

NOTICE OF MEETING AND AGENDA
City Council Chamber
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, October 26, 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. **Changes to the Agenda**
4. **Approval of Minutes**
 - 4.A. Approval of August 24th, 2022 Design Review Board Meeting minutes.
(Erica Martin, Director of Planning)
[2022-0824 DRBr draft minutes](#)
5. **Public Comment**
6. **Public Hearings**
 - 6.A. 22-DRB42
Continued from the October 14th DRB meeting.

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

(Erica Martin, Director of Planning)
[Continuance Memorandum](#)

6.B. 21-DRB13

Continued from the October 14th DRB meeting.
A RESOLUTION FOR THE PURPOSE OF DETERMINING A REVISION TO PETITION 21-DRB13 RELATING TO FINAL DESIGN REVIEW OF FACADE RENOVATIONS ON PROPERTY OWNED BY FARERI 2021 FAMILY TRUST, AND LOCATED AT 1095 5TH AVENUE NORTH.
(MP)

MHK Architecture, presenting

(Erica Martin, Director of Planning)
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[Architectural Plans](#)
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[Originally approved landscape plans](#)
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[Credentials - Petitioner](#)
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6.C.

22-DRB11

Continued from the October 14th DRB meeting.
A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB11, RELATING TO 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)

Thomas E. Killen of Killen Design Inc., presenting

(Erica Martin, Director of Planning)

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[Disclosure of Interest - Property Owner](#)

Warranty Deed
Architectural Plans
Project Description
Survey
Site Plan
Landscape Plans
Credentials - Petitioner
Credentials - Staff
Affidavit of sign posting
Public Notice Mailing Addresses
Correspondence

6.D.
22-DRB19

Continued from the October 14th DRB meeting.
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 9th STREET NORTH.

(PK)

Mark Poltorek of RDL Architects Inc., presenting
(Erica Martin, Director of Planning)

Revision Memorandum
Revision Resolution
Original Staff Report
Application
Disclosure of Interest - Property Owner
Disclosure of Interest - Business Owner
Revised Landscape Plans
Revised Civil Plans
Original Landscape Plans
Original Civil Plans
Credentials " Staff

6.E.
22-DRB34

Continued from the October 14th DRB meeting.

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 5th AVENUE SOUTH INVESTMENTS, LLC AND LOCATED AT 837 5th AVENUE SOUTH.

(LD)

MHK Architecture, presenting
(Erica Martin, Director of Planning)

Staff Report

Resolution
Petition Application
Disclosure of Interest - 5th Avenue South Investments LLC
Disclosure of Interest - Prime Social Naples LLC
Deed
Survey
Architectural Plans
Landscape Plans
Credentials - Staff
Credentials - Petitioner
Public Notice Mailing Addresses
Affidavit of Sign Posting - September
Affidavit of Sign Posting - October

6.F.

22-DRB35

Continued from the October 14th DRB meeting.
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)

MHK Architecture, presenting
(Erica Martin, Director of Planning)

Staff Report

Resolution

Petition

Disclosure of Interest

Deed

Survey

Architectural Plans

Landscape Plans

Credentials - Staff

Credentials - Petitioner

Public Hearing Mailing Addresses

Affidavit of Sign Posting - September

Affidavit of Sign Posting - October

6.G.

22-DRB36

Continued from the October 14th DRB meeting.
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)

MHK Architecture presenting

(Erica Martin, Director of Planning)
Staff Report
Resolution
Application
Disclosure of Interest
Warranty Deed
Architectural Plans
Survey
Building Permit Scope of Work
Building Permit Exterior Alteration Permit Cancellation Request
Credentials " Petitioner
Credentials " Staff
Public Notice Mailing Addresses
Affidavit of sign posting

6.H.
22-DRB37

Continued from the October 14th DRB meeting.
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)
MHK Architecture, presenting
(Erica Martin, Director of Planning)
Staff Report
Resolution
Application
Disclosure of Interest - Property owner
Deed
Survey
Architectural Plans
Landscape Plans
Civil Plans
Credentials - Petitioners
Credentials - Staff
Affidavit of Sign Posting

6.I. 22-DRB40

Continued from the October 14th DRB meeting.

