



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Meeting – January 25, 2012 – 9:00 a.m.

Chairman Martin called the meeting to order and presided.

ROLL CALL ITEM 1

Present:

Eugene Martin, Chairman
Thomas Scangarello, Vice Chairman
Michael Kluck
Renee Zepeda

Absent:

Arthur Neumann

Also Present:

Erica Goodwin, Planner
Brenda Blair, Technical Writing Specialist

Robin Singer, Planning Director
James Wilkerson

CHANGES TO THE AGENDA ITEM 2

Planning Director Robin Singer requested that Item 4 be continued to the February meeting since staff is awaiting additional information from the petitioner.

MOTION by Kluck to CONTINUE Item 4 to the February meeting; seconded by Zepeda and unanimously carried (Kluck-yes, Neumann-absent, Scangarello-absent, Zepeda-yes, Martin-yes).

CONTINUED ITEM 4

Petition 12-ODPB3 – Consider an application for new outdoor dining on public property for Bice Ristorante and Dolce and Salato located at 300 5th Avenue South. Luca DiFalco, ECIB of Naples, LLC, presenting.

..... ITEM 3

Petition 12-DRB6 – Consider an application for final design review approval of the conversion of the existing Rick’s Café building to a Dairy Queen Grill and Chill restaurant, including substantial façade and interior changes for property located at 694 9th Street North. Architect James Wilkerson, Wilkerson Architects, presenting.

(It is noted for the record that documentation pertaining to this item is contained in the file for this meeting in the City Clerk's Office.)

Notary Public Brenda Blair administered an oath to those intending to offer testimony; all responded in the affirmative. This being a quasi-judicial proceeding, Board Members offered ex parte disclosures to the effect that each had reviewed the documents provided, and had visited the site.

Planner Erica Goodwin stated that the petitioner had addressed the DRB conditions for approval at the previous hearing which included lowering light poles to 19 feet; removal of the orange band at the top of the building; and re-landscaping and irrigating all existing landscaped areas. The revised plans reflect the removal of the orange color on the parapet (*a low wall along the edge of a roof or balcony*) and the detail on the black eyebrow window (*roof dormer having low sides; formed by raising small section of roof*); the landscape plan depicts the addition of new plantings and an automatic irrigation system for 100% coverage of all landscaped areas. Staff recommends approval subject to the condition that the petitioner revise the location of one of the wall signs to align horizontally with the other within the allowable 30" sign band in compliance with signage regulations in the "D" Downtown District.

Architect James Wilkerson reviewed the aforementioned changes utilizing color renderings of all building elevations, signage, and landscape plans. Since the metal skirt around the top of the building is being removed, the rear of the building will be renovated and all equipment will be hidden from view.

Member Zepeda commended the petitioner on the proposed improvements. With regard to the exterior dining area, Architect Wilkerson further explained that the existing concrete block walls will be replaced with a prefinished metal fence to screen adjacent properties. The enclosure in front surrounded by bollards (*large, strong posts*) will be replaced with parking spaces and an existing underground irrigation system will be made operational. Chairman Martin commended the petitioner for making the proposed DRB changes and shielding mechanical equipment.

Public Input: (9:08 a.m.) None.

In response to Member Zepeda concerning the proposed fence, Architect Wilkerson explained that the existing cedar fence is in disrepair and requires constant maintenance. The intent is to replace it with a prefinished metal fence or PVC (*a specific thermoset plastic which is weather and chemical resistant*) type of screen at a height in conformance with City ordinances. He confirmed for Member Scangarello that the monument sign is ground-mounted and externally lit.

MOTION by Scangarello to GRANT final design approval of Petition 12-DRB6 as submitted, subject to compliance with comments regarding the sign and proposed new PVC or metal fence for the patio area. This motion was seconded by Kluck and unanimously carried (Kluck-yes, Neumann-absent, Scangarello-yes, Zepeda-yes, Martin-yes).

**CORRESPONDENCE AND COMMUNICATION.....ITEM 5
2012 Meeting Schedule**

Planning Director Robin Singer requested that the board reapprove the 2012 meeting schedule with the inclusion of the December 21 meeting date.

MOTION by Kluck to REAPPROVE the 2012 petition schedule; seconded by Zepeda and unanimously carried (Kluck-yes, Neumann-absent, Scangarello-yes, Zepeda-yes, Martin-yes).

ADJOURNMENT

9:12 a.m.

Eugene Martin, Chairman

Tara A. Norman, City Clerk

Minutes prepared by:

Brenda A. Blair, Technical Writing Specialist

Minutes Approved: February 22, 2012