



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, April 22, 2026
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 March 25, 2026, Design Review Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2026-0325 drb minutes](#)

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

- 7.A. A Resolution for the Purpose of Determining Revision #2 to Petition 24-DRB32, Relating to Final Design Review of The Port Royal Club, a New Two-Story Clubhouse with Recreational Amenities and Parking, on Property Owned by Port Royal Beach Club, Inc., and Located at 2900 Gordon Drive.

Tim McCarthy, AIA, Hart-Howerton Partners, Ltd., presenting
(EM)

(Erica Martin, Director of Planning)

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[Amendment to Articles of Incorporation](#)

[Deed](#)

[Survey](#)

[Aerial Map](#)

[Approved Architectural Plan Set](#)

[Approved Architectural Materials and 3D Renderings](#)

[Approved Civil Plan Set](#)

[Approved Lighting Plan](#)

[Approved Signage Plan](#)

[DRB Revision Summary](#)

[Approved Site Paving Plan](#)

[Approved Planting Plan](#)

[Revised Planting Plan](#)

[Revised Site Paving Plan](#)

[North Elevation-Approved and Revised](#)

[West Elevation-Approved and Revised](#)

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- 7.B. A Resolution for the Purpose of Determining Petition 26-DRB7, Relating to Final Design Review of Exterior Facade Alterations to an Existing Two-Story Condominium Building on Property Owned by Robert DeFauw, Et Al., and Located at 302-314 2nd Street South.

Daniel Corbin, CB Architects, presenting
(JB)

(Erica Martin, Director of Planning)

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- 7.C. A Resolution for the Purpose of Determining Petition 26-DRB8, Relating to Final Design Review of a Hotel Comprised of Two Lower Levels of Structural Parking and Six Levels of Hotel Suite/Lodging Units and Associated Hotel Amenities, Including Guest Dining, Fitness Center, Business Center and a Raised Pool, Pool Deck, Courtyard and Patio Space, on Lot 2 in The Commons Professional Park Planned Development, on Property Owned by Commonage Corporation, a Delaware Corporation, and Located at 870 Goodlette-Frank Road.

Mark McLean, MHK Architecture, presenting
(EM)

(Erica Martin, Director of Planning)

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[Disclosure of Interest Hotel](#)

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[Credentials - Petitioner](#)

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- 7.D. A Resolution for the Purpose of Determining Petition 26-DRB9, Relating to Preliminary Design Review of a New Three-Story Commercial Building for Professional Office Use Consisting of Approximately 12,222 Square Feet on Property Owned by 850 Seagate Dr, LLC, and Located at 850 Seagate Drive.

Mark McLean, MHK Architecture & Planning, presenting.
(TL)

(Erica Martin, Director of Planning)

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7.E. A Resolution for the Purpose of Determining Petition 26-DRB10, Relating to Final Design Review of a New Car Storage Facility and an Amenity Space on Property Owned by Revs Institute, Inc., and Located at 2300 and 2400 East Horseshoe Drive

Robert Diericks, AIA, JMDG Architecture
(JB)

(Erica Martin, Director of Planning)

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8. Public Comment

9. Correspondence & Communication

10. 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.