



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – September 29, 2025 – 9:01 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.

2) Roll Call

Board Members Present:

Stephen Hruby, Chair
Sabrina McCabe, Vice Chair

Doug Haughey
Irma Sefa (arrived at 9:03 a.m.)
Chae duPont

Staff Present:

Erica Martin, Planning Director
Kimberly Nudi, Planner I

Sharon Linsner, Attorney, Dickman Law Firm
Jeffrey Brammer, Planner II
Ali Duran, Executive Assistant

Presenters Present:

Mark McLean
Patty Kulak
Kenneth Hart
John Wilkinson
Maria Blanes
Tim McCarthy

Christian Andrea
Michael Herrera
Vincent Hunter
Shan O'Fee Byrom
Brandon Everhart
Wright Harvey

3) Pledge of Allegiance

Member Haughey led in the Pledge of Allegiance.

4) Changes to the Agenda

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

5) Approval of Minutes

MOTION by Haughey to APPROVE the June 25, 2025 meeting minutes; seconded by McCabe and carried 4-0 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-absent, Hruby-yes).

[2025-0625 drb minutes](#)

It is noted for the record that Member Sefa arrived at 9:03 a.m.

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Petition 22-DRB20, Revision 2, Relating to Final Design Review of Proposed Facade and Material Changes to the Previously

Approved Project on Property Owned by 180 9th Street South, LLC, and Located at 180 9th Street 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 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 the second revision to the previously approved final design approval for a mixed-use building located at 180 9th Street South. He explained that the revision included modifications to windows, relocating lighting fixtures, increasing the garage entrance height, adjusting louvers, removing a stucco band, increasing the height of a wire trellis, adding a platform to accommodate pool equipment, installing mullions on the second and third floor windows, and installing additional doors to accommodate a larger garage space.

Christian Andrea, Landscape Architect at Architectural Land Design, provided an overview of the updates to the Landscape and Hardscape Plans, including modifications to the pool and pool deck, adding plantings along the front staircase, updating private courtyard privacy hedges, lowering a planter wall on the front façade, and modifying plant species used. He asked the Board to consider making the fence along the front façade optional, noting that there is no value in including it.

Members agreed to make the fencing on the front façade optional. They also suggested adding score lines on the south façade corners to reduce the appearance of a flat wall, adding a score joint vertically along the window edge on the southeast corner, adding a scored datum along the top of the southeast corner and rounding the corner, and installing louvers and brackets on the first and second floors to create some symmetry with the windows.

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 a revision 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 2022-20, granting final design approval as revised that day; seconded by duPont and carried 5-0 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#)  [Disclosure of Interest](#) 
[Warranty Deed](#)  [Survey](#)  [Architectural Plans](#)  [Landscape Plans](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Presentation \(Petitioner **Added Attachment**\)](#) 
[2022-20 \(revision 2\) Revised Resolution, Signed \(**Added Attachment**\)](#) 

7.B) A Resolution for the Purpose of Determining Petition 25-DRB34, Relating to Preliminary Design Review of a New Clubhouse and Wellness Center on Property Owned by Royal Poinciana Golf Club Inc., and Located at 1600 Solana Road.

Chair Hruby read the title of the Item. It is noted for the record that those intending to testify were previously sworn in. Member McCabe stated that she would abstain from the hearing and formally recuse herself, as the company for which she is employed was retained by the petitioner. A Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers form was provided to Vice Chair McCabe to complete. The remaining Members then made the ex parte disclosure to the effect that each was familiar with the site and had reviewed the application.

Patty Kulak, Senior Project Manager at RVi Planning and Landscape Architecture, introduced the item. Kenneth Hart, Architect at Peacock and Lewis Architects and Planners LLC, introduced Vincent Hunter, Project Manager at Peacock and Lewis Architects and Planners LLC. He then

utilized an electronic presentation to provide an overview of the preliminary design of a new clubhouse and wellness center at Royal Poinciana Golf Club, located at 1600 Solana Road.

