



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – January 28, 2026 – 9:07 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 Knafo acted as a voting Member for all items below.

1) Call to Order

Member Haughey called the meeting to order and presided over Items 2 through 7.B, as Chair Hruby and Vice Chair McCabe were absent at that time.

2) Roll Call

Board Members Present:

Chae duPont
Sabrina McCabe, Vice Chair (arrived at 9:59 a.m.)
Doug Haughey
James Knafo, Alternate Member

Board Members Absent:

Stephen Hruby, Chair
Irma Sefa

Staff Present:

Andrew Dickman, Assistant City Attorney
Erica Martin, Planning Director
Tasheema Lewis, Senior Planner
Jeffrey Brammer, Senior Planner-Long Range
Ali Duran, Executive Assistant

Presenters Present:

Bob Vayda
Scott Windham
Michael Wynn
William Ward
Rev. Edward Gleason
Mark McLean
Maria Elise Planes
Christian Andrea

3) Pledge of Allegiance

Member duPont led the Pledge of Allegiance.

4) Changes to the Agenda

None.

5) Approval of Minutes

MOTION by duPont to APPROVE the December 19, 2025 meeting minutes; seconded by Knafo and carried 3-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-absent, Sefa-absent, Hruby-absent).

[2025-1219 drb minutes](#)

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Petition 25-DRB3 (Revision 1), Relating to Final Design Review of 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.

Member Haughey 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 / read the petition and familiar with the property; Knafo / familiar with the property and reviewed the project; and Haughey / reviewed the application and familiar with the site.

Bob Vayda, Architect at BECK Architectural Group, utilized an electronic presentation to provide an overview of revisions to a previously approved final design of a three-story mixed-use structure located at 1090 1st Avenue South. Pursuant to requests for clarification in Resolution 2025-3, Architect Vayda stated that the underside of the balconies in the via will be sand-finished stucco and painted white, and provided the color names and numbers on the materials board and submittal plans. Scott Windham, Landscape Architect at Windham Studio, provided an overview of the revised landscape plans as requested during the final design review. He also noted that the petitioner was unable to coordinate the private landscape on 1st Avenue South with the proposed landscape in the City's right-of-way due to Grady Minor, the company contracted to work on the 1st Avenue South Streetscape Project, not having drafted a landscape plan for the right-of-way at that time.

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 the petition requesting a revision to the final design approval was reviewed 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 duPont to APPROVE Resolution 2025-3 (Revision 1); seconded by Knafo and carried 3-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-absent, Sefa-absent, Hruby-absent).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#)  [Aerial](#) 
[Architectural Plans](#)  [Landscape Plans](#)  [Materials & Color Palette](#) 
[Renderings](#)  [Renderings - EDITED](#)  [Final DRB Resolution - 2025](#) 
[Sufficiency Letter - Site Plan](#)  [Conditional Use Resolution - Transient Lodging](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Materials Board \(Petitioner Added Attachment\)](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2025-03 \(revision 1\) Signed Resolution \(Added Attachment\)](#) 

7.B) A Resolution Determining Public Art Petition 25-PA2 for the Placement of Public Art in the Covered Pedestrian Via and the Reimbursement of the Public Art Fee Pursuant to Section 46-42 of the Code of Ordinances, City of Naples, on Property Owned by Downtown Naples, LLC, and Located at 1090 1st Avenue South; More Fully Described Herein; Providing for Scrivener's Errors; and Providing an Effective Date.

Member Haughey 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 / familiar with the location where the sculpture will be placed and reviewed the application; Knafo / familiar with the site; and Haughey / familiar with the sculpture and reviewed the application.

Bob Vayda, Architect at BECK Architectural Group, utilized an electronic presentation to provide an overview of proposed public art to be installed in a via located at 1090 1st Avenue South. Architect Vayda explained that Artist Agli Sefa sculpted a life-size depiction of a young Don Wynn, Founder of Wynn Companies and former City Council Member, and the intent was to encapsulate the history of the Wynn family and Mr. Wynn's impact on the City. Architect Vayda informed the Board that the statue will be cast in bronze and will have the appearance of leaning against a

stone pillar. He further noted that the sculpture will have a Quick Response (QR) Code on the stone pillar to provide historical information about Mr. Wynn. Michael Wynn, grandson of Don Wynn, provided a historical account of his grandfather and the impact he made on the City of Naples.

