



*City of Naples*

City Council Chamber  
735 Eighth Street South  
Naples, Florida 34102

**Design Review Board Regular Meeting – August 26, 2025 – 9:02 a.m.**

It is noted for the record that all: 1) documentation electronically appended hereto is also contained in the file for this meeting with the City Clerk's Office; 2) experts who testified during quasi-judicial hearings were accepted as qualified to do so in their respective fields of expertise; and 3) added attachments are referenced in red as "Added Attachment".

**1) Call to Order**

Chair Hruby called the meeting to order and presided.

It is noted for the record that prior to Roll Call, Deputy City Clerk Jessica Rosenberg administered an oath to reappointed Member McCabe.

**2) Roll Call**

**Board Members Present:**

Stephen Hruby, Chair

Doug Haughey

Sabrina McCabe, Vice Chair

Irma Sefa

**Board Members Absent:**

Chae duPont, Alternate Member

**Staff Present:**

Erica Martin, Planning Director

Andrew Dickman, Assistant City Attorney

Kimberly Nudi, Planner I

Jeffrey Brammer, Planner II

Ali Duran, Executive Assistant

**Presenters Present:**

Christian Andrea

Michael Ventura

Maureen Minker

Maria Blanes

Mark McLean

Robert Diericks

Tom Longe

Adan Fons

Scott Windham

Christopher Shucart

**3) Pledge of Allegiance**

Member Haughey led in the Pledge of Allegiance.

**4) Election of Officers**

**Haughey NOMINATED Hruby as Chair.**

There being no further nominations, the following motion was proffered.

**MOTION by Haughey to ELECT Hruby as Chair; seconded by Sefa and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).**

**Haughey NOMINATED McCabe as Vice Chair.**

There being no further nominations, the following motion was proffered.

**MOTION by Haughey to ELECT McCabe as Vice Chair; seconded by Sefa and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).**

**5) Changes to the Agenda**

**MOTION by Haughey to SET the Agenda as presented; seconded by McCabe and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hraby-yes).**

**6) Approval of Minutes**

None.

**7) Public Comment**

None.

**8) Public Hearing(s)**

**8.A) A Resolution for the Purpose of Determining Petition 21-DRB41, Revision 2, Relating to Final Design Review of Changes to the Pool Deck Areas and Planting Plan for the Previously Approved Petition 21-DRB41, On Property Owned By Second Generation Development, And Located at 633 4th Avenue South.**

Chair Hraby read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Sefa, McCabe, and Haughey / familiar with the site and reviewed the application; and Hraby / visited the site and reviewed the application.

Christian Andrea, Landscape Architect at Architectural Land Design, utilized an electronic presentation to provide an overview of a second round of revisions to previously approved Petition 21-DRB41, which included modifications to the pool deck areas and the Planting Plan, located at 633 4th Avenue South. He stated that the updates included changing the pool shape, shifting the mechanical equipment pad, removing the fire pit, and updating the landscaping.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report and the one condition contained therein. She stated that staff reviewed the petition requesting an amendment to the previously approved final design against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria for final design approval had been met.

**Public Comment:** None.

**MOTION by McCabe to APPROVE RESOLUTION 2021-41 (revision 2), granting final design approval; seconded by Haughey and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hraby-yes).**

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Warranty Deed](#)

[Narrative of Changes Made](#)

[Landscape Plan Showing Changes Made](#)

[Revised Landscape Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of sign posting](#)

[2021-41 \(revision 2\) Signed Resolution \(Staff Added Attachment\)](#)

**8.B) A Resolution for the Purpose of Determining Petition 22-DRB10, Revision 1, Relating to Final Design Review of Field Changes Associated with the Planting Plan For the Previously Approved Petition 22-DRB10 on Property Owned by 845 11th AVE SO, LLC, and Located at 835 and 845 11th Avenue South.**

Chair Hraby read the title of the item. It is noted for the record that those intending to testify were previously sworn in. Members then made the ex parte disclosure to the effect that each was familiar with the site and had reviewed the application.

Christian Andrea, Landscape Architect at Architectural Land Design, utilized an electronic presentation to provide an overview of revisions to the final design of Petition 22-DRB10, located

at 835 and 845 11th Avenue South. He noted that the landscape modifications were at the request of the owner.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report and the one condition contained therein. She stated that staff reviewed the petition requesting an amendment to the previously approved final design against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria for final design approval had been met.

