



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

**Posted
April 18, 2024**

**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, April 24, 2024
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. Election of Officer- Vice Chair**
- 5. Changes to the Agenda**
- 6. Approval of Minutes**
 - 6.A. Approval of the March 27th Design Review Board Meeting Minutes.
[2024-0327 drbr minutes draft](#)
- 7. Public Comment**
- 8. Public Hearing(s)**

- 8.A. Consider an Application Determining Revision #1 to Final Design Review Petition 18-DRB23 for a New Mixed Use Building on the Property Located at 101 8th Street South.

MHK Architecture, presenting

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Petition Application - Revision 1](#)

[Disclosure of Interest](#)

[Survey](#)

[Plans - Original](#)

[18-DRB23 Minutes - June 2018](#)

[Itemized Facade Changes - MHK Architecture](#)

[Architectural Plans - Revision 1](#)

[Landscape Plans - Revision 1](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Mailing Notice Addresses](#)

[Affidavit of Sign Posting](#)

- 8.B. Consider an Application Determining Revision #3 to Final Design Review Petition 22-DRB52 Relating to Signage and Changes to the Irrigation and Landscape Plans as part of the Façade Renovation and Addition Project to the Sugden Theater on the Property Located at 701 5th Avenue South.

David Corban, AIA, LEEP AP of David Corban Architects, pllc, presenting

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Petition Application](#)

[Disclosure of Interest](#)

[Survey](#)

[Site Plan](#)

[Signage Plans](#)

[Landscape Plans](#)

[Lighting Plans](#)

[Renderings](#)

[Credentials - Staff](#)

[Credentials - Petitioner](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 8.C. A Resolution for the Purpose of Determining Revision #1 to Petition 23-DRB7, Relating to Final Design Review of Design Modifications to Windows, Doors, and Stair Towers for the Previously Approved Three-Story Condominium Development on Property Owned by TAG 331, LLC, and Located at 331 8th Street South.

MHK Architecture, presenting

(Erica Martin, Director of Planning)

[Staff Report](#)

Resolution
Application
Summary of Changes - MHK Architecture
Warranty Deed
Disclosure of Interest Form
Survey
Architectural Plans
Credentials - Petitioners
Credentials - Staff
Public Mailing Addresses
Affidavit of Sign Posting

- 8.D. Consider a Resolution for the Purpose of Determining Petition 23-DRB20, Revision 1, Relating to Changes to the Previously Approved Facade Renovations Including Color Palette Changes and Awning Color Changes for the Property Owned by Neapolitan Enterprises, LLC, and Located at 1209 and 1211 3rd Street South.

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

DRB Report
Resolution
Application
Disclosure of Interest - Property Owner
Disclosure of Interest - Tenant
Deed
Architectural Plans
Survey
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

- 8.E. Consider a Resolution for the Purpose of Determining Petition 24-DRB9 for Preliminary Design Review Relating to a New Multi-Family Development Containing Three (3) Residential Dwelling Units on the Property Owned by Blue Point Associates, LLC, and Located at 1493 Blue Point Avenue.

Joe McHarris of McHarris Planning & Design, presenting
(Erica Martin, Director of Planning)

DRB Report
Resolution
Application
Disclosure of Interest and Deed
Architectural Plans
Landscape Plans
Civil Engineering Plans
Front Elevation Rendering
Mass Model
Geotechnical Engineering Report
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses

[Affidavit of Sign Posting](#)

- 8.F. Consider a Resolution for the Purpose of Determining Petition 24-DRB11 for Preliminary Design Review of the Construction of a New Single Family Residence in the R3-6, Multi-Family District, on the Property Owned by Joseph A. Tornincaso and Located at 760 Southern Pines Drive.

Brian Leaders of BDL Design, LLC, presenting

(Erica Martin, Director of Planning)

[DRB Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Architectural Plans](#)

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[Mass Model](#)

[Homes in the Vicinity](#)

[Location Map and Aerial](#)

[Front Elevation Rendering](#)

[Color and Material Information](#)

[Drainage Plan](#)

[Boundary-Topographic Survey](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 8.G. Consider an Application Determining Final Design Review Petition 24-DRB13 Relating to a New Seven Story Multifamily Development on the Property Located at 750 Goodlette Frank Road North.

MHK Architecture, presenting

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Petition Application](#)

[Good Naples I - General Warranty Deed](#)

[Disclosure of Interest](#)

[Survey](#)

[Architectural Plans](#)

[Landscape and Hardscape Plans](#)

[Credentials - Staff](#)

[Credentials - Petitioner](#)

[Public Notice Mailing Addresses](#)

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- 8.H. A Resolution For The Purpose of Determining Petition 24-DRB14, Relating To Preliminary Design Review of a New Chick-Fil-A Restaurant With a Dual Lane Drive-Thru, on Property Owned by 2355 North Highway 41 Associates LLC and

Located at 2355 9th Street North.
Nick Forthman of Narrate Design, presenting
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest Form - Property Owner](#)
[Disclosure of Interest Form - Business Owner](#)
[Warranty Deed](#)
[Letter of Authorization](#)
[Location Map and Aerial](#)
[Survey](#)
[Site Plan](#)
[Architectural Plans](#)
[Color and Materials Board](#)
[Landscape Plans](#)
[Sign Package](#)
[Credentials - Petitioners](#)
[Credentials - Staff](#)
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- 8.I. A Resolution for the Purpose of Determining Petition 24-DRB15, Relating to Preliminary Design Review of Rooftop Modifications to Include a Secondary Stairwell, Restrooms, Glass Barricades Atop the Roof Parapet, and an Adjustable Shade System, for the Previously Approved Addition to the Preschool of the Arts at the Chabad Jewish Center of Naples, on Property Owned by the Chabad Jewish Center Of Naples, Inc. and Located at 1789 Mandarin Road.
Thomas E. Killen of Killen Design, Inc., presenting

(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
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[Disclosure of Interest Form](#)
[Aerial Image](#)
[Warranty Deed](#)
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[Lighting Plan](#)
[Previously Approved Landscape Plans](#)
[Credentials - Petitioners](#)
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[Public Notice Mailing Addresses](#)
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- 8.J. A Resolution Determining Final Design Review Petition 24-DRB10 Relating to a Renovation of the North Road Terminal of Naples Airport on the Property Owned

by the City of Naples Airport Authority Located at 500 Terminal Drive.
Nathalie White, AIA of Schenkel Shultz, presenting
(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[2021 Utilization Plan](#)

[Application](#)

[Disclosure of Interest](#)

[Location map](#)

[Site Plan](#)

[Plans](#)

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[Landscape Plans](#)

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[Monument Signage](#)

[Credentials - Petitioner](#)

[Credentials - Planning Department](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting with Pictures](#)

9. Public Comment

10. Correspondence & Communication

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.