



**NOTICE OF MEETING AND AGENDA  
Design Review Board  
City Hall Council Chambers  
735 8th Street South, Naples, Florida 34102**

**Posted  
February 17, 2023**

**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, February 22, 2023  
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. Changes to the Agenda**
- 5. Approval of Minutes**
  - 5.A. Approval of January Design Review Board Meeting minutes.  
(Erica Martin, Director of Planning)  
[2022-0125 DRBr draft minutes](#)
- 6. Public Comment**
- 7. Public Hearing(s)**

7.A. 22-DRB57 - Continued from the January 25, 2023 Meeting

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB57, RELATING TO PRELIMINARY REVIEW OF TWO NEW MODULAR CLASSROOM BUILDINGS ON PROPERTY OWNED BY THE BAINUM FAMILY FOUNDATION, AND LOCATED AT 2477 EAST HORSESHOE DRIVE.

Renee Zepeda of Stofft Cooney Architects, presenting  
(TS)

[Staff Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure of Interest - Property Owner](#)  
[Warranty Deed](#)  
[Statement of Name Change](#)  
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[Architectural Plans](#)  
[Landscape Plans](#)  
[Survey](#)  
[Credentials - Petitioner](#)  
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[Affidavit of sign posting](#)

7.B. 22-DRB53 - Continued from November 18, 2022 Meeting.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB53, RELATING TO PRELIMINARY DESIGN REVIEW FOR TWO THREE-STORY MIXED USE STRUCTURES CONTAINING A TOTAL OF 52 RESIDENTIAL DWELLING UNITS AND APPROXIMATELY 125,859 SQUARE FEET OF NON-RESIDENTIAL USES FOR THE PROPERTY ON PROPERTY OWNED 5TH AVENUE SOUTH HOLDINGS, LP, A DELAWARE LIMITED PARTNERSHIP AND LOCATED AT 936, 1010, 1050 AND 1074 5TH AVENUE SOUTH; 590 11TH STREET SOUTH; AND 975 AND 1041 6TH AVENUE SOUTH.

MHK Architecture, presenting

(MP)  
(Erica Martin, Director of Planning)  
[Supplemental Memorandum](#)  
[Resolution](#)  
[Design Evolution Memorandum](#)  
[Staff Report](#)  
[Revised Application](#)  
[Application](#)  
[Disclosure of Interest - Property Owner](#)  
[Warranty Deed](#)  
[Revised Architectural Plans 1](#)  
[Revised Architectural Plans 2](#)  
[Revised Landscape Plans Block 900](#)  
[Revised Landscape Plans Block 1000](#)  
[Original Architectural Plans](#)

Original Landscape Plans  
Survey  
Credentials - Petitioner  
Credential - Staff  
Public Notice Mailing Addresses  
Affidavit of Sign Posting 11.18.22 Meeting  
Affidavit of Sign Posting 02.22.23  
Correspondence

7.C. 22-DRB42

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 (EM)

(Erica Martin, Director of Planning)

Staff Report  
Resolution  
Application  
Architectural Plans  
Credentials - Petitioner  
Credentials - Staff  
Public Notice Mailing Addresses  
Affidavit of Sign Posting  
Correspondence 1  
Correspondence 2  
Correspondence 3  
Correspondence 4

7.D. 23-DRB1

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB1, RELATING TO FINAL DESIGN REVIEW OF A SINGLE FAMILY HOME IN A ZERO LOT LINE CONFIGURATION PROPERTY OWNED BY PARK STREET DEVELOPMENT, LLC AND LOCATED AT 650 PARK STREET.

MHK Architecture presenting

(TS)

(Erica Martin, Director of Planning)

Staff Report  
Resolution  
Application  
Legal Description  
Disclosure of Interest & Warranty Deed  
Architectural Plans  
Landscape Plans  
Credentials - Petitioner  
Credentials - Staff  
Public Notice Mailing Addresses

[Affidavit of Sign Posting](#)

7.E. 23-DRB2

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB2, RELATING TO FINAL DESIGN REVIEW OF A SINGLE FAMILY HOME IN A ZERO LOT LINE CONFIGURATION ON PROPERTY OWNED BY TIMOTHY W. MATHEWS AS TRUSTEE OF THE TIMOTHY W. MATHEWS AMENDED TRUST U/A/D MARCH 7, 2013 AND LOCATED AT 660 PARK STREET.

