



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – October 22, 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; 3) added attachments are referenced in red as "Added Attachment", and 4) Alternate Member James Knafo participated as a voting Member for all items below.

1) Call to Order

Vice Chair McCabe called the meeting to order and presided.

Prior to Roll Call, Deputy City Clerk Jessica Rosenberg administered an Oath to newly appointed Alternate Member James Knafo.

2) Roll Call

Board Members Present:

Sabrina McCabe, Vice Chair

Doug Haughey

Irma Sefa

Chae duPont (arrived at 9:05 a.m.)

James Knafo, Alternate Member

Board Members Absent:

Stephen Hruby, Chair

Staff Present:

Erica Martin, Planning Director

Tasheema Lewis, Senior Planner

Kimberly Nudi, Planner I

Andrew Dickman, Assistant City Attorney

Jeffrey Brammer, Senior Planner-Long Range

Ali Duran, Executive Assistant

Presenters Present:

Gabriel Michalup

Brad Harbin

Christian Andrea

John Hand

Patrick Trefz

Luke Johnson

Janice Shaw

Vivian Grimes

John Marx

Mark McLean

Cari Buckowich

Jack Ullrich

Others Present:

Maegan Evans

Kerry Dustin

3) Pledge of Allegiance

Alternate Member Knafo led the Pledge of Allegiance.

4) Changes to the Agenda

None.

It is noted for the record that Items 5.A and 5.B were considered concurrently.

5) Approval of Minutes

5.A) Approval of the August 27, 2025 Design Review Board Meeting Minutes.

5.B) Approval of the September 29, 2025 Design Review Board Meeting Minutes.

MOTION by Haughey to APPROVE the August 27, 2025 and September 29, 2025 meeting minutes; seconded by Sefa and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-absent).

[2025-0929 drb minutes](#)

[2025-0827 drb minutes](#)

6) Public Comment

None.

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.

Vice Chair McCabe 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: duPont, McCabe, and Sefa / familiar with the site and reviewed the application; and Knafo and Haughey / visited the site and reviewed the application.

Gabriel Michalup, General Contractor at Total Contracting, LLC, utilized an electronic presentation to provide an overview of the final design petition to the South Beach Club Condominium buildings located at 1051 3rd Street South. He explained that the updates included changing the color of the building façade and replacing the handrails and screen walls.

Planning Director Erica Martin 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 for final design approval against the Design Review Handbook and Section 2-479 of the Naples City Code and found that the conditions had been met.

Public Comment: None.

MOTION by Haughey to APPROVE Resolution 2025-45, granting final design approval; seconded by duPont and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-absent).

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Photographs](#)

[Photographs with Proposed Color Changes](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

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

[2025-45 Signed Resolution \(Added Attachment\)](#)

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.

Vice Chair McCabe 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, McCabe, and duPont / familiar with the site and reviewed the application; Haughey / visited the site and reviewed the application; Knafo / familiar with the site and reviewed the application. He also disclosed that Mr. Harbin was building a project that he designed, but that they had no financial relationship.

Brad Harbin, Builder at Harbin Building Group, and store owner Vivian Grimes, utilized an electronic presentation to provide an overview of the final design of exterior façade improvements located at 1107 Central Avenue. Mr. Harbin explained that the improvements included changing the color of the bump-out areas on the front facade, installing a new awning and scone lighting, hanging a new mahogany entry door, and adding signage. Mr. Harbin disclosed that the awning color included in the application was recently discontinued, but he brought a sample very close to the original color that the petitioner would like to use.

Alternate Member Knafo expressed the view that the scalloped awning contradicted the overall character of the building, but Member Haughey and Member duPont appreciated the contrast. Member Sefa noted that it may be difficult to see the lettering of the signage on the drip edge of the awning and suggested replacing the white lettering with a gold color.

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 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 Sefa to APPROVE Resolution 2025-46, granting final design approval; seconded by Haughey and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-absent).

[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](#) 
[Presentation \(Petitioner Added Attachment\)](#)  [Materials \(Petitioner Added Attachment\)](#) 
[2025-46 Signed Resolution \(Added Attachment\)](#) 

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.

