



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – November 21, 2025 – 9:00 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.

2) Roll Call

Board Members Present:

Stephen Hruby, Chair
Sabrina McCabe, Vice Chair

Chae duPont
Doug Haughey
Irma Sefa
James Knafo, Alternate Member

Staff Present:

Erica Martin, Planning Director
Tasheema Lewis, Senior Planner

Andrew Dickman, Assistant City Attorney
Ali Duran, Executive Assistant

Presenters Present:

Mark McLean

Christian Andrea

Others Present:

Paul Beard

3) Pledge of Allegiance

Member Haughey led the Pledge of Allegiance.

4) Changes to the Agenda

MOTION by Haughey to SET the agenda as presented; seconded by McCabe and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

5) Approval of Minutes

MOTION by Haughey to APPROVE the October 22, 2025 meeting minutes; seconded by McCabe and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[2025-1022 drb minutes](#)

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Petition 25-DRB50, Relating to Final Design Review for the Removal and Replacement of Shutters and Awnings, and a Color Change to the Shutters, Awnings, and Handrails on Property Owned by M-P Realty, LLC and Located at 300 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: Knafo / visited the site and reviewed the

project; and McCabe, Hruby, Haughey, Sefa, and duPont / familiar with the site and reviewed the application.

Mark McLean, Architect and National Director at MHK Architecture, utilized an electronic presentation to provide an overview of awning and paint color changes to a building located at 300 5th Avenue South. He explained that the building will be repainted to a peach color with white trim, the shutters and handrails will be painted white, and the awnings will be replaced with blue and white striped awnings. Architect McLean reported that the petitioner was evaluating whether to paint the grout between the bricks at the northeast and southeast corners white.

Discussion ensued, and Members suggested painting both the bricks and grout white for a cleaner appearance and painting the ceilings on both the first and second floors white. Chair Hruby expressed the view that the blue color in the awnings would clash with the peach-colored building and suggested selecting a baby blue or grey stripe pattern instead. He also asked that the retractable awning be included with the awning update.

Senior Planner Tasheema Lewis 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 in Section 2-479 of the Naples City Code and found that the criteria had been met.

Public Comment: None.

Members expressed the view that items like paint color and awning changes could be approved administratively. They raised concerns that the time and cost to complete minor façade changes could deter owners from maintaining their properties. The Board then agreed to discuss this during Item 9) Correspondence and Communication.

MOTION by Haughey to APPROVE RESOLUTION 2025-50 granting final design approval, as revised that day; seconded by McCabe and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Architectural Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

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

[2025-50 Revised Resolution, Signed \(**Added Attachment**\)](#)

7.B) A Resolution for the Purpose of Determining Final Design Review Petition 25-DRB51 Relating to Final Design Review of a New Three-Story Multifamily Development Containing 30 Residential Dwelling Units with Related Amenities for the Property Located at 1080 1st 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: Knafo / visited the site and familiar with the project; McCabe, Hruby, and Sefa / familiar with the site and reviewed the application; 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 multifamily development located at 1080 1st Avenue South. He reviewed updates, including how the structure responds to Crime Prevention Through Environmental Design (CPTED) principles, and how a brighter and more welcoming entry will be created.

Christian Andrea, Landscape Architect at Architectural Land Design, continued the electronic presentation and provided updates to the landscape and hardscape plans. Identifying the black lattice on the north side of the building as ornamental, he asked to install the requested vines on the blank white wall adjacent to the metal lattice instead of on it. Landscape Architect Andrea stated he would like to work with the neighbor to the south regarding which windows on the multi-use fitness area needed to be buffered and asked for flexibility regarding the tree species. He also informed the Board that the tree species along the side entrance was updated to Ashok due to the tight space, and the side entry walkway was reduced to connect with the existing sidewalk on the adjacent property.

Vice Chair McCabe expressed concern that the windows on the multi-purpose fitness area will not be properly shielded, and the ceiling lights will encroach on the neighboring property. She also suggested installing accent plants on the eastern sidewalk. Chair Hruby asked that the stucco reveals be three-fourths to one inch wide.

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

Public Comment: Paul Beard expressed concern that the multi-use fitness lighting will stream through his windows, noting the lack of buffering of the windows. Chair Hruby responded, asking the petitioner to install bamboo between Naples Square Three and this project to provide a buffer.

MOTION by McCabe to APPROVE RESOLUTION 2025-51 granting final design approval, as revised that day; seconded by duPont and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Warranty Deed \(1\)](#)

[Warranty Deed \(2\)](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[2025-51 Revised Resolution, Signed \(Added Attachment\)](#)

8) Public Comment

None.

9) Correspondence and Communication

9.A) Approval of the Design Review Board 2026 Meeting Schedule.

Planning Director Erica Martin presented the 2026 Meeting Schedule. The following motion was then proffered.

MOTION by Haughey to ACCEPT the 2026 Meeting Schedule; seconded by duPont and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

The Board then continued a conversation during Item 7.A regarding hearings about minor façade changes, including awning and paint color changes. Planning Director Martin highlighted the new fee structure, including a \$1,000 application fee and \$1.50 for each notice mailed to property owners within 1,000 feet of the proposed project. Chair Hruby stated that the burden of cost and

time on the petitioners was inappropriate, especially when the City had staff capable of approving minor requests in accordance with the Naples City Code. Planning Director Martin explained that the Code required “substantial change to the façade” to appear before the Board, and throughout the years staff considered minor façade changes as substantial, thus presenting all modifications to the Board. Discussion then ensued.

Assistant City Attorney Andrew Dickman stated that he could work with staff to create an objective definition of “substantial change” to follow and present it to the Board at a future meeting.

Member Haughey suggested removing reviews for the tables and chairs for outdoor dining. Planning Director Martin responded that it would require a Code change, but that it could be pursued.

[2026 DRB Schedule](#)

10) Adjourn

10:43 a.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 12/19/2025.