



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 22, 2025
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 27, 2025 Design Review Board Meeting Minutes.
Erica Martin, Director of Planning
[2025-0827 drb minutes](#)
 - 5.B. Approval of the September 29, 2025 Design Review Board Meeting Minutes.
Erica Martin, Director of Planning
[2025-0929 drb minutes](#)

6. Public Comment

7. Public Hearings

- 7.A. A Resolution for the Purpose of Determining Petition 25-DRB45, Relating to Final Design Review for a Color Change for the Buildings, and the Replacement and Color Change of Handrails and Screen Walls on Property Owned by South Beach, Inc., and Located at 1051 3rd Street South.

Gabriel Michalup, Total Contracting, LLC presenting
(EM)

Erica Martin, Director of Planning

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Photographs](#)

[Photographs with Proposed Color Changes](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.B. A Resolution for the Purpose of Determining Petition 25-DRB46, Relating to Final Design Review of Exterior Facade Improvements on Property Owned by WSR-1075, LLC and Located at 1107 Central Avenue. Brad Harbin, Harbin Building Group, presenting (JB)

Erica Martin, Director of Planning

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Aerial](#)

[Site Plan](#)

[Site Plan - Project Data](#)

[Architectural Plans](#)

[Awning Specifications](#)

[Signage Specifications - Updated](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.C. A Resolution for the Purpose of Determining Final Design Review Petition 23-DRB33, Revision 2, Relating to Landscape Revisions Including Relocation of Spas, Adjustment to Pool Equipment Area, Consolidation of Loading Bays to the Center of the Site, Addition of a Trellis to the Front of the South Building, Addition of An Art Element Under the Trellis, Adjustment of Walkway Near West Side of South Building for ADA Compliance, and Miscellaneous Landscape Changes Internal to the Property on Property Owned by WSR-NB, LLC, and Located at 1601 Gulf Shore Boulevard North.

Christian Andrea, Architectural Land Design presenting.

(EM)

Erica Martin, Director of Planning

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Specialty Warranty Deed](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.D. A Resolution for the Purpose of Determining Petition 25-DRB47, Relating to Final Design Review of an Exterior Paint Color Change on Property Owned by 610 Development Company, LLC and Located at 950 6th Avenue North. John Marques, South Coast Improvement Company, presenting (JB)

Erica Martin, Director of Planning

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Aerial](#)

[Architectural Plans](#)

[Color Palette](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.E. A Resolution for the Purpose of Determining Petition 25-DRB48, Relating to Preliminary Design Review of a Three-Story Residential Condominium Development with Fourteen Units on Property Owned by 1624 Gulf Shore, LLC/Nick Monacelli and Located at 1624 Gulf Shore Boulevard North.

MHK Architecture & Planning, presenting.

(TL)

Erica Martin, Director of Planning

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Credentials - Petitioners](#)

[Credentials - Staff](#)
[Public Noticing Mailing Addresses](#)
[Affidavit of Sign Posting](#)

- 7.F. A Resolution for the Purpose of Determining Petition 25-DRB49, Relating to Final Design Review of a New Three-story Mixed-Use Development Including a Restaurant and Residential Dwelling Units on Property Owned by AG Naples, LLC and Located at 472 5th Avenue South.

[MHK Architecture, presenting \(JB\)](#)
[Erica Martin, Director of Planning](#)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest - Property Owner](#)
[Warranty Deed](#)
[Survey](#)
[Aerial](#)
[Architectural Plans](#)
[Massing Illustration](#)
[Landscape Plans](#)
[Resolution - Preliminary DRB](#)
[Site Plan - Sufficiency Letter](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)

- 7.G. A Resolution for the Purpose of Determining Revision #2 to Petition 24-DRB21 Relating to Final Design Approval of a New Heart, Vascular, and Stroke Institute and Attached Parking Structure on Property Owned by Naples Community Hospital, Inc. and Located at 350 7th Street North.

[Mark Shannon of Studio+, presenting.](#)
[\(EM\)](#)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest](#)
[Legal Description](#)
[Architectural Plans- Parking Garage](#)
[Architectural Plans](#)
[Architectural Plans- Original Approval vs. Proposed](#)
[Landscape Plans](#)
[Landscape Plans- Original Approval vs. Proposed](#)
[Civil Plans](#)
[Credentials - Staff](#)
[Credentials- Petitioner](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)

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.