Vice Chair McCabe 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. Member Knafo then further disclosed that he and Landscape Architect Christian Andrea worked together on other projects in the past.

Christian Andrea, Landscape Architect at Architectural Land Design, utilized an electronic presentation to provide an overview of various modifications to the previously approved final design of a property located at 1601 Gulf Shore Boulevard North. He explained that the revisions included relocating the spas and pool equipment, relocating one loading bay, making the single a double loading bay, making the old loading bay a drive through, adding a trellis and art element to the south building, adjusting a walkway at the west side of the south building to comply with the Americans with Disabilities Act (ADA), and updating the landscaping internal to the property. Landscape Architect Andrea identified difficulties installing palms along the parking garage due to the tight space. He asked for leniency to change the original palm species to Alexander palms or Confederate Jasmine vines on the wall if necessary.

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 explained that staff reviewed the revision to the 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 2023-33 (Revision 2), granting final design approval as revised that day; seconded by duPont and carried

5-0 (duPont-yes, Haughey-yes, Kanfo-yes, McCabe-yes, Sefa-yes, Hruby-absent).

[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](#)  [Presentation \(Petitioner Added Attachment\)](#) 
[Presentation 2 \(Petitioner Added Attachment\)](#) 
[Site Plan \(Petitioner Added Attachment\)](#) 
[2023-33 \(revision 2\) Revised Resolution, Signed \(Added Attachment\)](#) 

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.

Vice Chair McCabe 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.

John Marques, Senior Preconstruction Project Manager at South Coast Improvement Company, and John Hanley, Regional Facilities Operations Director at Hazelden Betty Ford Foundation, utilized an electronic presentation to provide an overview of the final design of an exterior paint color change on a structure located at 950 6th Avenue North. Mr. Marques explained that the entire building will be refreshed with a new coat of paint, but the petitioner would like to add green colored panels to match the Hazelden logo. Responding to questions, Mr. Marques stated that the vines were causing damage to the green walls, which would therefore be replaced with the green painted panels.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report. He stated that the staff reviewed the petition for final design approval against the criteria 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 2025-47, granting final design approval; seconded by duPont and carried 5-0 (duPont-yes, Haughey-yes, Kanfo-yes, McCabe-yes, Sefa-yes, Hruby-absent).

[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](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2025-47 Signed Resolution \(Added Attachment\)](#) 

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.

Vice Chair McCabe 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 and McCabe / familiar with the site and reviewed the application; and Haughey, Knafo, and duPont / visited the site and reviewed the application.

Mark McLean, Architect and National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the preliminary design of a three-story residential condominium development called Harbour House, located at 1624 Gulf Shore Boulevard North.

He explained that the development consists of three buildings, each of which has two stories over parking, and each unit has its own garage, pool, and pool deck.

Cari Buckowich, Project Manager, Outside Productions, provided an overview of the hardscape plans and unit layouts, and Patrick Trefz, Landscape Architect, at Outside Productions, provided an overview of the landscape and planting plans.

Members identified that the space between the sloped roof portions was not cohesive with the rest of the design. Alternate Member Knafo suggested scaling down the tall, flat walls and knitting the elements more seamlessly across the façade and possibly adding a sloped roof section to the parapet. Member Haughey identified that the north-facing pools will be less likely to be used due to the loss of solar heat and shade. He suggested considering moving the pools to the south side of Building A and moving the driveway and garage to the north. He also suggested adding shade trees along Gulf Shore Boulevard. Member Sefa asked that the petitioners ensure the mechanical equipment is accounted for in the renderings. She also noted that the windows appear to be of different styles and at inconsistent heights. Vice Chair McCabe encouraged making the entry grander by incorporating both landscape and hardscape elements.

Planning Director Erica Martin introduced Senior Planner Tasheema Lewis, who testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She noted that staff mailed 340 letters to neighboring property owners and received one communication in return asking to view the architectural plans. Senior Planner Lewis stated that staff reviewed the petition for preliminary design approval against the criteria in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been substantially met at the preliminary stage.