Member duPont expressed concern that there were not enough windows on the northern façade. Chair Hruby suggested screening the parking structure from the view of the golf course and integrating it more seamlessly with the Clubhouse.

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 2025-34, granting preliminary design approval as revised that day; seconded by duPont and carried 4-0-1 (duPont-yes, Haughey-yes, McCabe-abstain, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#) 
[1600 Solana Road Aerial](#)  [Site Plan](#)  [Architectural Plans - Elevations](#) 
[Architectural Plans - Massing](#)  [Architectural Plans - Renderings](#) 
[Credentials - Petitioner](#)  [Credentials - Petitioner 2](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers](#)
[\(McCabe Added Attachment\)](#)  [Presentation \(Petitioner Added Attachment\)](#) 
[2025-34 Revised Resolution, Signed \(Added Attachment\)](#) 

7.C) A Resolution for the Purpose of Determining Petition 25-DRB39, Relating to Final Design Review of the Installation of New Exterior Awnings on Property Owned by 601 Fifth Avenue South, LLC, and Located at 601 5th Avenue 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 following ex parte disclosures: Sefa, Hruby, McCabe, and duPont / familiar with the site and reviewed the application; and Haughey / his office was previously located in this building and reviewed the application.

John Wilkinson, President at Sunmaster of Naples, utilized an electronic presentation and a material sample to provide an overview of the final design of the installation of new awning coverings on a structure located at 601 5th Avenue South. He explained that the request was to change the black awnings to black and white striped awnings.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report. He stated that staff reviewed the petition requesting final design approval against the criteria provided in the Design Review Handbook and Section 2-4779 of the Naples City Code and found that the criteria had been met.

Public Comment: None.

MOTION by McCabe to APPROVE RESOLUTION 2025-39, granting final design approval; seconded by duPont and carried 5-0 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Aerial](#)  [Site Plan](#) 
[Site Plan - Store](#)  [Architectural Plans - Renderings](#)  [Materials - Fabric Selection](#) 
[Materials Description](#)  [Materials - Palette](#)  [Credentials - Staff](#) 

[Public Notice Mailing Addresses](#)  [Affidavit for Sign Posting](#) 

[Presentation \(Petitioner Added Attachment\)](#) 

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

[2025-39 Signed Resolution \(Added Attachment\)](#) 

7.D) A Resolution for the Purpose of Determining Petition 25-DRB40, Relating to Final Design Review of the Installation of New Exterior Awnings on Property Owned by Fifth Third Bank ET AL TR, TR#12 Joan F Tobin & Family c/o Neapolitan Ent., LLC, and Located at 1300 3rd Street South, Unit 201.

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.

Shan O'Fee-Byrom, Co-founder at Books on Third, utilized an electronic presentation and a material sample to provide an overview of the final design of the installation of new awning coverings on the second floor of a structure located at 1300 3rd Street South. She informed the Board that the original design included signage on the drip edges of all three awnings but would be amenable to only keeping the signage on the center awning drip edge in accordance with the regulations set forth in the Naples City Code.

Members suggested toning down the yellow color to work well with the building as well as with the yellow awnings on the first floor and to remove the scalloping on the drip edge.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report and the one condition contained therein. He 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 had been met.

Public Comment: None.

MOTION by Haughey to APPROVE RESOLUTION 2025-40, granting final design approval as revised that day; seconded by McCabe and carried 5-0 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 

[Disclosure of Interest - Property Owner](#)  [Disclosure of Interest - Business Owner](#) 

[Warranty Deed](#)  [Lease Summary](#)  [Aerial](#)  [Architectural Plans - Renderings](#) 

[Material & Color Palette](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 

[Affidavit of Sign Posting](#)  [Presentation \(Petitioner Added Attachment\)](#) 

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

[2025-40 Revised Resolution, Signed \(Added Attachment\)](#) 

7.E) A Resolution for the Purpose of Determining Petition 25-DRB41, Relating to Final Design Review of Exterior Façade Improvements on Property Owned by NECO 375 5th Avenue South, LLC, and Located at 375 5th Avenue South.

