



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, January 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 December 19, 2025, Design Review Board Meeting Minutes.
(Erica Martin, Director of Planning)
[2025-1219 drb minutes](#)

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

- 7.A. A Resolution for the Purpose of Determining Petition 25-DRB3 (Revision 1), Relating to Final Design Review of Minor Exterior Changes to a New Three-Story Mixed-Use Development on Property Owned by Downtown Naples, LLC, and Located at 1090 1st Avenue South.

Bob Vayda, BECK Architectural Group, presenting.

(JB)

(Erica Martin, Director of Planning)

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[Renderings - EDITED](#)

[Final DRB Resolution - 2025](#)

[Sufficiency Letter - Site Plan](#)

[Conditional Use Resolution - Transient Lodging](#)

[Credentials - Petitioner](#)

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- 7.B. A Resolution Determining Public Art Petition 25-PA2 for the Placement of Public Art in the Covered Pedestrian Via and the Reimbursement of the Public Art Fee Pursuant to Section 46-42 of the Code of Ordinances, City of Naples, on Property Owned by Downtown Naples, LLC, and Located at 1090 1st Avenue South; More Fully Described Herein; Providing for Scrivener's Errors; and Providing an Effective Date.

Bob Vayda, BECK Architectural Group, presenting

(JB)

(Erica Martin, Director of Planning)

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[Architectural Plans - Ground Floor](#)

[Rendering - Site](#)

[Landscape Plan](#)

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- 7.C. A Resolution for the Purpose of Determining Petition 26-DRB1, Relating to Preliminary Design Review of a New Church Sanctuary Building on Property Owned by Trinity by the Cove Episcopal Church, Inc., and Located at 550 Galleon Drive.

William J. Ward, AIA, McWard Architects, presenting
(JB)

(Erica Martin, Director of Planning)

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[Rendering - Front](#)
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[Photo - Existing Church](#)
[Landscape Plans](#)
[Lighting Plan](#)
[Signage Plan](#)
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- 7.D. A Resolution for the Purpose of Determining Petition 26-DRB2, Relating to Final Design Review for the Removal of a Window and Replacement with a New Exterior Door and Awning on the Building's East Facade for the Property Owned by 550 5th Avenue South, LLC and Located at 550 5th Avenue South.

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

(TL)

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- 7.E. A Resolution for the Purpose of Determining Petition 26-DRB3, Relating to Preliminary Design Review of a New Two-Story Mixed-Use Amenity Building and

Accessory Structure, Pool Cabana on Property Owned by The Chateau of Naples, Inc., and Located at 2151 Gulf Shore Boulevard North.

Matthew Kragh, AIA, MHK Architecture, presenting
(JB)

(Erica Martin, Director of Planning)

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- 7.F. A Resolution for the Purpose of Determining Petition 26-DRB4, Relating to Preliminary Design Review for a Substantial Change to the Building's Façade and Associated Landscaping, Lighting, Signage, and Site Work Improvements, on Property Owned by NECO 375 12th Avenue South and Located at 375 12th Avenue South.

Maria Elise Blanes, Architects Unlimited, presenting.

(TL)

(Erica Martin, Director of Planning)

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8. Public Comment

9. Correspondence and 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.