

Posted  
November 9, 2023



**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.**

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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.

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**Design Review Board  
Friday, November 17, 2023  
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 August 23, 2023 Design Review Board Meeting Minutes.
  - 5.B. Approval of the October 25, 2023 Design Review Board Meeting Minutes.
- 6. Public Comment**

## 7. Public Hearing(s)

### 7.A. Request for continuance.

A Resolution for the Purpose of Determining Petition 23-DRB55, Relating to Preliminary Design Review of a Mixed-Use Development to Include a One-Story Commercial Building With an Attached Two-Story, Five-Unit Condo Building With Storage Garages, on Property Owned by Naples Coma, LLC and Located at 500 Goodlette-Frank Road North.

(Erica Martin, Director of Planning)

### 7.B. Request for continuance.

A Resolution for the Purpose of Determining Petition 23-DRB61, Relating to Final Design Review of Outdoor Dining in the Fifth Avenue South Special Overlay District Consisting of 23 Tables and 50 Chairs on Property Owned by Ingram Building Partnership (Merged Into Ingram Building Company, LLC,) and Located at 720 5th Avenue South.

(Erica Martin, Director of Planning)

### 7.C.

A Resolution for the Purpose of Determining Revision #1 to Petition 23-DRB22, Relating to Final Design Review of a Multifamily Development on Approximately 5.204 Acres of Land Identified as Tract RT-2 of The Naples Beach Club Plat within The Naples Beach Club Residences And Golf Course Planned Development on Property Owned by Naples Beach Club Land Trust Trustee, LLC. and Located at 851 Gulf Shore Boulevard North.

Hart Howerton presenting

(LD)

(Erica Martin, Director of Planning)

### 7.D. A Resolution for the Purpose of Determining Petition 23-DRB49, Relating to Final Design Review for Outdoor Dining to Include a Change in Ownership, a Change in Restaurant Name, a Change in Seating Layout to Include 17 Tables, 60 Chairs, 18 Stools, New Outdoor Furniture, 5 New Outdoor Heaters, New Planters, New Hardscape, New Signage, and an Exterior Color Change, at Keewaydin's, on Property Owned by the City of Naples Located on Sugden Plaza Adjacent to 711 5th Avenue South

MHK Architecture, presenting

(TS)

(Erica Martin, Director of Planning)

### 7.E. A Resolution for the Purpose of Determining Petition 23-DRB50, Relating to Preliminary Design Review for a New Two-Story Clubhouse Facility to Include Indoor and Outdoor Dining, a New Pool and Pool Deck, Outdoor Seating Areas, a New Elevated Parking Structure, New Landscaping, and New Lighting on Property Owned by the Port Royal Beach Club, Inc. and Located at 2900 Gordon Drive.

A. James Tinson, AIA, and James T. McCarthy, AIA, of Hart Howerton Partners, Ltd, Inc., presenting

(TS)

(Erica Martin, Director of Planning)

- 7.F. A Resolution for the Purpose of Determining Petition 23-DRB58, Relating to Final Design Review of Exterior Façade Changes on Property Owned by Centre Point Associates Two, LLC; Centre Point Associates Three, LLC; Centre Point Associates Four, LLC; Centre Point Associates Five, LLC; Centre Point Associates Six, LLC; and Centre Point Associates Seven, LLC, and Located at 2100 9th Street North.  
MHK Architecture, presenting  
(PK)  
(Erica Martin, Director of Planning)
- 7.G. A Resolution for the Purpose of Determining Petition 23-DRB59, Relating to Final Design Review for New Outdoor Dining to Include 15 Tables, 64 Chairs, and 12 New Planters, for the Le Colonial Restaurant, on Property Owned by Colson Investments LLC and Located at 457 5th Avenue South.  
Michelle Kuntz of Elite Consulting SW, and Mark Knauer of Knauer Incorporated, presenting  
(TS)  
(Erica Martin, Director of Planning)
- 7.H. A Resolution Determining Petition 23-DRB60 for Final Design Review for an Expansion and Renovation to the Existing One-Story Clubhouse and Modifications to the Existing Pool Deck on Property Owned by Knightsbridge Partners of Naples LLC and Located at 1800 Tamiami Trail East.  
Renee Zepeda, of Stofft Cooney Architects, LLC, presenting (TS)  
(Erica Martin, Director of Planning)
- 7.I. A Resolution for the Purpose of Determining Petition 23-DRB62 for Final Design Review Approval Relating to a Mixed-Use Development to Include 12 Residential Dwelling Units and Approximately 9,000 Square Feet of Commercial Space for the Property Owned by Two Ten West, LLC, and Located at 250 9th Street South.  
MHK Architecture, presenting  
(MP)  
(Erica Martin, Director of Planning)
- 7.J. A Resolution for the Purpose of Determining Petition 23-DRB63, Relating to Final Design Review of Eight Single Family Residences on Property Owned By FL-7, Inc. and Located at 960 9th Street South and 825, 845, 855, And 875 10th Avenue South in the R3T-12 Residence District.  
Renee Zepeda, of Stofft Cooney Architects, LLC, presenting (PK)  
(Erica Martin, Director of Planning)

**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.