



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – February 25, 2026 – 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; 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

Chair Hruby called the meeting to order and presided.

2) Roll Call

Board Members Present:

Stephen Hruby, Chair

Sabrina McCabe, Vice Chair

Chae duPont

Doug Haughey

James Knafo, Alternate Member

Board Members Absent:

Irma Sefa

Staff Present:

Andrew Dickman, Assistant City Attorney

Tasheema Lewis, Senior Planner

Erica Martin, Planning Director

Ali Duran, Executive Assistant

Presenters Present:

Antoine Testard

Steve Sammons

Jake Russo

Francesca Passidomo

3) Pledge of Allegiance

Alternate Member Knafo led the Pledge of Allegiance.

4) Changes to the Agenda

MOTION by Haughey to SET the Agenda as presented; seconded by McCabe and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, Sefa-absent, McCabe-yes, Hruby-yes).

5) Approval of Minutes

MOTION by Haughey to APPROVE the January 28, 2026 meeting minutes; seconded by Knafo and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, Sefa-absent, McCabe-yes, Hruby-yes).

[2026-0128 drb minutes](#)

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Petition 26-DRB5, Relating to Final Design Review for the Enclosure of the Existing Front (East) Balcony on Property Owned by Lynda J. Sylvester and Located at 830 River Point Drive.

Chair Hruby read the title of the Resolution. 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 disclosures: Knafo / visited the site and familiar with the project;

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

Antoine Testard, Architect at Antoine Testard Designs, and Jacob Russo, Petitioner's Agent at MGR Special Projects, utilized an electronic presentation to provide a brief review of the request to enclose the existing front balcony of a condominium located at 830 River Point Drive. Architect Testard informed the Board that no changes had been made to the design.

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 and 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 2026-05, granting final design approval; seconded by Haughey and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, Sefa-absent, McCabe-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property owner](#)  [Homeowners Association Approval Letter](#) 
[Architectural Plans](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2026-05 Signed Resolution \(Added Attachment\)](#) 

7.B) A Resolution determining Revision #1 to Final Design Review Petition 24-DRB25 relating to the approved landscape plan for the new development of two one-story commercial buildings for the property located at 2600 Golden Gate Parkway. Peninsula Engineering, presenting. (EM)

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 disclosures: Knafo / familiar with the site and reviewed the project; Haughey / visited the site and reviewed the application; Hruby / very familiar with the site, reviewed the application, had conversations with staff, and had a telephone conversation with the Hallstatt executives; McCabe / familiar with the site, reviewed the application, and had a telephone conversation with Francesca Passidomo, Attorney at Coleman Yovanovich and Koester Law Firm, regarding the project and the landscape buffer; and duPont / familiar with the site and reviewed the application.

Steve Sammons, Landscape Architect at Peninsula Engineering, requested to modify the previously approved landscape design of two new one-story commercial buildings located at 2600 Golden Gate Parkway. He explained that the request was to add 25-gallon silver palmettos throughout the site to increase the vegetation buffer.

Member duPont identified that the mural had not yet been painted on the building. Attorney Passidomo stated that the mural installation would be completed prior to the closure of the building permits. Chair Hruby expressed appreciation for the petitioner adding more landscaping, noting that the intent of the Board at past approvals was to ensure that the character and spirit of the heavily vegetative area was maintained and that the installed landscaping was not in line with what was approved.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She explained that staff failed an inspection of the landscaping when construction was completed due to noncompliance with Condition 5 (Care will be taken to maintain all existing saw palmetto in the existing perimeter. Replacement of damaged materials will be replaced with 15-gallon plants at a 3:1 ratio) and this revision attempted to correct

the error. Planning Director Martin noted that the petitioner requested to use silver palmetto in lieu of green palmetto because the size required was unavailable in the saw palmetto.

Public Comment: None.

MOTION by Haughey to APPROVE RESOLUTION 2024-25 (Revision 1), granting final design approval; seconded by McCabe and carried 5-0 (duPont-yes, Haughey-yes, Knafo-yes, Sefa-absent, McCabe-yes, Hruby-yes).

[Staff Report](#) [Resolution](#) [Photographs from 290 Inspection - 2600 Golden Gate](#)

[DRB Resolution 24-DRB25](#)

[Narrative - Poinciana Professional Park - Palmettos in Buffer](#)

[Additional Palmetto Plan](#) [Proposed Palmetto Images](#)

[Approved Landscape Plans](#) [Approved Architectural Plans](#)

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

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

[2024-25 \(revision 1\) Signed Resolution \(Added Attachment\)](#)

8) Public Comment

None.

9) Correspondence and Communication

Member duPont identified that the Dunkin Donuts facade renovation at 390 9th Street North had been completed and expressed her appreciation for the update.

Planning Director Erica Martin announced that the next meeting would be on March 25, 2026.

10) Adjourn

9:26 a.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes Approved: 03/25/2026.