Public Comment: Maegan Evans, President of the Coquina Sands Homeowners' Association, thanked the Board for identifying the unsightly blank white wall in the middle of the buildings. She expressed concern that the proposed design would negatively impact property values for residents located across the canal due to the direct view of the project and expressed the view that the design did not align with the intended character of the "Miracle Mile." **Kerry Dustin** stated that he lived across the canal and objected to the large white wall that would be his view. He requested that the structures be redesigned and that the density be decreased.

MOTION by Haughey to APPROVE Resolution 2025-48, granting preliminary design approval as revised that day; seconded by Sefa and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-absent).

[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](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2025-48 Revised Resolution, Signed \(Added Attachment\)](#) 

Recess from 11:10 a.m. to 11:26 a.m. It is noted for the record that the same Board Members were present when the meeting reconvened.

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.

Vice Chair McCabe 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, McCabe, and Knafo / familiar with the site and reviewed the application; and Haughey and duPont / visited the site and reviewed the application.

Mark McLean, Architect and 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 called Avenue 31, located at 472 5th Avenue South. He informed the Board that the outdoor dining associated with the restaurant was located on private property and under the building, and the parking spaces for the condominiums were all on-site. Christian Andrea, Landscape Architect at Architectural Land Design, provided an overview of the landscape and hardscape plans. He stated that although the Board requested palms to be planted near the compactor enclosure, he did not think he would be able to fulfill that condition due to the power lines overhead and the fire and utility equipment nearby.

Member Sefa noted that the banding on the rear elevation was inconsistent with the front elevation. National Director McLean stated he will run the front elevation banding to the back for a cleaner look. Vice Chair McCabe expressed concerns regarding the planters causing parking difficulties in the back. Landscape Architect Andrea suggested installing the faux greenery directly into the ground and removing the planters altogether.

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

Public Comment: None.

MOTION by Haughey to APPROVE Resolution 2025-49, granting final design approval as revised that day; seconded by Sefa and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-absent).

[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](#)  [Presentation \(Petitioner **Added Attachment**\)](#) 
[2025-49 Revised Resolution, Signed \(**Added Attachment**\)](#) 

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.

Vice Chair McCabe 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: duPont, Knafo, Haughey, and Sefa / familiar with the site and reviewed the application; and McCabe / visited the site and reviewed the application.

Luke Johnson, Vice President and Architect at Cannon Design, provided an overview of the second revision to the final design of the new NCH Heart, Vascular, and Stroke Institute, and parking garage located at 350 7th Street North. He presented updates to the interior layout and the resulting modifications to the glazing appearance on the exterior façade. Architect Johnson also highlighted changes to the base Concrete Masonry Unit (CMU) color. Christian Andrea, Landscape Architect at Architectural Land Design, continued the electronic presentation to provide an overview of the landscape and hardscape updates, noting changes to the children's playground area and replacement of the palms with a statement deciduous tree at the arrival area.

Member Haughey expressed concern that the deciduous tree will not be a sufficient character tree and offered the option to install a royal poinciana in place of an oak tree. He asked to install a larger buffer by the playground next to the Garden of Hope, citing concerns over noise disrupting visitors to the Garden. Vice Chair McCabe suggested replacing the playground equipment with

passive play items. Alternate Member Knafo expressed the view that the design did not fit the context of the surrounding neighborhood.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report and the conditions contained therein, noting that they were carried over with the previous approval. She stated that staff reviewed the petition for final design approval against the criteria 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 2024-21 (Revision 2), granting final design approval as revised that day; seconded by Sefa and carried 4-1 (duPont-yes, Haughey-yes, Knafo-no, McCabe-yes, Sefa-yes, Hruby-absent).

[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](#)  [Presentation \(Petitioner Added Attachment\)](#) 
[Materials \(Petitioner Added Attachment\)](#) 
[2024-21 \(Revision 2\) Revised Resolution, Signed \(Added Attachment\)](#) 

8) Public Comment

None.

9) Correspondence and Communication

None.

10) Adjourn

12:50 p.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 11/21/2025.