

Naples Beach Club Project Update

The Moorings Property Owners Association

Moorings Presbyterian Church
791 Harbour Drive
Naples, Florida
3:00 pm
March 11, 2025



Naples Beach Club Master Plan



Conservation Easement

- Naples Beach Club granted a Conservation Easement to the City of Naples and the North American Land Trust on October 29, 2024
- The Conservation Easement preserves forever 104.6 acres of the Naples Beach Club property including the property that comprises the 18-Hole Tom Fazio Golf Course and the Tennis Center as recreation and open space
- More than 84% of the property's 104.6 acres is restricted by the Conservation Easement
- The Conservation Easement area can never be developed commercially



Naples Beach Club Program

Four Seasons Hotel

- 215 Guest Rooms
 - 5 Food & Beverage Experiences (including HB's and Sunset Beach Bar)
 - Main Ballroom, Gulf-Front Junior Ballroom and Other Meeting Facilities
 - Private Screening Room

Market Square

- Sports Bar Restaurant with 4-Lane Bowling Alley and Game Room
- Market Café Including Grab N' Go
- Spa with 13 Treatment Rooms and Beauty Salon
- Fitness Center
- Lap Pool

Golf & Tennis

- 18-Hole Tom Fazio Golf Course with Driving Range, Short-Game Practice Area, and 2 Putting Greens
- Tennis Center with 6 Har-tru Tennis Courts

Four Seasons Branded & Serviced Residences

- Beach Front--58 Residences in 3 Buildings
- Golf Side--95 Residences in 5 Buildings
- Private Food & Beverage Experiences, Spa and Fitness Facilities and Pools

Naples Beach Club



HB's & Sunset Beach Bar



Hotel | Lobby



Hotel | Veranda Restaurant



Hotel | Pool



18-Hole Tom Fazio Golf Course



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

18-Hole Tom Fazio Golf Course & Mary C. Watkins Tennis Center Improvements

- No change in the number of golf holes (18-holes)
- Enhanced Practice Range in existing location
- Addition of Short-Game Practice area, a 9-Hole Putting Course and a Practice Putting Green
- No change in vehicular access or curb cuts
- New contoured golf course with enhanced variations in elevation and enlarged reconfigured lakes
- Enhanced lake system improves the stormwater on-site storage by 496% over city requirements
- Refinement of golf cart path network to improve circulation
- Enhanced landscaping to improve the aesthetics of the golf course perimeter
- New facilities: Range House (Pro Shop & Snack Bar), Golf Comfort Station, Storage Building, and Pump House
- Renovation of existing tennis Pro Shop
- Renovation of 6 existing tennis courts, including new Har-tru surfaces
- New 20 space parking area behind the Tennis Pro Shop

18-Hole Tom Fazio Golf Course Score Card with Yardage

HOLE	PAR	BACK TEE (yds)
1	4	313
2	4	403
3	4	358
4	3	216
5	5	560
6	3	183
7	4	391
8	4	336
9	3	183
FRONT 9	34	2943
10	4	390
11	5	483
12	3	143
13	4	326
14	5	556
15	4	453
16	3	146
17	4	426
18	4	358
BACK 9	36	3281
TOTAL	70	6224



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

18-Hole Tom Fazio Golf Course | Range House



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

18-Hole Tom Fazio Golf Course | Hole 10



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

18-Hole Tom Fazio Golf Course | Hole 11



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

18-Hole Tom Fazio Golf Course - Range House (Pro-Shop & Snack Bar)



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

18-Hole Tom Fazio Golf Course - Range House (Pro-Shop & Snack Bar)



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

18-Hole Tom Fazio Golf Course - Comfort Station



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

Mary C. Watkins Tennis Center



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

Mary C. Watkins Tennis Center - Tennis Courts



18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center amended site plan needs to be approved by the Design Review Board, Planning Advisory Board, and City Council.

Representative 18-Hole Tom Fazio Golf Course and Mary C. Watkins Tennis Center Landscaping Material

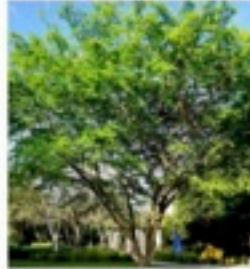
TREES



Shady Lady Black Olive
Bucida buceras 'Shady Lady'



Gumbo Limbo
Bursera simaruba



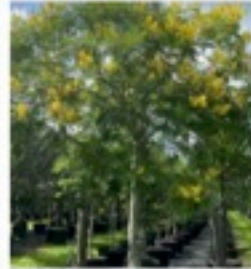
Bridal Veil Tree
Caesalpinia grisea



Sea Grape
Coccoloba avifera



Silver Buttonwood
Conocarpus erectus var. sericeus



Yellow Poinciana
Peltophorum pterocarpum



White Tabebuia
Tabebuia bahawensis

PALMS



Christmas Palm
Adonis merrillii



Bismarck Palm
Bismarckia nobilis



Hurricane Palm
Dictyosperma album



Coconut Palm
Cocos nucifera



Medjool Date Palm
Phoenix dactylifera 'Medjool' Zahedi



Red Latan Palm
Litsea loddigesii



Royal Palm
Roystonea regia

SHRUBS, GROUNDCOVERS, AND VINES



Ixora 'Nora Grant' / Ixora 'Nora Grant'



