



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – December 19, 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.

2) Roll Call

Board Members Present:

Stephen Hruby, Chair
Sabrina McCabe, Vice Chair

Chae duPont
Doug Haughey
Irma Sefa

Board Members Absent:

James Knafo, Alternate Member

Staff Present:

Erica Martin, Planning Director
Tasheema Lewis, Senior Planner

Andrew Dickman, Assistant City Attorney
David Horton, Executive Assistant

Presenters Present:

Antoine Testard

Mark McLean
Jacob Russo

3) Pledge of Allegiance

Member duPont led the Pledge of Allegiance.

4) Changes to the Agenda

MOTION by McCabe to SET the Agenda as presented; seconded by Haughey 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 November 21, 2025 meeting minutes; seconded by McCabe and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[2025-1121 drb minutes](#) 

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Petition 25-DRB54, Relating to Final Design Review of Outdoor Dining Petition 25-OD19 for Chops City Grill, an Existing Restaurant within the 5th Avenue South Special Overlay District on Property Owned by 5th Avenue South Investments, LLC., and Located at 837 5th Avenue South.

Chair Hruby read the title of the Item. This being a quasi-judicial proceeding, Notary Public Dave Horton 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, Architect and National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the Outdoor Dining Petition for Chops City Grill located at 837 5th Avenue South. He explained that on December 10, 2025, the City Council approved the expansion of the outdoor dining by adding a sixth table with five chairs and a fifth chair to the existing five four-top tables located on private property within the via. Architect McLean explained that the proposed tables and chairs will match the existing items, and the landscaping that was damaged during construction will be replaced in kind.

Member duPont expressed concern that additional dining would be added to a via intended for pedestrians.

Senior Planner Tasheema Lewis testified on behalf of the City and provided an overview of the staff report. She stated that the petition for final design approval was reviewed against the criteria outlined 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 2025-54, granting Final Design Approval; 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](#)  [Disclosure of Interest - Business owner](#) 
[Warranty Deed](#)  [Legal Description](#)  [Survey](#)  [Architectural Plans](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2025-53 Signed Resolution \(Added Attachment\)](#) 

7.B) A Resolution for the Purpose of Determining Petition 25-DRB53, Relating to Preliminary Design Review for the Enclosure of the Existing Front (East) Balcony for the Property Owned by Lynda J. Sylvester, and Located at 830 River Point Drive.

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

Antoine Testard, Interior Designer at Antoine Testard Designs, utilized an electronic presentation to provide an overview of the preliminary design to enclose the existing front balcony of a condominium located at 830 River Point Drive.

Member duPont identified that one neighbor had concerns regarding the size of the footings, but she left before the item. Member Sefa stated that the footings looked too skinny on the first floor to support the second-floor enclosure. Member Haughey stated that, although the addition appeared to keep with the look of the surrounding area, he expressed the view that it was not aesthetically pleasing.

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 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 were not substantially met.

Public Comment: None.

A brief discussion ensued regarding the procedure, and it was determined that, due to the item being noticed as a preliminary approval, it could not be approved as a final design approval; however, staff and the City Attorney's Office could review the process for updates.

MOTION by Haughey to APPROVE Resolution 2025-53, granting Preliminary Design Approval; 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](#)  [Architectural Plans](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Presentation \(Petitioner Added Attachment\)](#) 
[2025-54 Signed Resolution \(Added Attachment\)](#) 

7.C) A Resolution for the Purpose of Determining Petition 25-DRB3 (Revision 1), Relating to Final Design Review for Minor Exterior Changes to a New Three-Story Mixed-Use Development on Property Owned by Downtown Naples, LLC, and Located at 1090 1st Avenue South.

MOTION by Haughey to CONTINUE Petition 25-DRB3 until the January 28, 2026 meeting; seconded by McCabe and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Continuance Memo](#) 

7.D) A Resolution for the Purpose of Determining Petition 25-PA2, Relating to the Placement of Public Art (Bronze Statue) in the Covered Pedestrian Via on Property Owned by Downtown Naples, LLC, and Located at 1090 1st Avenue South.

MOTION by McCabe to CONTINUE Public Art Petition 25-PA2 until the January 28, 2026 meeting; seconded by Haughey and unanimously carried, all Members present and voting (duPont-yes, Haughey-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Continuance Memo](#) 

8) Public Comment

None.

9) Correspondence and Communication

Member duPont asked to add an item to the January 28, 2026 meeting agenda to discuss possible changes to the petition process. Planning Director Erica Martin stated that the Board's process was a part of an ongoing review by the City Council to update the entire development procedures, noting that the City Council would make the final decision. She expressed the view that some of the process concerns may be addressed without changes to the Naples City Code. Assistant City Attorney Dickman stated that he and Planning Director Martin had been compiling a list of procedural items that could be updated to improve efficiency and reduce time and costs.

10) Adjourn

9:51 a.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

David Horton, Executive Assistant

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 01/28/2026.