



**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, October 25, 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 September Design Review Board Meeting Minutes.  
[2023-0927 DRBr draft minutes](#)
6. Public Comment
7. Public Hearing(s)

## 7.A. Continuance Request

A Resolution for the Purpose of Determining Petition 23-DRB55, Relating to Preliminary Design Review of a Mixed-Use Development to Include a One-Story Commercial Building With an Attached Two-Story, Five-Unit Condo Building With Storage Garages, on Property Owned by Naples Coma, LLC and Located at 500 Goodlette-Frank Road North.

[Continuance Memo](#)

- 7.B. A Resolution for the Purpose of Determining Petition 22-DRB33 (Revision #1), Relating to Final Design Review for a Change in Outdoor Seating Layout to Include 28 Tables and 84 Seats, a New Artificial Ivy Wall, 11 New Planters, and New Signage, for LOLA 41, on Property Owned by GolfHunt, LLC and Located at 560 9th Street South.

MHK Architecture, presenting

(TS)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Business Owner](#)

[Warranty Deed](#)

[Disclosure of Interest - Property Owner](#)

[Architectural Plans](#)

[Legal Description](#)

[Outdoor Patio Planting Concept](#)

[Signage Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.C. A Resolution for the Purpose of Determining Petition 23-DRB54, Relating to Final Design Review of Outdoor Dining on Public Property in the Fifth Avenue South Special Overlay District Consisting of Two Tables and Four Chairs on Property Owned by 630 Fifth Avenue South Holdings, LLC and Located at 520 Park Street.

Burak Bulgan, owner, presenting

(PK)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest- Business owner](#)

[Disclosure of Interest- Property owner](#)

[Warranty Deed](#)

[Life Safety Plan](#)

[Tables and Chairs](#)

[Credentials – Staff](#)

[Affidavit of Sign Posting](#)

7.D. A Resolution for the Purpose of Determining Petition 23-DRB56, Relating to Preliminary Design Review of Two New, Eight-Story Condominium Buildings that Include a Total of 51 Residential Dwelling Units and Associated Amenities, Along With a One-Story Parking Garage on Property Owned by YB Gulf Shore 1, LLC, a Florida Limited Liability Company, and Located at 3300 Gulf Shore Boulevard North

MHK Architecture, presenting

(MP)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Deed](#)

[MHK Summary of Changes](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Survey](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

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7.E. A Resolution for the Purpose of Determining Petition 23-DRB57, Relating to Preliminary Design Review for Two (2) New Multi-Family Residential Structures Containing a Total of 15 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)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Deed](#)

[MHK Summary of Changes](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Boundary Survey](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

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[Correspondence](#)

- 7.F. A Resolution for the Purpose of Determining Petition 23-DRB33, Relating to Final Design Review of a New Multifamily Development on Property Owned by WSR-NB, LLC and Located at 1601 Gulf Shore Boulevard North.

MHK Architecture presenting  
(LD)  
(Erica Martin, Director of Planning)  
[Staff Report](#)  
[Resolution](#)  
[Application](#)  
[Deed](#)  
[Disclosure of Interest - Property Owner](#)  
[Architectural Plans](#)  
[Landscape Plan](#)  
[Survey](#)  
[Credentials - Petitioner](#)  
[Credentials - Staff](#)  
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## 8. Discussion Items

- 8.A. Discussion related to the Fifth Avenue South Special Overlay District specific provisions.  
(Erica Martin, Director of Planning)  
[Staff Memorandum](#)  
[Sec. 58-1134. Specific provisions](#)  
[1994 - DPZ Master Plan](#)  
[2004 Duany Report](#)

## 9. Public Comment

## 10. Correspondence & Communication

- 10.A. Approval of 2024 Meeting Schedule  
[Proposed 2024 DRB Schedule](#)

## 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.