Members expressed concern with the sculpture's compliance with the Americans with Disabilities Act (ADA), citing that the protruding elbow and hand could cause injury to those with limited vision. Assistant City Attorney Andrew Dickman suggested that a condition be proffered to direct staff and the City Attorney's Office to review the sculpture for compliance with federal ADA laws and the Florida Building Code. Member Haughey suggested installing a plaque providing some historical information in addition to the QR Code.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report. He stated that the sculpture will satisfy the public art requirement and make way for the reimbursement of the public art fee as outlined in the Naples City Code.

Public Comment: None.

MOTION by Knafo to RECOMMEND APPROVAL of Public Art Petition 25-PA2 and the reimbursement of the Public Art Fee, subject to the condition that staff and the City Attorney's Office ensure that the sculpture complies with the Florida Building Code and the Americans With Disabilities Act; seconded by duPont and carried 3-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-absent, Sefa-absent, Hruby-absent).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#)  [Aerial](#) 
[Architectural Plans - Public Art](#)  [Architectural Plans - Ground Floor](#) 
[Rendering - Site](#)  [Landscape Plan](#)  [Credentials - Petitioner](#) 
[Credentials - Staff](#)  [Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Statue and Materials \(Petitioner Added Attachment\)](#) 
[Presentation \(Petitioner Added Attachment\)](#) 

It is noted for the record that Vice Chair McCabe arrived at 9:59 a.m. and presided for the remainder of the meeting.

7.C) A Resolution for the Purpose of Determining Petition 26-DRB1, Relating to Preliminary Design Review of a New Church Sanctuary Building on Property Owned by Trinity by the Cove Episcopal Church, Inc., and Located at 550 Galleon Drive.

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 ex parte disclosure to the effect that each was familiar with the site and had reviewed the application.

William Ward, Architect at McWard Architects, utilized an electronic presentation to provide an overview of the preliminary design of a new church sanctuary building owned by Trinity by the Cove Episcopal Church and located at 550 Galleon Drive. He explained that the recent hurricanes had flooded the church, causing severe damage. The petitioner was requesting to rebuild a replica sanctuary, but will raise the structure approximately one foot above the Federal Emergency Management Agency (FEMA) North American Vertical Datum. In addition to raising the structure, the request included adding a gentle sloping walkway to the front door for accessibility and installing two steps to access the sanctuary.

Reverend Edward Gleason, at Trinity by the Cove Church, provided a brief history of the structure, noting that the architect was Howard Major from Palm Beach, Florida, and emphasized the importance of saving the original design.

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 this project will

only affect the sanctuary and not the other structures of Trinity by the Cove Church. Senior Planner Brammer stated that staff reviewed the petition against the criteria in the Design Review Handbook and in Section 2-479 of the Naples City Code and found that the criteria had been met. He informed the Board that the project will need approvals for site sufficiency, a setback variance, and a conditional use to exceed the maximum height of 30 feet for the spire, before the petition is presented for final design review.

Public Comment: None.

MOTION by Haughey to APPROVE Resolution 2026-1, granting preliminary design approval; seconded by Knafo and carried 4-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-absent, Hruby-absent).

Following the motion, **Bernadette Watkins** requested to speak to the Board. She thanked the Board for approving the preliminary design and preserving the historical design, recalling that the City recently allowed her home, which was also designed by Howard Major, to be elevated.

[Staff Report](#)  [Resolution](#)  [Application](#)  [Trinity - Proof of Ownership](#) 
[Disclosure of Interest - Property Owner](#)  [Survey](#)  [Aerial](#) 
[Architectural Plans](#)  [Landscape Plans](#)  [Lighting Plan](#)  [Signage Plan](#) 
[Photo - Existing Church](#)  [Rendering - Front](#)  [Rendering - Side](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Photograph \(Petitioner Added Attachment\)](#) 
[Presentation \(Petitioner Added Attachment\)](#)  [Signed Resolution \(Added Attachment\)](#) 

7.D) A Resolution for the Purpose of Determining Petition 26-DRB2, Relating to Final Design Review for the Removal of a Window and Replacement with a New Exterior Door and Awning on the Building's East Facade for the Property Owned by 550 5th Avenue South, LLC and Located at 550 5th Avenue 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: Knafo / familiar with the site and the project; McCabe / 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 façade renovation on a structure located at 550 5th Avenue South. He explained that the renovation consisted of removing a window on the eastern side and replacing it with a new exterior door, adding steps, and installing an awning over the door. Architect McLean explained that the original design of a commercial door submitted in the application was very recently replaced with a residential-looking door at the petitioner's request.

The Board expressed its preference for the commercial door but agreed that the residential door and color gave the look that the petitioner was attempting to achieve.