**Public Comment:** None.

***MOTION by Haughey to APPROVE RESOLUTION 2022-DRB10, granting final design approval; seconded by McCabe and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[22-DRB10 Rev 1 DRB Report](#)

[22-DRB10 Rev 1 Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Warranty Deed 1](#)

[Warranty Deed 2](#)

[Narrative of Changes](#)

[Plans depicting changes to Planting Plan](#)

[Revised Landscape Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of sign posting](#)

[2022-10 \(revision 1\) Signed Resolution \(Staff Added Attachment\)](#)

**8.C) A Resolution for the Purpose of Determining Petition 22-DRB15, Revision 3, Relating to Final Design Review of Changes to the Plantings for the Previously Approved Petition 22-DRB15, On Property Owned by Rick DeAngelo, Palm Court Condominium Association President and Located at 212-278 6th Avenue South, 625-635 2nd Street South, and 600-660 3rd Street South.**

Chair Hruby read the title of the item. It is noted for the record that those intending to testify were previously sworn in. Members then made the ex parte disclosure to the effect that each was familiar with the site and had reviewed the application.

Christian Andrea, Landscape Architect at Architectural Land Design, utilized an electronic presentation to provide an overview of the third revision to the final design of Petition 22-DRB15, located at 212-278 6th Avenue South, 625-635 2nd Street South, and 600-660 3rd Street South. He highlighted the modifications, such as adding landscaping around four buildings, replacing plants that were damaged during the renovation, transferring plants from a sidewalk area to the courtyard, and removing vining plants in most areas.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report and the one condition contained therein. She stated that staff reviewed the petition requesting an amendment to the previously approved final design against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been met.

**Public Comment:** None.

***MOTION by Haughey to APPROVE RESOLUTION 2022-DRB15, granting final design approval; seconded by McCabe and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[22-DRB15 Rev 3 DRB Report](#)

[22-DRB15 Rev 3 Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Narrative of Changes](#)

[Plans showing changes made to Palm Court](#)

[Revised Landscape Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[2022-15 \(revision 3\) Signed Resolution \(Staff Added Attachment\)](#)

**8.D) A Resolution for the Purpose of Determining Petition 25-DRB29 Relating to Final Design Review of a Facade Renovation on the Property Owned by JR Nocera Trust and Located at 390 9th Street North.**

Chair Hruby read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Haughey, McCabe, and Sefa / visited the site and reviewed the application; and Hruby / familiar with the site and reviewed the application.

Michael Ventura, Architect, founder, and principal of Ventura Architecture and Development, Inc., utilized an electronic presentation to provide an overview of the final design of a façade renovation for Dunkin' Donuts, located at 390 9th Street North. This item was continued at the June 25, 2025 meeting to allow the petitioner time to provide information regarding the landscape and lighting plans, and to update the renderings with the correct signage and the existing outdoor seating.

Members expressed disappointment with the underwhelming landscaping and suggested adding shrubbery under the pole sign or near the railing at the northwest corner to add interest.

Planner I Kimberly Nudi testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She noted that staff mailed 238 letters to neighboring property owners, and one email was received in return, expressing concerns about the sparse landscaping. Planner Nudi stated that staff reviewed the petition requesting final design approval against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found the criteria had been met.

**Public Comment:** None.

***MOTION by Haughey to APPROVE RESOLUTION 2025-DRB29, granting final design approval as revised that day; seconded by McCabe and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure Interest - Property Owner](#)

[Disclosure of Interest - Business Owner](#)

[Warranty Deed](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Lighting Plan](#)

[Proposed Menu Board](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Correspondence](#)

[Petitioner's Presentation](#)

[2025-29 Revised Resolution, Signed \(Staff Added Attachment\)](#)

**8.E) A Resolution for the Purpose of Determining Petition 25-DRB33, Relating to Preliminary and Final Design Review of a Single-Family Residence and Accessory Structures Located Within the R3-12 Multifamily District on the Property Owned by SSJ Naples Development, LLC, and Located at 381 11th Avenue South.**

Chair Hruby read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Sefa / visited the site and reviewed the application; and McCabe, Hruby, and Haughey / familiar with the site and reviewed the application.

Maureen Minker, Residential Director at MHK Architecture, utilized an electronic presentation to provide an overview of the final design of a single-family residence and accessory structure in a multi-family zoning district located at 381 11th Avenue South. She stated that the project received site plan sufficiency from the City and requested that the petition be considered for preliminary and final design approval. There was no objection from the Board. Christian Andrea, Landscape Architect at Architectural Land Design, then reviewed the landscape, lighting, and pool layout plans.

