



NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)
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, June 28, 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 May 24, 2023 Design Review Meeting and June 13th, 2023 Workshop Minutes
[2023-0524 drbr draft minutes \(SUPPLEMENT 1 ADDED 6.23.2023\)](#)
[2023-0613 drbw draft minutes \(SUPPLEMENT 1 ADDED 6.23.2023\)](#)
6. **Public Comment**
7. **Public Hearing(s)**

7.A. 22-DRB49

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-DRB49, RELATING TO PRELIMINARY DESIGN REVIEW OF A NEW THREE-STORY MIXED USE DEVELOPMENT ON PROPERTY OWNED BY WSR-OLD NAPLES 5 AND LOCATED AT 192 GOODLETTE FRANK ROAD.

MHK Architecture, presenting

(LD)

(Erica Martin, Director of Planning)

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[Disclosure of Interest - WSR OLD NAPLES 5, LLC](#)

[Architectural Plans - Revised](#)

[Architectural Plans - Original](#)

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[Correspondence received by 6-21-23](#)

7.B. 23-DRB16 (continued from April 26, 2023)

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB16, RELATING TO FINAL DESIGN REVIEW OF FAÇADE RENOVATIONS ON PROPERTY OWNED BY ROBERT DEUBERRY AND LOCATED AT 722 10TH AVENUE SOUTH, UNIT C.

William Glass with G2 Architecture, Inc. presenting

(PK)

(Erica Martin, Director of Planning)

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[Proof of Ownership](#)

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7.C. 22-DRB52 (Revision #2)

A RESOLUTION FOR THE PURPOSE OF DETERMINING REVISION #2 TO PETITION 22-DRB52 RELATING TO FINAL DESIGN REVIEW TO REPLACE THE

ELEVATOR AND STAIR ACCESS TO THE ROOF AND FOURTH FLOOR WITH AN ELECTRIC LIFT AND METAL LADDER AND TO INSTALL THREE POSTS TO SUPPORT THE CANTILEVERED FRONT ENTRY ON THE NORTH FACADE OF THE SUGDEN COMMUNITY THEATER, ON PROPERTY OWNED BY THE CITY OF NAPLES AND LOCATED AT 701 5th AVENUE SOUTH.

David Corban, AIA, David Corban Architects, presenting

(TS)

(Erica Martin, Director of Planning)

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[Owner Authorization](#)

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7.D. 23-DRB25

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB25 RELATING TO FINAL DESIGN REVIEW FOR MODIFICATIONS TO THE EXISTING OUTDOOR DINING TERRACE TO INCLUDE RAISING THE ELEVATION OF THE TERRACE AND REPLACING THE EXISTING CANVAS AWNING WITH A ROOF, ON THE PROPERTY OWNED BY THE MOORINGS COUNTRY CLUB, INC., AND LOCATED AT 2500 CRAYTON ROAD.

David Humphrey, Humphrey-Rosal Architects, presenting

(TS)

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7.E. 23-DRB26

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB26, RELATING TO FINAL DESIGN REVIEW OF AN EXTERIOR FAÇADE CHANGE ON PROPERTY OWNED BY DYCHES BUILDING LLC AND LOCATED AT 281 BROAD AVENUE SOUTH.

MHK Architecture, presenting
(PK)
(Erica Martin, Director of Planning)
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7.F. 23-DRB27

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB27, RELATING TO FINAL DESIGN REVIEW OF AN EXTERIOR FAÇADE CHANGE ON PROPERTY OWNED BY CCK INVESTMENTS LLC AND LOCATED AT 758 12TH AVENUE SOUTH.

MHK Architecture, presenting
(PK)
(Erica Martin, Director of Planning)
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7.G. 23-DRB28

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB28, RELATING TO FINAL DESIGN REVIEW FOR THE PROPOSED DEMOLITION OF THE EXISTING PUBLIX STORE AND ADJACENT RETAIL UNIT AND

STORAGE AREA, AND THE REPLACEMENT WITH A NEW PUBLIX STORE CONTAINING APPROXIMATELY 51,908 SQUARE FEET OF SPACE ON PROPERTY OWNED BY NEW MARKET NEAPOLITAN, LLC, AND LOCATED AT 4601 9TH STREET NORTH.