Chair Hruby read the title of the Item. It is noted for the record that those intending to testify were previously sworn in. Chair Hruby stated that he would abstain from the hearing and formally recuse himself, as his company was retained by the petitioner to design the façade improvements. A Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers form was provided to Chair Hruby to complete. The remaining Members then made the ex parte disclosure to the effect that each was familiar with the site and had reviewed the application.

Maria Blanes, Architect at Architects Unlimited, utilized an electronic presentation to provide an overview of the final design of exterior façade improvements located at 375 5th Avenue South. She explained that the single commercial space will be split into two, the doors and windows will be modified to serve both spaces as separate commercial units, and an awning will be affixed over the new rear service door.

Member Sefa suggested increasing the height of the proposed side window to match the height of the existing windows.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report. He stated that the petition requesting final design review was reviewed 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 2025-41, granting final design approval; seconded by duPont and carried 4-0-1 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-abstain).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#)  [Aerial](#) 
[Site Plan](#)  [Architectural Plans - Renderings](#)  [Materials & Color Palette](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#) 
[Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers](#)
[\(Hruby Added Attachment\)](#)  [Presentation \(Petitioner Added Attachment\)](#) 
[2025-41 Signed Resolution \(Added Attachment\)](#) 

7.F) A Resolution for the Purpose of Determining Petition 25-DRB42, Relating to Final Design Review of Exterior Facade Improvements on Property Owned by Neapolitan Enterprises, LLC, and Located at 1183 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.

Mark McLean, National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the final design of exterior façade improvements on a commercial building located at 1183 3rd Street South. He stated that the updates included replacing Bahama shutters with decorative valences, changing the awnings and awning frames, removing the awnings over the first-floor windows, adding grills to the second-floor windows, painting the railings black, and updating signage.

While some Members expressed their dislike for the window valence, Chair Hruby suggested increasing the depth to the top of the first horizontal mullion. He also noted that the renderings were not representative of the actual physical appearance of the building. Member duPont noted that too much light may stream into the windows with the reduction in awning size and Bahama shutters. She also identified that the awnings would not be deep enough to escape inclement weather.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and the one condition contained therein. He stated that staff reviewed the petition for 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 McCabe to APPROVE RESOLUTION 2025-42, granting final design approval as revised that day, seconded by Sefa and carried 5-0 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Application](#)  [Disclosure of Interest - Property Owner](#) 
[Warranty Deed](#)  [Survey](#)  [Aerial](#)  [Architectural Plans](#)  [Resolution](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Noticing Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Presentation \(Petitioner Added Attachment\)](#) 

[2025-42 Revised Resolution, Signed \(Added Attachment\)](#)

Recess from 11:29 a.m. to 11:39 a.m., during Item 7.G. It is noted for the record that the same Board Members were present when the meeting reconvened.

7.G) A Resolution for the Purpose of Determining Petition 25-DRB43, Relating to Final Design Review of the New Enclosed Atrium to Provide a Welcoming, Hospitality, and Education Space for the Existing Church Facilities and Exterior Paint Color Change on Property Owned by Emmanuel Evangelical Lutheran Church of Naples, Inc. and Located at 777 Mooring Line Drive.

Chair Hruby read the title of the Item. Members then made the following ex parte disclosures: Sefa, Hruby, Haughey, duPont / familiar with the site and reviewed the application; and McCabe / visited the site and reviewed the application.

Brandon Everhart, Architect at Paul T. Briggs Architect, utilized an electronic presentation to provide an overview of the final design of updates to the Emmanuel Evangelical Lutheran Church located at 777 Mooring Line Drive. He highlighted the modifications that included improvements to the lighting, signage, and paint color; creating an enclosed atrium; adding sidewalks and covered walkways; and updating the landscaping.