Vice Chair McCabe noted concerns with installing a bougainvillea hedge near a sidewalk due to the plant's thorns and suggested shielding the landscape lighting to mitigate encroachment onto the neighboring property. During the discussion, Chair Hruby agreed with Landscape Architect Andrea's suggestion to relocate the Clusia hedge inward to minimize trimming along the fence and sidewalk. Chair Hruby also suggested heavily insulating the wall separating Bedroom Three and the laundry room to reduce noise and vibration, and reconsidering the dark-colored roof citing good environmental and sustainability policies.

Planner I Kim Nudi testified on behalf of the City and provided an overview of the staff report and the one condition contained therein. She stated that staff reviewed the petition requesting preliminary and final design approval against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found the criteria had been met.

**Public Comment:** None.

***MOTION by Haughey to APPROVE RESOLUTION 2025-DRB33, granting preliminary and final design approval, as revised that day; seconded by McCabe and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[25-DRB33 Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Civil Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Petitioner's Presentation](#)

[8E - 2025-33 Revised Resolution, Signed \(Staff Added Attachment\)](#)

**8.F) A Resolution for the Purpose of Determining Petition 25-DRB36, Relating to Final Design Review of the Exterior Facade Changes Consisting of a New Color Palette and Minor Architectural Embellishments on Property Owned by NECO 500 5th Avenue South, LLC, and Located at 500 5th Avenue South.**

Chair Hruby read the title of the item. He stated that he would abstain from the hearing and formally recuse himself, as his company was retained to design this building. A Form 8B

Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers form was provided to Chair Hruby to complete.

This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the ex parte disclosure to the effect that each was familiar with the site and had reviewed the application.

Maria Elisa Blanes, Architect at Architects Unlimited, LLC, utilized an electronic presentation to provide an overview of exterior façade changes and minor architectural embellishments on a commercial structure located at 500 5th Avenue South. She informed the Board that the modifications included new paint color, new awning color, new lighting, new railings, and new landscaping, as well as updates to the signage.

Planner I Kimberly Nudi testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She stated that staff reviewed the petition requesting final design approval against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been met.

**Public Comment:** None.

***MOTION by Sefa to APPROVE RESOLUTION 2025-DRB36, granting final design approval; seconded by Haughey and carried 3-0-1 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-abstain).***

[Staff Report](#)

[Resolution](#)

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[Credentials - Petitioner](#)

[Credentials - Staff](#)

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[Affidavit of Sign Posting](#)

[Petitioner's Presentation](#)

[Tile Sample \(Petitioner Added Attachment\)](#)

[Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers \(Hruby Added Attachment\)](#)

[2025-36 Signed Resolution \(Staff Added Attachment\)](#)

**8.G) A Resolution for the Purpose of Determining Petition 25-DRB38, Relating to Final Design Review of the Exterior Improvements Including Repainting on Property Owned by Esplanade Condominium Association and Located at 4551 Gulf Shore Boulevard North.**

Chair Hruby read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the ex parte disclosure to the effect that each was familiar with the site and had reviewed the application.

Mark McLean, National Director at MHK Architecture, utilized an electronic presentation to provide an overview of exterior improvements for Esplanade Condominium Association located at 4551 Gulf Shore Boulevard North. He explained that the improvements included new paint colors for the tower, pool deck and parking garage.

Planner I Kimberly Nudi testified on behalf of the City and provided an overview of the staff report and the one condition contained therein. She stated that staff reviewed the petition requesting

final design approval against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been met.

**Public Comment:** None.

***MOTION by Haughey to APPROVE RESOLUTION 25-DRB38, granting final design approval; seconded by Sefa and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Survey](#)

[Architectural Plans](#)

[Esplanade Club Original Declaration](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Petitioner's Presentation](#)

[2025-38 Signed Resolution \(Staff Added Attachment\)](#)

**8.H) A Resolution for the Purpose of Determining Petition 25-DRB35, Relating to Preliminary Design Review of a New Car Storage Facility and an Amenity Space on Property Owned by Horseshoe Drive, LLLP, and Located at 2300 and 2400 East Horseshoe Drive.**

Chair Hruby read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Sefa / visited the site and reviewed the application; McCabe / familiar with the site and reviewed the application; and Hruby and Haughey / visited the site, toured the facility, and received a preview of the presentation.

