



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.**

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, January 22, 2025
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 the December 20, 2024 Design Review Board Minutes.
(Patricia Rambosk, City Clerk)
[2024-1220 drb minutes](#)

- 6. Public Comment**
- 7. Public Hearing(s)**

- 7.A. A Resolution for the Purpose of Determining Petition 25-DRB1, Relating to Final Design Review of a New Three-Story Mixed-Use Development Including Transient Lodging and a Restaurant on Property Owned by 590 Tamiami Trail North, Inc., and Located at 590 9th Street North.

MHK Architecture, presenting.

(JB)

(Erica Martin, Director of Planning)

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- 7.B. A Resolution for the Purpose of Determining Petition 25-DRB2, Relating to Final Design Review of a New Two-Story Mixed-Use Development with Commercial and Residential Uses on Property Owned by NaplesComA, LLC, and Located at 500 Goodlette-Frank Road North.

MHK Architecture, presenting.

(JB)

(Erica Martin, Director of Planning)

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[Signed CUP - 500 Goodlette Frank N](#)

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- 7.C. A Resolution for the Purpose of Determining Petition 25-DRB3, Relating to Final Design Review of a New Three-Story Mixed-Use Development on Property Owned by Downtown Naples, LLC and Located at 1090 1st Avenue South.

Bob Vayda, Architect, presenting.
(JB)
(Erica Martin, Director of Planning)
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- 7.D. A Resolution for the Purpose of Determining Petition 25-DRB4, Relating to Preliminary Design Review of a Mixed-Use Eight Story Dual Brand Hotel with 284 Transient Lodging Units with Two Stories of Structural Parking Included, Surface Parking, an Outdoor Pool and Pool Deck, Courtyard and Penthouse Level Restaurant Establishment on Property Owned by AAM Naples Hotel Owner, LLC and Located at 870 Goodlette Frank Road in the Commons Planned Development. MHK Architecture, presenting.
(NJ)
(Erica Martin, Director of Planning)
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- 7.E. A Resolution for the Purpose of Determining Petition 25-DRB5, Relating to Final Design Review of a New Three-Story Condominium Development With Four Units on Property Owned by 1500 GSB LLC and Located at 1500 Gulf Shore Boulevard North.

MHK Architecture, presenting.

(JB)

(Erica Martin, Director of Planning)

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- 7.F. A Resolution for the Purpose of Determining Preliminary Design Review Petition 25-DRB6 for the Naples Beach Club Golf Course and Racquet Facilities on Property Owned by NBC Club Owner, LLC and Naples Beach Club Land Trust Trustee, LLC and Located at 852 Gulf Shore Boulevard North and 485, 801, and 825 South Golf Drive.

Tim McCarthy, Hart Howerton Partners, Ltd., Inc., presenting.

(EM)

(Erica Martin, Director of Planning)

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- 7.G. A Resolution for the Purpose of Determining Petition 25-DRB7, Relating to Final Design Review of a Complete Façade Renovation Consisting of Balcony Enhancements, the Installation of a Louvered Aluminum Pergola System Over the Existing Courtyard, Replacement of Stair Elements, Replacement of Window and Door Elements and the Addition of Accent Lighting and Green Walls with Trellises and Plantings on Property Owned by NECO 649-663 5th Avenue South, LLC and Located at 649-663 5th Avenue South.

Architects Unlimited, presenting.

(NJ)

(Erica Martin, Director of Planning)

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- 7.H. A Resolution for the Purpose of Determining Petition 25-DRB8, Relating to Final Design Review to Install Full Public Roof Access Features Including a Shaded Pergola Structure, a Second Stairwell Egress and Two New ADA Restrooms to be Located on the Roof of the Preschool for the Arts Addition at the Chabad Jewish Center of Naples on Property Located at 1789 Mandarin Road.

MHK Architects, presenting.

(NJ)

(Erica Martin, Director of Planning)

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- 7.I. A Resolution for the Purpose of Determining Petition 25-DRB9, Relating to Final Design Review of a New 12-Unit, 6-Story Condominium Building Known as Olana with Associated Parking, Pool, Pool Deck, Trails and Other Appurtenances on Property Owned by KT Naples Owner, LLC and Located at 1121 Gulf Shore Boulevard North.

10SB Architects, presenting.

(NJ)

(Erica Martin, Director of Planning)

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- 7.J. A Resolution for the Purpose of Determining Revision #2 to Final Design Review Petition 23-DRB7 for Exterior Design Modifications to Windows, Balconies, and One Entryway 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.

(EM)

(Erica Martin, Director of Planning)

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- 7.K. A Resolution for the Purpose of Determining Revision #1 to Petition 24-DRB21 Relating to Final Design Approval of a New Heart, Vascular, and Stroke Institute and Attached Parking Structure on Property Owned by Naples Community Hospital, Inc. and Located at 350 7th Street North.

Ramon Cruz and Mark Shannon of Studio+, presenting.

(EM)

(Erica Martin, Director of Planning)

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8. Design Review Handbook

- 8.A. Review of Revised Design Review Handbook.

(Erica Martin, Director of Planning)

[Staff Memorandum](#)

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[Design Review Handbook 2.0 - Redline from 12.09.2024 City Council Meeting](#)

[Design Review Handbook - Current](#)

[Staff Memorandum to Planning Advisory Board](#)

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.