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)

Shawn Brakmanis of Brak Architecture, presenting

(Erica Martin, Director of Planning)

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[Location Map](#)

[Survey](#)

[Site Plan](#)

[Cover Rendering](#)

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[Lighting Plan](#)

[Credentials - Petitioner](#)

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[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

6.J. 22-DRB41

Continued from the October 14th DRB meeting.

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)

MHK Architecture, presenting

(Erica Martin, Director of Planning)

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[Lease Agreement](#)

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[2021 Airport Utilization Plan](#)

[Credentials - Petitioner](#)

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6.K.

22-DRB24

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB24 RELATING TO FINAL DESIGN REVIEW OF A MURAL ON THE SIDE OF THE

BUILDING LOCATED AT 1100 6TH AVENUE SOUTH.

(PK)

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

[Staff Report](#)

[Resolution](#)

[Disclosure of Interest \(1\)](#)

[Disclosure of Interest \(2\)](#)

[Existing Conditions](#)

[Mural Proposal](#)

[Mural Pricing](#)

[Credentials " Artist](#)

[Credentials " Staff](#)

[Public Notice Mailing Addresses](#)

6.L. 21-DRB32 REVISION

A RESOLUTION FOR THE PURPOSE OF DETERMINING A REVISION TO PETITION 22-DRB32, RELATING TO FINAL DESIGN REVIEW OF A THREE STORY MIXED USE DEVELOPMENT ON PROPERTY OWNED BY PALMETTO HOSPITALITY OF NAPLES, LLC AND LOCATED AT 455 12th STREET SOUTH.

(LD)

MHK Architecture, presenting
(Erica Martin, Director of Planning)

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[Revised Architectural Plans](#)

[Original Approved Architectural Plans](#)

[Revised Landscape Plans](#)

[Original Approved Landscape Plans](#)

[21-DRB32 Signed Resolution](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

6.M.

22-DRB43

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB43, RELATING TO FINAL DESIGN REVIEW OF A FAÇADE CHANGE TO THE LANDMARK BUILDING ON PROPERTY OWNED BY M-P REALTY, LLC AND LOCATED AT 300 5TH AVENUE SOUTH, SUITE 105.

(TS)

Jeffrey S. Curl, eMerge Design LLC, presenting
(Erica Martin, Director of Planning)

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6.N.

22-DRB44

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB44, RELATING TO FINAL DESIGN REVIEW OF THE FAÇADE RENOVATION FOR A HOTEL ON PROPERTY OWNED BY NAPLES CFC ENTERPRISES LTD, AND LOCATED AT 4805 9TH STREET NORTH.

(PK)

Chris Flagg of TPI Hospitality, presenting
(Erica Martin, Director of Planning)

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6.O. 22-DRB45

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB45 RELATING TO FINAL DESIGN REVIEW FOR FACADE RENOVATIONS TO THE EXISTING COURTYARD BY MARRIOTT HOTEL ON PROPERTY OWNED BY RB NAPLES, LLC, AND LOCATED AT 3250 9TH STREET NORTH.

(MP)

Robert W. Ponder of Robert W. Ponder, Architect, presenting
(Erica Martin, Director of Planning)

[Staff Report](#)
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Application
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Colored Elevations
Site Plan
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Affidavit of Sign Posting
Correspondence
Petitioner's Presentation

6.P. 22-DRB46

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB46, RELATING TO PRELIMINARY DESIGN REVIEW OF A NEW SEVEN STORY RESIDENTIAL DEVELOPMENT ON PROPERTY OWNED BY WSR-NB, LLC AND LOCATED AT 1601 GULF SHORE BOULEVARD NORTH.

(LD)
MHK Architecture, presenting

(Erica Martin, Director of Planning)

Staff Report
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Petition
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Disclosure of Interest
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Architectural Renderings
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Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
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7. Approval of 2023 Meeting Schedule

7.A. Approval of the 2023 Design Review Board Meeting Schedule
[2023 DRB Schedule](#)

8. Correspondence & Communication

9. 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.