



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, October 28, 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 September 23, 2026, Design Review Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2026-0923 drb minutes](#)

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

- 7.A. This item has been continued to the November 20, 2026, Design Review Board meeting.
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)
[Continuance Memorandum](#)
- 7.B. A Resolution 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)
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- 7.C. A Resolution Determining Petition 25-DRB7 (Revision 1), Relating to Final Design Review of Exterior Alterations and Facade Improvements to an Existing Commercial Building Owned by NECO 649-663 5th Avenue South, LLC, and Located at 649-663 5th Avenue South.
Architects Unlimited, presenting.
(JB)
(Erica Martin, Director of Planning)
[Staff Report](#)

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- 7.D. A Resolution Determining Petition 25-DRB8, Revision 1, Relating to Design Review for Exterior Changes Including a Covered Entryway with Pergola and an Entry Gate, Removal of Doors, Addition of Windows, and Changes to Site Lighting on Property Owned by Chabad Jewish Center of Naples, Inc., and Located at 1789 Mandarin Road.

Mark McLean, MHK Architecture, presenting
(EM)

(Erica Martin, Director of Planning)

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- 7.E. A Resolution Determining Petition 26-DRB26, Relating to Final Design Review of Exterior Alterations and a New Commercial Addition to an Existing Building on Property Owned by Naples Hibiscus Center Land Trust and Located at 2950 9th Street North.

Shawn Brakmanis, Architect, BRAK Architecture, presenting.
(JB)

(Erica Martin, Director of Planning)

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Architectural Plans
Architectural Renderings
3D Mass Rendering
Landscape Plans
Civil Plans
Lighting Plans
Colors & Materials
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

- 7.F. A Resolution Determining Petition 26-DRB27, Relating to Final Design Review of a New Mixed-Use Development for the Property Owned by The Viceroy Naples, LLC, and Located at 599 River Point Drive.

Wojciech Peter Kulicki, PKStudios, 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

Colors and Materials

Sign Plan

Resolution - Preliminary DRB

Site Plan - Sufficiency Letter

Resolution - Conditional Use

Credentials - Petitioner

Credentials - Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

- 7.G. A Resolution Determining Design Review Petition 26-DRB28, Relating to New Entry Canopies, a New Courtyard Pavilion and Water Feature, Lighting and Signage Upgrades, Hardscape and Landscape Enhancements, and Exterior Finish and Paint Improvements, for Two Existing Four-Story Commercial Buildings Owned By Collier Place Owner, LLC., and Located at 3001 9th Street North.

Mark McLean, AIA, MHK Architecture and Planning, presenting.

(TL)

(Erica Martin, Director of Planning)

Staff Report

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Application

Disclosure of Interest - Property Owner

Warranty Deed

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8. Public Comment

9. Correspondence & Communication

- 9.A. Approval of the 2027 Design Review Board Meeting Schedule.
(Erica Martin, Director of Planning)
[Proposed 2027 DRB Schedule](#)

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.