MHK Architecture, presenting

(TS)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Legal Description](#)

[Disclosure of Interest & Deed](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

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[Correspondence](#)

7.F.

23-DRB3

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB3, RELATING TO FINAL DESIGN REVIEW OF A SINGLE FAMILY HOME IN A ZERO LOT LINE CONFIGURATION ON PROPERTY OWNED BY TIMOTHY W. MATHEWS AS TRUSTEE OF THE TIMOTHY W. MATHEWS AS A TRUSTEE OF THE TIMOTHY W. MATHEWS AMENDED TRUST U/A/D MARCH 7, 2013 AND LOCATED AT 670 PARK STREET.

MHK Architecture, presenting

(TS)

(Erica Martin, Director of Planning)

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[Correspondence](#)

7.G. 23-DRB4

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB4, RELATING TO PRELIMINARY DESIGN REVIEW OF A SIX-STORY MULTIFAMILY MIXED USE STRUCTURE OVER A PARTIALLY BELOW GROUND GARAGE ON TRACT BE OF THE NAPLES BEACH CLUB PLAT; AND A THREE-STORY COMMERCIAL STRUCTURE OVER A PARTIALLY BELOW GROUND GARAGE, A TWO-STORY CLUBHOUSE STRUCTURE OVER A PARTIALLY BELOW GROUND GARAGE, AND A SINGLE STORY FOOD AND BEVERAGE STRUCTURE ON TRACT H-1 OF THE NAPLES BEACH CLUB PLAT ON PROPERTY OWNED BY NAPLES BEACH CLUB LAND TRUST TRUSTEE, LLC AND LOCATED AT 852 GULF SHORE BOULEVARD NORTH.

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

(LD)

(Erica Martin, Director of Planning)

[Staff Report](#)

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[Deeds](#)

[Disclosure of Interest - Tract H-1 and Tract BE](#)

[Project Overview](#)

[Architectural Plans - part 1](#)

[Architectural Plans - part 2](#)

[Landscape Plans](#)

[Lighting Plan](#)

[Civil Plans](#)

[Credentials - Petitioner](#)

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7.H.

23-DRB5

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB5, RELATING TO FINAL DESIGN REVIEW FOR A NEW RESTAURANT CALLED BAHAMA BREEZE, CONTAINING APPROXIMATELY 10,390 SQUARE FEET OF INDOOR AND OUTDOOR DINING AREA, ON PROPERTY OWNED BY GS PORTFOLIO 2017, LLC, AND LOCATED AT 2088 9TH STREET NORTH.

John Dunham of DP3 Architects, presenting

(MP)

(Erica Martin, Director of Planning)

[Staff Report](#)

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Disclosure of Interest - Property Owner  
Disclosure of Interest - Business Owner  
Proof of Ownership  
Architectural Plans  
Landscape Plans  
Landscape Plan in Color  
Civil Engineering Plans  
Building Materials  
Photometric Plans  
Location Map  
Signage Plan  
Credentials - Petitioner  
Credentials - Staff  
Public Notice Mailing Address  
Affidavit of Sign Posting  
Petitioner's Presentation

7.I. 23-DRB6

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB6, RELATING TO PRELIMINARY DESIGN REVIEW OF A MIXED-USE DEVELOPMENT TO INCLUDE A ONE-STORY COMMERCIAL BUILDING ATTACHED TO A TWO-STORY CONDOMINIUM BUILDING ON PROPERTY OWNED BY NAPLES COMA, LLC AND LOCATED AT 500 GOODLETTE-FRANK ROAD NORTH.

MHK Architecture, presenting

(TS)  
(Erica Martin, Director of Planning)  
Staff Report  
Resolution  
Application  
Disclosure of Interest  
Warranty Deed  
Survey  
Architectural Plans  
Landscape Plans  
Credentials - Petitioner  
Credentials - Staff  
Public Notice Mailing Addresses  
Affidavit of sign posting

7.J.  
23-DRB7

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB7, RELATING TO FINAL DESIGN REVIEW OF A NEW THREE-STORY CONDOMINIUM DEVELOPMENT ON PROPERTY OWNED BY TAG 331, LLC AND LOCATED AT 331 8th STREET SOUTH.

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