



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – March 25, 2026 – 9:03 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

Chae duPont

Irma Sefa

James Knafo, Alternate Member

Board Members Absent:

Sabrina McCabe, Vice Chair

Doug Haughey

Staff Present:

Andrew Dickman, Assistant City Attorney

Erica Martin, Planning Director

Tasheema Lewis, Senior Planner

Ali Duran, Executive Assistant

Presenters Present:

Cari Buckowich

Mark McLean

Patrick Trefz

Others Present:

Kerry Dustin

Maegan Dustin

Joanne Miller

Jeff Miller

Rene Lewin

3) Pledge of Allegiance

Alternate Member Knafo led the Pledge of Allegiance.

4) Changes to the Agenda

MOTION by Knafo to SET the Agenda; seconded by Sefa and carried 4-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-absent, Sefa-yes, Hruby-yes).

5) Approval of Minutes

MOTION by Knafo to APPROVE the February 25, 2026 meeting minutes; seconded by Sefa and carried 4-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-absent, Sefa-yes, Hruby-yes).

[2026-0225 drb minutes](#) 

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Petition 26-DRB6, Relating to Final Design Review of a Three-Story Residential Condominium Development Consisting

of Three Buildings and a Total of Fourteen Units on Property Owned by 1624 Gulf Shore, LLC/Nick Monacelli and Located at 1624 Gulf Shore Boulevard North.

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: duPont, Knafo, and Sefa / familiar with the site and reviewed the application; and Hruby / familiar with the site, reviewed the application, and met with the design team at MHK Architecture following the Preliminary Design Hearing to discuss the project and its modifications.

Mark McLean, Architect and National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the final design of a three-story residential condominium building called Harbour House, located at 1624 Gulf Shore Boulevard North. He clarified that the actual seven-foot embellishment height started at 41 feet, not 47 feet as reflected in the plans. National Director McLean stated that he was able to address eight of the nine conditions from the preliminary design approval, noting that he was unable to place the driveway along the northern property line. Cari Buckowich, Senior Manager of Residential Design at Outside Productions, provided an overview of the landscape and hardscape plans. She commented that the petitioner intended to bury the overhead power lines and install a sidewalk along Gulf Shore Boulevard.

Alternate Member Knafo expressed concern that the proposed signage would be difficult to see due to lack of contrast on the wall. Member Sefa asked Ms. Buckowich to ensure the spa/pool equipment along the internal driveway be heavily landscaped to shield it from view.

Senior Planner Tasheema Lewis testified on behalf of the City and provided an overview of the staff report and the condition contained therein. She informed the Board that 339 letters were mailed to neighboring property owners and four responses were received and included in the agenda packet. Senior Planner Lewis 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: Maegan Dustin, President of the Coquina Sands Homeowners Association, thanked MHK for listening to residents' concerns and expressed the view that this building she once deemed ugly was now a great addition to the neighborhood. She did, however, express concerns with the platform and boat and kayak dock extending into the water but understood that it was not a Design Review Board issue. She did note that the plans and renderings did not include a kayak storage area. **Kerry Dustin** concurred with Ms. Dustin emphasizing that the dock was too large. He also commented that the unit square footage was excessive, and the resulting density was not compatible with the surrounding neighborhood. **Jeff Miller**, President of Casamore Condominium Association, supported the proposed designs and thanked National Director Mark McLean for meeting with Casamore residents. He reviewed an email he sent to staff, raising concerns regarding the seawall construction and the lack of seismometer usage, the height differences between the new seawall and the existing seawall at Casamore, and a gap between the two seawalls. He added that the proposed window placement will allow a direct view into his unit and requested large plantings be installed for privacy purposes. **Joann Miller** expressed concerns with the proposed landscaping, noting that Fishtail palms were considered invasive, difficult to maintain and encouraged rat infestations. She then asked that the soil be tested for Ganoderma, due to evidence of the fungi growing on the palms that were previously present on the development site. Lastly, Ms. Miller asked that the Podocarpus be replaced with Clusia for better noise mitigation and less pest activity. **Rene Lewin**, President of Sancerre Homeowners Association and President of the Gulf Shore Property Owners Association, thanked the developer for working with the community and responding to its concerns. Although he supported the project, Mr. Lewin expressed concern that there was limited greenspace on the property and that the pad-mounted Florida Power and Light (FPL) transformers would devalue the surrounding properties.

Responding to public comment, Patrick Trefz, Landscape Architect and Owner at Outside Production, stated that Fishtail palms were not on the list of invasive species, but were

documented as a “caution species” on the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Assessment of Invasive Species. He noted that other concerns identified would be addressed with proper maintenance and offered options to mitigate concerns. Regarding seismometer placement, National Director McLean stated that the seawall was demolished and rebuilt in accordance with the permit, the Florida Building Code, and the local Ordinances. He also stated that the seawall gap was located on the adjacent northern property, but he was willing to work with the Casamore Condominium Association to fill it.

MOTION by Sefa to APPROVE Resolution 2026-06, granting final design approval as revised that day; seconded by Knafo and carried 4-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-absent, Sefa-yes, Hruby-yes).

[Staff Report](#) [Resolution](#) [Application](#)
[Disclosure of Interest - Property Owner](#) [Warranty Deed](#) [Survey](#)
[Architectural Plans](#) [Landscape Plans](#) [Credentials - Petitioner](#)
[Credentials - Staff](#) [Public Noticing Mailing Addresses](#) [Correspondence](#)
[Affidavit of Sign Posting](#) [Additional Correspondence \(Staff Added Attachment\)](#)
[R. Lewin Handout \(Public Comment Added Attachment\)](#)
[2026-06 Revised Resolution, Signed \(Added Attachment\)](#)

8) Public Comment

None.

9) Correspondence and Communication

Chair Hruby asked that the Design Review Handbook be accessible on the website, noting that he has had inquiries regarding how to obtain it.

Responding to Member duPont’s inquiry regarding the Florida Power and Light (FPL) pad-mounted transformers, Planning Director Erica Martin stated that FPL places them where they are most easily accessible and reasonable, and that the City did not have any control over where they were mounted. Furthermore, she explained that developers generally do not add them to the renderings and plans because they do not know where they will be installed. Alternate Member Knafo asked to have a FPL representative attend a meeting to discuss the placement and landscaping of the pad-mounted transformers. Chair Hruby asked Planning Director Martin to relay a request to the Building and Streets and Stormwater Departments that they assist in encouraging FPL to consider the design and appearance when installing the transformers.

Responding to Chair Hruby’s concerns regarding kayak storage that were mentioned but not included in the presentation or located on the plans, Planning Director Martin stated that any additions or changes to the previously approved design would need to appear before the Board for approval.

10) Adjourn

10:36 a.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes Approved: 04/22/2026.