



THE DESIGN REVIEW BOARD

Preliminary: Final: Pre-Application Meeting Date: 04/01/24
Project Name: Naples Boat Club Building Three Condominium

Architect/Petitioner: Matthew H. Kragh

Firm: MHK Architecture

Address: 2059 Tamiami Trail East Naples, Florida 34112

Phone: 239-331-7092 Email: mmclean@mhkarchitecture.com

Property Owner: Naples Boat Club Master Association, INC
AM Acquisitions, LLC
H2O Properties, LLC
MSC Inmobiliaria E Inversiones, SL
Richard Kennedy Ross & Patricia Stern Crossland Ross
Bay House Campus, LLC
David & Sharon Haythornthwaite
Joseph R Biondo Revocable Trust
Frank & Susan E Boucek
Ronald & Jeanette Sarajian
Evan J & Elizabeth M Hoobchaak
Daniels S Henderson Revocable Trust
Catherine M & John M Peterman
Peter L Maguire
Patricia Stern Crossland Ross
Richard D & Joan M Crowl Jr

Address: 895 10th Street South, Suite 201, Naples, FL 34102

Phone: 239-263-4168 Email: andy@naplesboatclub.com

Address/Location of Subject Property: 909 10th St S, Naples, Florida, 34102

Size of Parcel: Approximately 23,643 SF or .54 ACRES

Legal Description: Naples Boat Club Building Three, A Condominium Unit 101 AKA Clubhouse Unit. Being part of Section 10, Township 50 South, Range 25 East, Collier County, Florida.

Existing Zoning: C2-A Waterfront Commercial District

Total Number of New Dwelling Units: 0

Total Square Footage of New Non-Residential Uses: 0 SF

Public Art: Not Applicable Placement On-site
 Contribution to Fund (\$1/SQ FT): _____


Petition Request and Summary of Facts:

This final DRB submittal is for a change in paint scheme of Naples Boat Club Building Three Condominium located at 909 10th Street S. With this submittal, we are proposing the changes as listed below:

- Repaint existing stucco exterior.
- Repaint all exterior door and window frames.

In signing below I acknowledge and attest that I am the owner of the property described above and/or the duly appointed representative of the owner(s) of the property described above; that I understand the nature and ramifications of this petition relative to the property; that I hereby authorize the petitioner and their agent to represent the property during any deliberations regarding this petition; that I allow access to the property by City staff and City elected and appointed officials for the purpose of inspecting the premises relative to this petition; that all information contained in this petition and associated materials is correct; that any incorrect information may render the final decision and recommendations on this petition void; and that I have read the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Richard Ross
Printed Name of Property Owner


Signature of Property Owner

4-16-24
Date

In signing below I acknowledge that I am the authorized petitioner for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Matthew H Kragh
Printed Name of Petitioner


Signature of Petitioner

April 18, 2024
Date

In signing below I acknowledge that I am the authorized petitioner's agent for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Matthew H Kragh
Printed Name of Petitioner's Agent


Signature of Petitioner's Agent

April 18, 2024
Date

Standards and Criteria

Section 50-241 of the Land Development Code provides that the following standards and criteria shall be considered by the Design Review Board and by Administrative Staff when reviewing petitions for Design Review pursuant to Chapter 2, Article V, Division 4 of this Code. Please explain how the project will meet the guidelines, standards and criteria by addressing the following:

1. The overall plan for the project, including the site plan, design, landscaping, lighting and signage, contributes to the image of the City as a visually attractive community.

The plan for the project contributes to the image of the city as a visually attractive community utilizing the updated color palette.

2. The proposed building or structure is of a quality and appearance that:
 - a. Is consistent and compatible with the surrounding neighborhood structures; and
 - b. Does not cause the local neighborhood or environment to depreciate materially in appearance or value.

The existing structure is consistent with the surrounding neighborhood structures and does not cause the local neighborhood to depreciate. No modifications are being made to the structure other than being repainted.

3. The project's scale, and the size, color and proportion of building elements, components, and materials are appropriate and harmonious with surrounding neighborhood structures.

The projects scale, size, and the proportion of building elements/components/materials are existing with no changes. The new color scheme is appropriate and more harmonious with surrounding neighborhood structures.

4. Appropriate building materials are being used. The use or employ of any of the following is generally considered inappropriate and will not be permitted unless appropriately integrated into a project meeting all other criteria, including aesthetic criteria, of this article:
 - a. Corrugated metal siding;
 - b. Fiberglass shingle roofing;
 - c. Prefabricated metal buildings or their components;
 - d. Primary colors or black;
 - e. False windows or doors;
 - f. Unmodified formula and trademark buildings and structures; and
 - g. Buildings and structures that are visually intrusive and inconsistent with the character of the neighborhood or of the community.

No material changes to the existing building are requested for this application.

5. The scale of ground floor elements of the project are consistent with pedestrian scale, where appropriate, depending on its location.

There are no scale changes to the building. However, the proposed color palette aims to be less abrasive and more in scale.

6. The project's location and design adequately protects or enhances unique site characteristics such as those related to scenic views, natural vistas, waterways or similar features.

The buildings' location and design are existing with no changes proposed, other than a change in paint scheme. However, the updated color palette aims to enhance the characteristics of both site and structure by creating a more harmonious perspective to the surrounding area.

7. The project appropriately integrates landscape elements into the site plan and building design. Plantings shall be of a size to give the appearance that the project is settled into a mature landscape. Pedestrian areas on or at the edges of the project site shall be sheltered by shade trees.

No modifications are being made to the landscape elements of the project.

8. The design of the building is appropriate to its function.

Yes, the existing design of the building is appropriate to its function and no changes are being proposed.

9. The project is climatically responsive.

This existing project is climatically responsive with the utilization of covered walkways and awnings to deflect sun.

10. Primary entrances to all buildings provide direct and convenient access from main streets and on-site parking areas.

Yes, the primary entrances to all buildings provide direct access to main streets and parking areas.

11. Signage and other building appurtenances are integral components of the building, appropriately scaled, and consistent in character with the building's overall design.

No modifications are being made to the signage or appurtenances of the project.

12. The project incorporates defensible space concepts of Crime Prevention Through Environmental Design (CPTED).

The project is existing to remain other than updates to appearance.

13. The proposed development is in conformity with the effective guidelines and standards adopted pursuant to this article and all other applicable ordinances.

Yes, the proposed development is conforming and follows the guidelines set forth.