Bird of Paradise / *Strelitzia reginae*



Coontie / *Zamia floridana*



Egyptian Star Flower
'Graffiti Lipstick' / Pentas lanceolata 'Graffiti Lipstick'



Flax Lily / *Dianella tasmanica 'Variegata'*



White Bougainvillea / *Bougainvillea spectabilis 'Miss Alice'*



Dwarf Pitch Apple / *Chuspa rosea 'Nana'*

Q & A



Appendix

Contiguous Open Space Impervious Area

PERPETUAL EASEMENT AND DECLARATION OF RESTRICTIONS AND COVENANTS

3.2.1 (e) The following improvements with a maximum aggregate ground coverage area of all such improvements not exceeding 4.2 acres¹ (182,952 square feet at any time: (1) impervious golf cart paths, (2) impervious pedestrian walkways and sidewalks, (3) impervious roads serving allowed uses within the Easement Area, and (4) one building for sanitary facility and refreshment (a "comfort station"); provided, however, that the comfort station within the Contiguous Open Space Area, if more than 1,000 square feet in ground coverage area, shall not be located within 200 feet of any residential property that is outside the Property or separated from the Property by a public street.

¹Refer to Civil Engineer exhibit "EXH-IMP"



Appendix



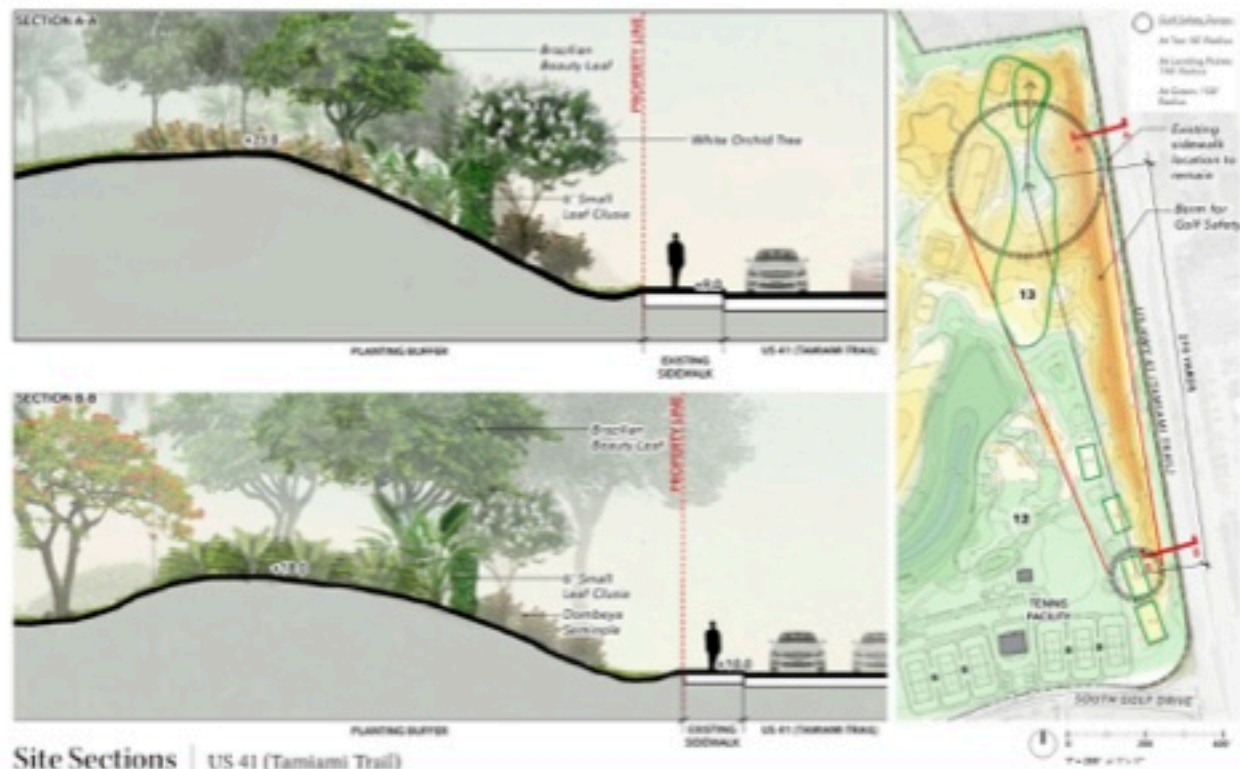
Naples Beach Club | Golf & Tennis Facility Setbacks & Permitted Uses



Appendix

US-41 (Tamiami Trail) Proposed Berm Construction

- Prior to the commencement of the Golf Course construction, Naples Beach Club is proposing to build a permanent protective berm along US-41 (Tamiami Trail) following Preliminary Design Review Board Hearing approved landscaping plan. The berm will be designed with professional irrigation system and stormwater control structures.
- Berm to be initially graded to keep Haul Road in place at entrance along US-41 (Tamiami Trail).
- After removal of construction Haul Road, the berm will be completed per final Design Review Board Hearing approved plan.



Appendix

US-41 (Tamiami Trail) Proposed Berm Construction



TREE SPECIES	QUANTITY	FLOWERING
White Orchid Tree	9	YES - WHITE
White Tabebuia	7	YES - WHITE
Shady Lady Black Olive	14	NO
Silver Buttonwood	40	NO
Sea Grape	18	NO

FLOWERING TREE SPECIES



White Orchid Tree
Bauhinia acuminata



White Tabebuia
Tabebuia bahamensis