AT 837 5<sup>th</sup> AVENUE SOUTH.

(LD)  
Mark McLean of MHK Architecture, presenting  
(Erica Martin, Director of Planning)  
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[Resolution](#)  
[Petition Application](#)  
[Disclosure of Interest - 5th Avenue South Investments LLC](#)  
[Disclosure of Interest - Prime Social Naples LLC](#)  
[Warranty Deed](#)  
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7.F.

22-DRB35

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB35, RELATING TO PRELIMINARY DESIGN REVIEW OF A NEW SEVEN STORY CONDOMINIUM DEVELOPMENT ON PROPERTY OWNED BY T2 GOOD NAPLES I, LLC AND LOCATED AT 750 GOODLETTE FRANK ROAD NORTH.  
(LD)

Mark McLean of MHK Architecture, presenting.  
(Erica Martin, Director of Planning)

[Staff Report](#)

[22-DRB35 Resolution](#)

[Petition](#)

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7.G.

22-DRB36

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB36, RELATING TO FINAL DESIGN REVIEW OF A FACADE CHANGE ON PROPERTY OWNED BY 1012 GOODLETTE, LLC AND LOCATED AT 1012 GOODLETTE-FRANK ROAD NORTH.

(PK)

Mark McLean of MHK Architecture presenting

[22-DRB36 Staff Report](#)

[22-DRB36 Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Warranty Deed](#)

[Credentials " Petitioner](#)

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[Building Permit Scope of Work](#)

[Building Permit Exterior Alteration Permit Cancelation Request](#)

[Credentials " Staff](#)

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7.H. 22-DRB37

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB37, RELATING TO PRELIMINARY DESIGN REVIEW OF A NEW THREE-STORY CONDOMINIUM DEVELOPMENT ON PROPERTY OWNED BY TAG 331, LLC AND LOCATED AT 331 8th STREET SOUTH. (TS)

Mark McLean of MHK Architecture, presenting.

(Erica Martin, Director of Planning)

[22-DRB37 Resolution](#)

[22-DRB37 Staff Report](#)

[Application](#)

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7.I. 22-DRB40

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB40, RELATING TO PRELIMINARY DESIGN REVIEW FOR JETPORT MOTOR SUITES WHICH INCLUDES SIX (6) ONE-STORY INDIVIDUAL STORAGE BUILDINGS CONTAINING A TOTAL OF APPROXIMATELY 74,000 SQUARE FEET ON PROPERTY OWNED BY 3073 HORSESHOE DRIVE, LLC, AND LOCATED AT 3106 NORTH HORSESHOE DRIVE.

(MP)

[22-DRB40 Staff Report](#)

[22-DRB40 Resolution](#)

[Application](#)

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[Location Map](#)

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7.J. 22-DRB41

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB41, RELATING TO FINAL DESIGN REVIEW FOR A NEW FIXED-BASED

OPERATOR ON THE EXTENDED LAND LEASE PROPERTY AND ERECT A NEW HANGAR THAT SHARES A WALL WITH THE NEW FIXED-BASED OPERATOR AND DEMOLISH THE EXISTING FIXED-BASED OPERATOR AFTER THE NEW ONE BECOMES OCCUPIED ON PROPERTY OWNED BY THE CITY OF NAPLES AIRPORT AUTHORITY, CARE OF LAND LEASE NAPLES JET CENTER, AND LOCATED AT 377 CITATION POINT.

(MP)

[22-DRB41 Staff Report](#)

[22-DRB41 Resolution](#)

[Application](#)

[Disclosure of Interest - Lease Holder](#)

[Lease Agreement](#)

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[2021 Airport Utilization Plan](#)

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**8. Public Comment**

**9. Correspondence & Communication**

**10. 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.