



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, September 23, 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 August 26, 2026, Design Review Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2026-0826 drb minutes](#)

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

- 7.A. A Resolution for the Purpose of Determining Petition 26-DRB24, Relating to Final Design Review of a New Clubhouse, Wellness Center, and Commissary Building on Property Owned by Royal Poinciana Golf Club, Inc., and Located at 1600 Solana Road.

Ken Hart, AIA, Peacock + Lewis Planning, Architecture, Engineering, and Interior Design, presenting

(JB)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Civil Plans](#)

[Lighting Plan](#)

[Color and Material Choices](#)

[Digital Massing Model](#)

[Resolution - Preliminary DRB](#)

[Site Plan - Sufficiency Letter](#)

[Resolution - Conditional Use](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Correspondence](#)

[Affidavit of Sign Posting](#)

- 7.B. A Resolution for the Purpose of Determining Design Review Petition 26-DRB25 Relating to the Construction of a New 12-Unit Pre-Engineered Metal Box Hangar Building, Double Taxi Lane Connections, Improvements and Reconfiguration of the Stormwater Pond and System, and Realignment of the Airport Perimeter Service Road for the Property Located Along North Road, in the South Quadrant of the Naples Municipal Airport Located at 2660 Fuel Farm Road.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[DRB Application](#)

[Disclosure of Interest](#)

[Proof of Ownership](#)

[Site Location Map](#)

[Survey](#)

[Architectural Renderings and Drawings](#)

[Landscape Plans](#)

[Electrical Plans](#)

[Site Photometrics](#)

[Sign Plan or Specifications](#)

[Site Plan With Approved Utilization Plan Overlay](#)

[Utilization Plan Approved-11-17-2021-with projects 1-10 removed](#)

[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Petitioner's Presentation](#)
[Affidavit of Sign Posting](#)

- 7.C. A Resolution for the Purpose of Determining Design Review Petition 26-DRB14 Revision 1 Relating to Storefront Facade Changes and Signage on Property Owned by NECO 765 5th Avenue South LLC and Located at 793 5th Avenue South.

Pei-Yu Lin, O'Neil Langan Architects, presenting.

(TL)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Disclosure of Interest - Business Owner](#)

[Warranty Deed](#)

[Architectural Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.D. A Resolution for the Purpose of Determining Petition 21-DRB43, Revision 1, Relating to Design Review for the Inclusion of Metal Roof Screens Surrounding Visible Mechanical Equipment Along its Roofline in Order to Comply with Section 56-41 of the Code of Ordinances, on Property Owned By Gulfshore Playhouse, Inc., a Florida Not-For-Profit Corporation, and Located at 100 Goodlette-Frank Road South.

John Fontiallas, AIA, presenting

(EM)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Detailed Plans](#)

[Elevations](#)

[Structural Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.E. A Resolution for the Purpose of Determining Design Review Petition 20-DRB7 Revision 1 Relating to a Revision to the Master Sign Plan for the Property Owned by Old Naples Development, LLC and Located at 200 Broad Avenue South.

Laura Radler, presenting.

(TL)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest - Property Owner](#)
[Approved Master Sign Plan](#)
[Revised Master Sign Plan](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)
[Correspondence](#)

- 7.F. A Resolution for the Purpose of Determining Design Review Petition 20-DRB12 Revision No. 2 Relating to Substantial Façade and Architectural Changes to the Le Perle, a Four-Story Multifamily Development Consisting of 15 Residential Units on Property Owned by Citrus Edgewater I, LLC., and Located at 1820 Gulf Shore Boulevard North.

Matthew Kragh, AIA., MHK Architecture and Planning, presenting.

(TL)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Attachment #1 - MHK Architecture and Planning, dated May 11, 2020](#)
[Attachment #2 - MHK Architecture and Planning, dated October 20, 2020](#)
[Attachment #3 - Architectural Land Design, Inc., dated March 14, 2022](#)
[Attachment #4 - Approved Architectural Plans #PRMU2004810](#)
[Application](#)
[Disclosure of Interest - Property Owner](#)
[Survey](#)
[Architectural Plans](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)
[Correspondence](#)

- 7.G. A Resolution for the Purpose of Determining Petition 18-DRB47, Revision 1, Relating to Design Review for Building #3 (1125 Central Avenue), Which Contains 76 Residential Dwelling Units in the 1075 Central Planned Development, on Property Owned by WSR 1075, LLC, and Located at 1101-1125 Central Avenue.

Mark McLean, MHK Architecture, presenting

(EM)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application and Disclosure of Interest](#)
[Special Warranty Deed](#)
[Survey](#)

Architectural Plans
Previously Approved Architectural Plans
Landscape Plans
Previously Approved Landscape Plans
Credentials- Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

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.