



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, August 27, 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. Election of Officers**
- 5. Changes to the Agenda**
- 6. Approval of Minutes**
- 7. Public Comment**
- 8. Public Hearing(s)**

8.A. A Resolution for the Purpose of Determining Petition 21-DRB41, Revision 2, Relating to Final Design Review of Changes to the Pool Deck Areas and Planting

Plan for the Previously Approved Petition 21-DRB41, On Property Owned By Second Generation Development, And Located at 633 4th Avenue South.

Architectural Land Design Inc., presenting

(EM)

(Erica Martin, Director of Planning)

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[Landscape Plan Showing Changes Made](#)

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- 8.B. A Resolution for the Purpose of Determining Petition 22-DRB10, Revision 1, Relating to Final Design Review of Field Changes Associated with the Planting Plan For the Previously Approved Petition 22-DRB10 on Property Owned by 845 11th AVE SO, LLC, and Located at 835 and 845 11th Avenue South.

Architectural Land Design Inc., presenting.

(EM)

(Erica Martin, Director of Planning)

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[22-DRB10 Rev 1 Resolution](#)

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[Plans depicting changes to Planting Plan](#)

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- 8.C. A Resolution for the Purpose of Determining Petition 22-DRB15, Revision 3, Relating to Final Design Review of Changes to the Plantings for the Previously Approved Petition 22-DRB15, On Property Owned by Rick DeAngelo, Palm Court Condominium Association President and Located at 212-278 6th Avenue South, 625-635 2nd Street South, and 600-660 3rd Street South.

Architectural Land Design, Inc, presenting.

(EM)

(Erica Martin, Director of Planning)

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- 8.D. A Resolution for the Purpose of Determining Petition 25-DRB29 Relating to Final Design Review of a Facade Renovation on the Property Owned by JR Nocera Trust and Located at 390 9th Street North.

Michael Ventura of Ventura Architecture Development, presenting.

(KN)

(Erica Martin, Director of Planning)

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- 8.E. A Resolution for the Purpose of Determining Petition 25-DRB33, Relating to Preliminary and Final Design Review of a Single-Family Residence and Accessory Structures Located Within the R3-12 Multifamily District on the Property Owned by SSJ Naples Development, LLC, and Located at 381 11th Avenue South.

Maureen Minker, Residential Studio Director, MHK Architecture, presenting.

(KN)

(Erica Martin, Director of Planning)

[25-DRB33 Staff Report](#)

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- 8.F. A Resolution for the Purpose of Determining Petition 25-DRB36, Relating to Final Design Review of the Exterior Facade Changes Consisting of a New Color Palette and Minor Architectural Embellishments on Property Owned by NECO 500 5th Avenue South, LLC, and Located at 500 5th Avenue South.

Maria Elise Blanes, AIA, NCARB, Architects Unlimited, LLC, presenting.

(KN)

(Erica Martin, Director of Planning)

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- 8.G. A Resolution for the Purpose of Determining Petition 25-DRB38, Relating to Final Design Review of the Exterior Improvements Including Repainting on Property Owned by Esplanade Condominium Association and Located at 4551 Gulf Shore Boulevard North.

McKenzie Waldron, MHK Architecture, presenting.

(KN)

(Erica Martin, Director of Planning)

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- 8.H. A Resolution for the Purpose of Determining Petition 25-DRB35, Relating to Preliminary Design Review of a New Car Storage Facility and an Amenity Space on Property Owned by Horseshoe Drive, LLLP, and Located at 2300 and 2400 East Horseshoe Drive.

Robert D. Diericks, JMDG Architecture, presenting
(JB)
(Erica Martin, Director of Planning)
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- 8.I. A Resolution for the Purpose of Determining Petition 25-DRB37, Relating to Final Design Review of a New Three-Story Mixed-Use Development that Includes Commercial Space and Residential Units on Property Owned by APNI 4, LLC, and Located at 20 10th Street North.

MHK Architecture presenting
(JB)
(Erica Martin, Director of Planning)
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- 8.J. A Resolution Determining Petition 25-DRB28, Relating to Preliminary Design Review of a New Private Residence Atop the East Garage on Property Owned by Kevin Stoneburner, and Located at 465 Bayfront Place.

4141 Design, presenting.
(JB)
(Erica Martin, Director of Planning)
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- 8.K. A Resolution determining Revision #3 to Final Design Review Petition 23-DRB53 for changes to the design of the existing via related to the Prime Social rooftop restaurant on property located at 837 5th Avenue South.

MHK Architecture, presenting.

(EM)

(Erica Martin, Director of Planning)

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Planning Department Credentials

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9. Public Comment

10. Correspondence & Communication

- 10.A. Discussion regarding multifamily and commercial buildings paint change.

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.