Robert Weber, MWA Architecture, LLC presenting
(MP)

(Erica Martin, Director of Planning)

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[Lighting Plan](#)

[Site Plan Changes Exhibit](#)

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7.H. 23-DRB29

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB29, RELATING TO FINAL DESIGN REVIEW OF EXTERIOR FAÇADE RENOVAPRAD2103546TIONS ON PROPERTY OWNED BY COCONUT GROVE CONDOMINIMUM AND LOCATED AT 230 4TH AVENUE SOUTH.

MHK Architecture, presenting

(PK)

(Erica Martin, Director of Planning)

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7.I. 23-DRB30

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB30, RELATING TO PRELIMINARY DESIGN REVIEW FOR A NEW CHURCH FOR NAPLES COMMUNITY CHURCH TO INCLUDE FELLOWSHIP SPACE, ADMINISTRATION SPACES, AND CLASSROOMS, REPLACING THE EXISTING BUILDING, ON THE PROPERTY OWNED BY NAPLES COMMUNITY CHURCH,

INC., LOCATED AT 849 7TH AVENUE SOUTH.

David Corban, AIA, David Corban Architects, pllc, presenting
(TS)

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7.J. 23-DRB31

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB31, RELATING TO FINAL DESIGN REVIEW OF TWO NEW MODULAR CLASSROOM BUILDINGS ON PROPERTY OWNED BY THE BAINUM FAMILY FOUNDATION, AND LOCATED AT 2477 EAST HORSESHOE DRIVE.

Renee Zepeda, Stofft Cooney Architects, LLC, presenting
(TS)

(Erica Martin, Director of Planning)
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7.K. 23-DRB32

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB32, RELATING TO PRELIMINARY DESIGN REVIEW FOR TWO (2) NEW MULTI-FAMILY RESIDENTIAL STRUCTURES CONTAINING A TOTAL OF 18 RESIDENTIAL DWELLING UNITS AND ASSOCIATED AMENITIES ON PROPERTY OWNED BY 2020 GULF SHORE, LLC, AND LOCATED AT 2020 GULF SHORE BOULEVARD NORTH.

MHK Architecture presenting

(MP)

(Erica Martin, Director of Planning)

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7.L. 23-DRB34

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB34, RELATING TO PRELIMINARY DESIGN REVIEW FOR A THREE-STORY MIXED-USE DEVELOPMENT INCLUDING A RESTAURANT AND TRANSIENT LODGING ON PROPERTY OWNED BY AG NAPLES LLC AND LOCATED AT 472 5TH AVENUE SOUTH.

MHK Architecture, presenting

(TS)

(Erica Martin, Director of Planning)

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7.M. 23-DRB35

A RESOLUTION FOR THE PURPOSE OF DETERMINING PRELIMINARY DESIGN REVIEW PETITION 23-DRB35 RELATING TO THE CONSTRUCTION OF A NEW STORAGE BUILDING WITHIN THE EXISTING FACILITIES AND MAINTENANCE BUILDING AREA AT NAPLES AIRPORT, ON THE PROPERTY LOCATED AT 2660 FUEL FARM ROAD.

Mike Harris, Hanson Professional Services, Inc., presenting.

(EM)

(Erica Martin, Director of Planning)

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[Location Map](#)

[Naples Airport - Exhibit A Property Map](#)

[Naples Airport Facilities Survey](#)

[Existing Site Plan](#)

[Site Plan](#)

[Site Plan with Aerial](#)

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[Existing Elevations](#)

[Rendering-View from SW](#)

[Equipment Canopy Architectural Plans-Elevations-Sections](#)

[Storage Building Architectural Plans-Elevations-Sections](#)

[Naples Airport Utilization Plan Approved by City Council 2021](#)

[Credentials- Petitioner \(SUPPLEMENT 1 ADDED 6.23.2023\)](#)

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7.N.

23-DRB36

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-DRB36, RELATING TO FINAL DESIGN REVIEW OF A NEW THREE-STORY MUNICIPAL PARKING GARAGE ON THE PROPERTY OWNED BY GULFSHORE PLAYHOUSE, INC. AND DOWNTOWN NAPLES, LLC AND LOCATED AT 150 12TH STREET SOUTH.

Dan Summers, AIA, presenting

(LD)

(Erica Martin, Director of Planning)

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[Disclosure of Interest - Downtown Naples, LLC](#)

Disclosure of Interest - Gulfshore Playhouse Inc
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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.