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 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 2026-2, granting final design approval; seconded by duPont and carried 4-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-absent, Hruby-absent).

[Staff Report](#)  [Resolution](#)  [Application](#)  [Survey](#)  [Architectural Plans](#) 
[Disclosure of Interest - Property owner](#)  [Credentials - Petitioner](#) 

[Credentials - Staff](#) [Public Notice Mailing Addresses](#) [Affidavit of Sign Posting](#)

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

7.E) A Resolution for the Purpose of Determining Petition 26-DRB3, Relating to Preliminary Design Review of a New Two-Story Mixed-Use Amenity Building and Accessory Structure, Pool Cabana on Property Owned by The Chateau of Naples, Inc., and Located at 2151 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 following ex parte disclosures: Knafo / familiar with the site and reviewed the project; McCabe and Haughey / familiar with the site and reviewed the application; 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 a new two-story mixed-use amenity building and pool cabana located at the Chateau of Naples at 2151 Gulf Shore Boulevard North. He explained that due to flooding from hurricanes and then a structural fire, the structures were damaged beyond repair. Architect McLean noted that faux windows and shutters were installed to maintain a cadence and mimic the condominiums, and that the landscaping will be matched as close to the original landscape plan as possible.

Member duPont approved of the horizontal banding that was added to the renderings in the presentation. Members duPont, Haughey, and Vice Chair McCabe suggested that the landscape be dense and tall enough to hide the structures as much as possible. Alternate Member Knafo noted that the windows were not evenly spaced, and he expressed the view that the faux windows and shutters needed to be reconsidered.

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 against the criteria found 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.

MOTION by Haughey to APPROVE Resolution 2026-3, granting preliminary design approval as revised that day; seconded by Knafo and carried 4-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-absent, Hruby-absent).

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

[Disclosure of Interest - Property Owner](#) [Declaration of Condominium](#)

[Survey](#) [Aerial](#) [Architectural Plans](#) [Landscape Plan](#) [Site Photos](#)

[Credentials - Petitioner](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)

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

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

7.F) A Resolution for the Purpose of Determining Petition 26-DRB4, Relating to Preliminary Design Review for a Substantial Change to the Building's Façade and Associated Landscaping, Lighting, Signage, and Site Work Improvements, on Property Owned by NECO 375 12th Avenue South and Located at 375 12th Avenue 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: Knafo and duPont/ visited the site and reviewed the application; and McCabe and Haughey / familiar with the site and reviewed the application.

Maria Elise Planes, Architect at Architects Unlimited, utilized an electronic presentation to provide an overview of a façade change to a structure located at 375 12th Avenue South. She informed the Board that the updates included changing the parking lot layout, relocating the staircases,

installing operable pergolas, planting a privacy hedge, adding columns to the balconies, replacing the railings, updating the doors and windows, and installing new signage. Christian Andrea, Landscape Architect at Architectural Land Design, provided an overview of the landscape and planting plans, noting the use of permeable pavers.

Member duPont suggested using an Olive tree for the statement tree, noting that it is commonly associated with the Serena & Lily company, which will occupy the building as its headquarters. She identified the blank walls adjacent to the parking lot. Landscape Architect Andrea stated he would investigate whether he could cut diamond-shaped beds in the front of the parking spots to add plantings. Member duPont commented that many details characteristic of the Serena and Lily brand were not incorporated into the design, such as cabana stripes. Member Haughey asked that the Gumbo Limbo trees be kept and suggested replacing the pergola's style with something that better matches the building's style. Alternate Member Knafo disagreed with the parking lot reconfiguration, noting potential safety issues with moving the handicapped parking and the Americans with Disabilities Act (ADA) accessible ramp. Lastly, he suggested adding striped awnings over the French doors on the second floor.

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 against the criteria in the Design Review Handbook and Section 2-479 of the Naples City Code, and except for the signage, the criteria had been met.

Public Comment: None.

MOTION by Haughey to APPROVE Resolution 2026-4, granting preliminary design approval as revised that day; seconded by Knafo and carried 4-0 (duPont-yes, Haughey-yes, Knafo-yes, McCabe-yes, Sefa-absent, Hruby-absent).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property owner](#)  [Survey](#)  [Architectural Plans](#) 
[Landscape Plans](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2026-04 Signed Resolution, Revised \(Added Attachment\)](#) 

8) Public Comment

None.

9) Correspondence and Communication

None.

10) Adjourn

11:45 a.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes Approved: 02/25/2026.