



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – April 22, 2026 – 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; 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:	Chae duPont
Stephen Hruby, Chair	Irma Sefa
Sabrina McCabe, Vice Chair	James Knafo, Alternate Member
Board Members Absent:	Doug Haughey
Staff Present:	Andrew Dickman, Assistant City Attorney
Erica Martin, Planning Director	Jeffrey Brammer, Senior Planner-Long Range
Tasheema Lewis, Senior Planner	Ali Duran, Executive Assistant
Presenters Present:	
Patrick Trefz	Daniel Corbin
Mark McLean	Christian Andrea
Christopher Claussen	Michael Quattrociocchi
Robert Diericks	Brent Guillot
Others Present:	
Mercedes Russo	Paul Squeglia

3) Pledge of Allegiance

Alternate Member Knafo led the Pledge of Allegiance.

4) Changes to the Agenda

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

5) Approval of Minutes

MOTION by McCabe to APPROVE the March 25, 2026 meeting minutes; seconded by duPont and carried 5-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[2026-0325 drb minutes](#) 

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Revision No. 2 to Petition 24-DRB32, Relating to Final Design Review of The Port Royal Club, a New Two-Story Clubhouse with Recreational Amenities and Parking, on Property Owned by Port Royal Beach Club, Inc., and Located at 2900 Gordon Drive.

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

Patrick Trefz, Landscape Architect and Owner at Outside Productions, utilized an electronic presentation to provide an overview of the second revision of the final design of a new two-story clubhouse with recreational amenities and parking at the Port Royal Beach Club located at 2900 Gordon Drive. He explained that the revisions included minor material and landscape refinements; namely, adding a ramp and stairs to improve beach access, changing the pavers in walkways and crosswalks, replacing six dead or declining palms on the beach, removing six coconut palms from the event lawn area, replacing Calophyllum trees and Seagrapes with Green Buttonwood trees, improving landscaping at the northern property line to better screen the adjacent property, and replacing some plant species with native and more weather tolerant species.

Member DuPont questioned the need to replace the coconut palms on the beach, expressing the view that it might be unnecessary. Vice Chair McCabe concurred and asked for careful consideration of whether the palms really needed removal based on health rather than convenience.

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 second revision request for the previously approved final design 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.

MOTION by McCabe to APPROVE RESOLUTION 2026-DRB 32 (revision 2), granting final design approval as revised that day; seconded by Knafo and carried 5-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#)  [Disclosure of Interest](#) 
[Amendment to Articles of Incorporation](#)  [Deed](#)  [Survey](#)  [Aerial Map](#) 
[Approved Architectural Plan Set](#) 
[Approved Architectural Materials and 3D Renderings](#)  [Approved Civil Plan Set](#) 
[Approved Lighting Plan](#)  [Approved Signage Plan](#)  [DRB Revision Summary](#) 
[Approved Site Paving Plan](#)  [Approved Planting Plan](#)  [Revised Planting Plan](#) 
[Revised Site Paving Plan](#)  [North Elevation-Approved and Revised](#) 
[West Elevation-Approved and Revised](#)  [Credentials - Petitioner](#) 
[Credentials - Staff](#)  [Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2024-32 \(revision 2\) Revised Resolution, Signed \(Added Attachment\)](#) 

7.B) A Resolution for the Purpose of Determining Petition 26-DRB7, Relating to Final Design Review of Exterior Facade Alterations to an Existing Two-Story Condominium Building on Property Owned by Robert DeFauw, Et Al., and Located at 302-314 2nd Street 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 / familiar with the project and visited

the site; Sefa / visited the site and familiar with the petition; Hruby and duPont / visited the site and reviewed the application; and McCabe / familiar with the site and reviewed the application.

Daniel Corbin, Architect at CB Architects, utilized an electronic presentation to provide an overview of the final design of exterior façade alterations to an existing condominium building located at 302-314 2nd Street South. He explained that the alterations included removing the Bahama shutters; non-load bearing columns on the second floor; board and batten siding and stone veneer; replacing the railings, entry doors and column wraps; and repainting the building in shades of white.

Members recognized that the current appearance was dated but expressed concern that removing all the embellishments on the building would strip any charm and character, creating a “bare box” appearance. Members recommended keeping the second floor columns and updating the appearance by using different materials and adding various details and elements.

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 request 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 had been met.

Public Comment: None.

Chair Hruby offered Architect Corbin the opportunity to continue the item to address the Board's concerns; Architect Corbin had no objections to a continuance. The following motion was proffered.

