



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, March 26, 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**
- 6. Public Comment**
- 7. Public Hearing(s)**

5.A. Approval of the February 26, 2025 Design Review Meeting Minutes.
[2025-0226 drb minutes](#)

7.A. A Resolution for the Purpose of Determining Petition 24-DRB45, Relating to

Preliminary Design Review to Construct Three 10- Unit T-Hangar Buildings, a 12- Unit Box Hangar Building, New Taxilane as well as Other Features and Appurtenances at the Naples Airport on Property at 2660 Fuel Farm Road Owned by the City of Naples Airport Authority.

Hanson Engineering & Schenkel Shultz, presenting.

(NJ)

(Erica Martin, Director of Planning)

[Request for Continuance](#)

- 7.B. A Resolution for the Purpose of Determining Petition 25-DRB10 Relating to Final Design Review of a Facade Change on the Property Owned by 512 Mass Ave Properties Corp. and Located at 539 5th Avenue South.

Daniel Corbin, of CB Architects, presenting.

(KN)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Architectural Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of sign posting](#)

- 7.C. A Resolution for the Purpose of Determining Petition 25-DRB14 Relating to Final Design Review of a New Multi-Family Development Containing Three Residential Dwelling Units on Property Owned by Blue Point Associates, LLC. and Located at 1505 Blue Point Avenue.

Joe McHarris, of McHarris Planning & Design, presenting.

(JB)

(Erica Martin, Director of Planning)

[Staff Report](#)

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[Application](#)

[Disclosure of Interest - Owner](#)

[Warranty Deed](#)

[Survey](#)

[Aerial](#)

[Architectural Plans - NEW](#)

[Architectural Plans - OLD](#)

[Landscape Plans - NEW](#)

[Landscape Plans - OLD](#)

[Civil Plans - NEW](#)

[Civil Plans - OLD](#)

[Monument Sign Plan](#)

[Engineering Report](#)

[Trip Generation Report](#)

[3D Massing Model](#)

[Resolution - Preliminary DRB](#)

Site Plan Sufficiency Letter
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Petitioner Presentation

- 7.D. A Resolution for the Purpose of Determining Petition 25-DRB15 Relating to Final Design Review of an Exterior Facade Change on Property Owned by Beachwood Condominium Apartments and Located at 1320 Blue Point Avenue.

Jeffrey J. Strang, presenting.

(JB)

(Erica Martin, Director of Planning)

Staff Report

Resolution

Application

Disclosure of Interest - Property Owner

Aerial

Site Plan

Architectural Plans

Side by Side Rendering

Cladding Specifications

Scope of Work

PHOTO KEY - Submittals

1. Subject Property
2. Subject Property
3. Subject Property - Inside Garage NEW
4. Subject Property - Inside Garage NEW
5. Subject Property Inside Garage OLD
6. Street Front LOOKING EAST
7. Neighbors NORTH Clam Court
8. Immediate Neighbors WEST
9. Second Neighbors EAST
10. Neighbors NORTH Clam Court
11. Neighbor Down Street - Example.
12. Neighbors NORTH Little Neck Court

MHK Architecture Building - Inspiration

Credentials - Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

- 7.E. A Resolution for the Purpose of Determining Petition 25-DRB16 Relating to Final Design Review of the Facade Change on Property Owned by Victoria Square Properties, LLC. and Located at 1200 Central Avenue and 2, 8, and 38 Goodlette-Frank Road South.

Christopher Shucart, presenting.

(KN)

(Erica Martin, Director of Planning)

Staff Report

Resolution

Application
Disclosure of Interest
Site Plan
Awning Pictures - Existing
Awning Pictures - Proposed
Credentials - Petitioner
Credentials - Staff
Affidavit of Sign Posting
Public Notice Mailing Addresses

- 7.F. A Resolution for the Purpose of Determining Final Design Review Petition 25-DRB17 Relating to the Proposed Rodizio Grill Brazilian Steakhouse Restaurant Located within the Coastland Center Mall on the Property Located at 1700 9th Street North.

Knighton Architecture and Planning, presenting.

(NJ)

(Erica Martin, Director of Planning)

Staff Report

Resolution

Application

Disclosure of Interest- Property Owner

Disclosure of Interest- Business Owner

Warranty Deed

Architectural Plans and Renderings

Credentials- Petitioner

Credentials- Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

- 7.G. A Resolution Determining Revision #1 to Petition 24-DRB32 Relating to Final Design Approval of the Port Royal Club, a New Two-Story Clubhouse with Recreational Amenities and Parking, on the Property Located at 2900 Gordon Drive.

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

(EM)

(Erica Martin, Director of Planning)

Staff Report

Resolution

Application

Disclosure of Interest

Port Royal Beach Club - Deed

Articles of Amendment - Port Royal Beach Club Inc to Port Royal Club Inc
Survey

Architectural Plans - Revision 1

Architectural Plans - Original (Approved)

Architectural Materials and 3D Renderings - Revision 1

Architectural Materials and 3D Renderings - Original (Approved)

Banquet Roof Comparison

Civil Plans

Landscape Plans

Signage Plans
Lighting Plans
Credentials - Planning Department
Credentials - Petitioners
Public Notice Mailing Addresses
Affidavit of Sign Posting
Petitioner's Presentation

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.