Tom Longe, Member of the Revs Institute Advisory Board, utilized an electronic presentation to introduce the Revs Institute and outlined the preliminary design for phase one of a proposed car storage facility and amenity space located at 2300 and 2400 East Horseshoe Drive. He explained that the new structure will hold event space, conference rooms, and administrative offices, and will have the ability to store and protect approximately 500 vehicles.

Vice Chair McCabe asked the petitioner to ensure that the northern buffer is sized appropriately to protect the neighbors. Member Sefa recommended that the stucco reveals be designed with sufficient depth to ensure they remain visible on the façade. Chair Hruby suggested carrying the horizontal band from the current building to the new building to break up the height.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. He stated that staff reviewed the petition requesting preliminary design approval against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been met.

**Public Comment:** None.

***MOTION by Haughey to APPROVE RESOLUTION 2025-DRB35, granting preliminary design approval as revised that day; seconded by Sefa and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed - 2300 E. Horseshoe Dr.](#)

[Warranty Deed - 2400 E. Horseshoe Dr.](#)

[Survey](#)

[Location Map](#)

[Site Plan](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Materials and Color Palette](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[2025-DRB35 - Presentation \(Petitioner Added Attachment\)](#)

[2025-35 Revised Resolution, Signed \(Staff Added Attachment\)](#)

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**Recess from 11:08 a.m. to 11:24 a.m. It is noted that the same Board Members were present when the meeting reconvened.**

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**8.I) A Resolution for the Purpose of Determining Petition 25-DRB37, Relating to Final Design Review of a New Three-Story Mixed-Use Development that Includes Commercial Space and Residential Units on Property Owned by APNI 4, LLC, and Located at 20 10th Street North.**

Chair Hruby read the title of the item. It is noted for the record that those intending to testify were previously sworn in. Members then made the following ex parte disclosures: Sefa and McCabe / familiar with the site and reviewed the application; and Haughey and Hruby / visited the site and reviewed the application.

Mark McLean, National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the final design of a new three-story, mixed-use development located at 20 10th Street North. Christian Andrea, Landscape Architect at Architectural Land Design, continued the electronic presentation to provide an overview of the minor adjustments made to the landscape plan.

Vice Chair McCabe noted discrepancies between the MHK renderings and the landscape plan and asked that the petitioner ensure the climbing vines on the east side be included. She also suggested removing the climbing vines and lattice on the north façade. Member Sefa asked for the removal of the second “step out” on the third-floor west elevation and recommended either realigning the third-floor corner column with the columns below or reducing the column to the minimum size required for its structural function.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. He stated that staff reviewed the petition requesting preliminary design approval against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been met.

**Public Comment:** None.

***MOTION by Sefa to APPROVE RESOLUTION 25-DRB37, granting final design approval as revised that day; seconded by Haughey and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

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[Architectural Plans](#)

[Landscape Plans](#)

[Resolution - Preliminary DRB](#)

[Site Plan Sufficiency Letter](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[2025-DRB37 - Presentation \(Petitioner Added Attachment\)](#)

[2025-37 Revised Resolution, Signed \(Staff Added Attachment\)](#)

**8.J) A Resolution Determining Petition 25-DRB28, Relating to Preliminary Design Review of a New Private Residence Atop the East Garage on Property Owned by Kevin Stoneburner, and Located at 465 Bayfront Place.**

Chair Hruby read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Haughey / familiar with the site and reviewed the application; and Hruby, McCabe, and Sefa / visited the site and reviewed the application.

Adan Fons, Architect at Design Architecture Consultants, utilized an electronic presentation to provide an overview of the preliminary design of a new private residence atop a parking garage located at 465 Bayfront Place. Questions were answered throughout the presentation.

Planning Director Erica Martin explained that the existing Planned Development did not allow a residential unit in this location, and therefore, would need to be amended and approved by the City Council. She informed the petitioner that all proposed changes, including those to the parking garage and surrounding landscaping, will need to be reviewed and approved by the Board.

Discussion ensued, and although the design of the residence was well received, Members did express concern that the parking garage would not be structurally sound to support its weight. Chair Hruby noted that the three palms in the courtyard may be too large and suggested considering a smaller, lighter tree. He also noted that Cypress trees do not acclimate well to the City's climate and are susceptible to fungus and spider mites. Vice Chair McCabe suggested using a Mast tree to maintain the conical shape. Chair Hruby asked to have a more detailed Landscape Plan and include how the hanging plant material on the garage will be installed and maintained.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. He stated that 919 letters were mailed out to neighboring property owners, and one email was received listing questions and concerns regarding the project. Senior Planner Brammer stated that staff reviewed the petition for preliminary design approval against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been met.