The Board suggested adding more landscaping to shield the view from the adjacent neighbors. Vice Chair McCabe then proposed extending the Clusia hedge to the western corner of the property and replacing the Tabebuia tree near the monument sign with a canopy tree for more coverage. Member Sefa expressed concern that the classrooms would overlook the rooftop and mechanicals, and Chair Hruby concurred. Member duPont noted that the large planters by the front door may take up too much space, and the upkeep of the landscaping may become burdensome.

Planner I Kimberly Nudi testified on behalf of the City and provided an overview of the staff report and the conditions therein. She stated that staff mailed 352 letters to neighboring property owners, and one response was received asking that the parking lot be screened from view along Bow Line Drive and be maintained at a height of six feet. Planner Nudi explained that staff reviewed the petition 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 McCabe to APPROVE RESOLUTION 2025-43, granting final design approval as revised that day; seconded by Haughey and carried 5-0 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#) [Resolution](#) [Application](#) [Disclosure of Interest](#) [Survey](#)
[Aerial Map](#) [Architectural Plans](#) [Civil Plans](#)
[Architect Signed Colors and Materials](#) [Street Elevations](#)
[Proposed Color Samples](#) [Mass Model](#) [Landscape Plan](#) [Lighting Plan](#)
[Sign Specifications](#) [Architect Signed Preliminary Resolution Response](#)
[Credentials - Petitioner](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#) [Presentation \(Petitioner Added Attachment\)](#)
[2025-43 Revised Resolution, Signed \(Added Attachment\)](#)
[Correspondence \(Staff Added Attachment\)](#)

7.H) A Resolution Determining Public Art Petition 25-PA1 for the Placement of Public Art in Designated Spaces and the Reimbursement of the Public Art Fee Pursuant to Section 46-42 of the City of Naples Code of Ordinances on Property Owned by Naples Beach Club Land Trustee, LLC and Located at 851, 852, and 861 Gulf Shore Boulevard North Fully Described Herein; and Providing an Effective Date.

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 disclosure: duPont and Sefa / familiar with the site

and reviewed the application; and Haughey, McCabe, and Hruby / visited the site and reviewed the application.

Tim McCarthy, Partner and Managing Principal at Hart Howerton, utilized an electronic presentation to introduce the item. He then introduced Wright Harvey, Founder and Owner at Sugarlift, LLC, who continued with the electronic presentation to provide an overview of the various art pieces proposed for installation at the Naples Beach Club located at 851, 852, and 861 Gulf Shore Boulevard.

Members expressed concern that the “Samare” sculpture could cause injury or a fire due to the sunlight and heat reflecting off its shiny, mirrored surface.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report. She informed the Board that the proposed public art exceeded the Public Art Fee collected from the petitioner, which was \$463,373. Planning Director Martin requested the Board determine if the proposed public art was consistent with the Standards of Artwork provided in Section 46-42(f) of the Naples City Code and provide a recommendation to the City Council.

Public Comment: None.

MOTION by Haughey to RECOMMEND APPROVAL of Public Art Petition 2025-PA1, subject to the one condition that the Petitioner will ensure that the “Samare” sculpture will not create a fire or a safety hazard; seconded by McCabe and carried 5-0 (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[DRB Staff Report](#) [Resolution](#) [Public Art Application](#)
[Disclosures of Interest](#) [Plat - The Naples Beach Club - Recorded 10-6-2020](#)
[Naples Beach Club Public Art Program](#)
[Naples Beach Club - Addressing and permit numbers](#)
[Naples Beach Club - Public Art Program Budget - NBC budget](#)
[Credentials - Petitioner](#) [Credentials - Planning Department](#)
[Public Notice Mailing Addresses](#) [Affidavit of Sign Posting](#)
[25-PA1 - Presentation \(Petitioner Added Attachment\)](#)

8) Public Comment

None.

9) Correspondence and Communication

Chair Hruby announced that he would be absent for the October 22, 2025 meeting and that Vice Chair McCabe would lead the meeting.

10) Adjourn

12:26 p.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 10/22/2025.