**Public Comment:** Susan Harmon expressed safety concerns, noting that the parking garage was 40 years old. She recalled when the pool on the top floor of the garage leaked, causing pieces of concrete to fall off the garage. She also stated that the owner previously attempted to expand the clubhouse and was unable to because the parking garage would not hold the weight.

Chair Hruby suggested that the petitioner request a continuance to allow time to update the application to include all proposed changes. The petitioner concurred.

**MOTION by Haughey to CONTINUE PETITION 25-DRB28 indefinitely; seconded by Sefa and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).**

[Staff Report](#)

[Resolution](#)

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[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Aerial](#)

[Site Plan](#)

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[Street Elevations](#)

[Material Palette](#)

[Landscape Plan](#)

[Planned Development - 2021](#)

[Petitioner - Credentials](#)

[Petitioner - Residential Examples](#)

[Petitioner - Office Examples](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[2025-DRB28 Presentation \(Petitioner Added Attachment\)](#)

[2025-DRB28 - Harman Letter \(Staff Added Attachment\)](#)

**8.K) A Resolution Determining Revision #3 to Final Design Review Petition 23-DRB53 for Changes to the Design of the Existing Via Related to the Prime Social Rooftop Restaurant on Property Located at 837 5th Avenue South.**

Chair Hruby read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Haughey / visited the site and reviewed the application; Hruby / walked the site with Christopher Shucart and reviewed the application; and McCabe and Sefa / familiar with the site and reviewed the application.

Mark McLean, National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the third revision to the previously approved final design of a rooftop restaurant located at 837 5th Avenue South. Mr. McLean explained that the changes included removing the proposed lighting in the via and keeping the existing lighting and updating the mural due to copyright issues. Scott Windham, Landscape Architect at Windham Studio, presented changes to the interior plantings, noting that they were not in compliance with the 5th Avenue South Overlay District-approved plant list. Landscape Architect Windham also informed the Board that the faux palm will be replaced with a living Macarthur palm. Christopher Shucart, Title Manager at 5th Avenue South Investments, briefly explained the copyright issue with the postcard mural and noted that there were also concerns regarding pixelation when the image was enlarged to the mural scale. He also confirmed that all previously approved art in the via will be reinstalled.

Chair Hruby observed that the existing lighting may be insufficient to illuminate the via in the evenings and encouraged the petitioner to consider adding additional fixtures.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report and the conditions therein. She explained that some of the conditions were erroneously carried over from the last hearing and, if the Board finds them addressed, could be removed from the resolution. She stated that the petition for final design approval was reviewed against the criteria in the Design Review Handbook and Section 2-479 of the Naples City Code and asked the Board to contemplate items listed under the Analysis section of the staff report, as well as the merits of the proposed revision to the via design.

**Public Comment:** None.

***MOTION by Haughey to APPROVE RESOLUTION 2023-DRB53 (revision 3), granting final design approval as revised that day; seconded by McCabe and carried 4-0 (duPont-absent, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).***

[Staff Report](#)

[Resolution](#)

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[Deed](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Petitioner's Credentials](#)

[Planning Department Credentials](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[2023-DRB53 - Presentation \(Petitioner Added Attachment\)](#)

**9) Public Comment**

None.

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**Recess from 1:00 p.m. to 1:28 p.m. It is noted for the record that the same Board Members were present when the meeting reconvened.**

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**10) Correspondence and Communication**

**10.A) Discussion regarding the multi-family and commercial buildings' paint change.**

Planning Director Erica Martin asked that the Board discuss whether paint color change requests should be handled administratively rather than brought before the Board. She further noted that the community had expressed dissatisfaction with requiring paint color changes to undergo the same review process as major architectural designs. Planning Director Martin explained that the 5th Avenue South Overlay District has an approved palette, but there is no such restriction City-wide.

Discussion ensued, and while some Members agreed with creating a color range for administrative approvals, others expressed concern that the City would become a bland, muted palette scheme. Chair Hruby stated that the City needed to employ an Architect who could approve minor changes such as paint color, awnings, and outdoor dining furniture. He then stated that Collier County used Color Theory to address the color of the buildings. The Members suggested having a workshop to discuss administrative approvals for minor changes.

**11) Adjourn**

1:49 p.m.

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Stephen Hruby, Chair

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Patricia L. Rambosk, City Clerk

Minutes prepared by:

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Ali Duran, Executive Assistant

Minutes Approved: 10/22/2025.