MOTION by McCabe to CONTINUE PETITION 26-DRB7 until the May 27, 2026 Design Review Board meeting; seconded by duPont and carried 5-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deeds](#)  [Aerial](#) 
[Architectural Plans](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 

7.C) A Resolution for the Purpose of Determining Petition 26-DRB8, Relating to Final Design Review of a Hotel Comprised of Two Lower Levels of Structural Parking and Six Levels of Hotel Suite/Lodging Units and Associated Hotel Amenities, Including Guest Dining, Fitness Center, Business Center and a Raised Pool, Pool Deck, Courtyard and Patio Space, on Lot 2 in The Commons Professional Park Planned Development, on Property Owned by Commonage Corporation, a Delaware Corporation, and Located at 870 Goodlette-Frank Road.

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 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 final design of a new hotel and associated amenities within The Commons Professional Park Planned Development and located at 870 Goodlette-Frank Road. Architect McLean explained that the rooftop restaurant was removed from the design, thus decreasing the parking demand and allowing the previously lined parking to the western boundary of the property to be turned into landscaped greenspace and a water management area. Christian Andrea, Landscape Architect at Architectural Land Design, provided an overview of the landscape and hardscape plans.

Discussion ensued and Members expressed concern with the blank wall covering the “back-of-house” operations at the front entrance and suggestions to remediate the wall consisted of adding articulation or using landscaping. Alternate Member Knafo proposed making the sidewalk through

the greenspace a continuous loop. Member Sefa suggested carrying the permeable pavers through the three parking spaces by the front entrance for better symmetry. She also asked the Petitioner to ensure the mechanical equipment on the roof was properly screened from sight.

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 approval 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 Sefa to APPROVE RESOLUTION 2026-8, granting final design approval as revised that day; seconded by Knafo and carried 4-1 (duPont-no, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

Member duPont stated that her opposition was based on her view that the Board's conditions were unnecessary.

[Staff Report](#) [Resolution](#) [Application](#) [Disclosure of Interest Commonage](#)
[Disclosure of Interest Hotel](#) [Deed](#) [Survey](#)
[Response to Preliminary DRB conditions](#) [Architectural Plans](#) [Landscape Plans](#)
[Credentials - Petitioner](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#) [Presentation \(Petitioner Added Attachment\)](#)
[2026-08 Revised Resolution, Signed \(Added Attachment\)](#)

Recess from 10:46 a.m. to 11:02 a.m. It is noted for the record that the same Board Members were present when the meeting was reconvened.

7.D) A Resolution for the Purpose of Determining Petition 26-DRB9, Relating to Preliminary Design Review of a New Three-Story Commercial Building for Professional Office Use Consisting of Approximately 12,222 Square Feet on Property Owned by 850 Seagate Dr, LLC, and Located at 850 Seagate Drive.

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 and Sefa / familiar with the project and visited the site; Hruby / visited the site and reviewed the application; and McCabe 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 the preliminary design of a new three-story commercial building located at 850 Seagate Drive. He explained that the existing buildings were nonconforming within the Highway Commercial Zoning District due to limitations related to building size and setback requirements. Architect McLean then highlighted the proposed traffic circulation through the property, noting that the property was only accessible traveling eastward on Seagate Drive. Christian Andrea, Landscape Architect at Architectural Land Design, continued the electronic presentation to provide an overview of the proposed landscape and lighting plans, noting that the owner was considering the use of pavers throughout the hardscaped areas and blade fixtures with recessed LED bulbs for the lighting.

Vice Chair McCabe asked Landscape Architect Andrea to reconsider removing the established Black Olive trees, noting that they were already an established canopy on the property. She also mentioned using permeable pavers to aid with stormwater management. Member Sefa suggested aligning the depth of the central cantilever found on the front facade with the east and west facades of the building. Alternate Member Knafo encouraged installing wall sconces on the columns flanking the front door. Chair Hruby recommended articulating the staircases on the southern façade by adding third-floor windows and further proposed projecting the staircases or varying the color to reduce the appearance of a flat wall.

Senior Planner Tasheema Lewis testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She encouraged replacing the proposed Date

Palms at the front of the building with shade trees, noting that the Design Review Handbook recommended the use of canopy trees next to sidewalks. Senior Planner Lewis stated that staff reviewed the petition for preliminary 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 had been met.

Public Comment: Mercedes Russo said that although she liked the design, the building was too large for the property. She expressed concern that the development would increase the traffic in an already congested area.

MOTION by McCabe to APPROVE RESOLUTION 2026-9, granting preliminary design approval as revised that day; seconded by Sefa and carried 5-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#) 
[Architectural Plans](#)  [Landscape Plans](#)  [Lighting Plan](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Presentation \(Petitioner Added Attachment\)](#) 
[2026-09 Revised Resolution, Signed \(Added Attachment\)](#) 

7.E) A Resolution for the Purpose of Determining Petition 26-DRB10, Relating to Final Design Review of a New Car Storage Facility and an Amenity Space on Property Owned by Revs Institute, Inc., and Located at 2300 and 2400 East Horseshoe Drive.

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 / familiar with the project and the site and met with the petitioner; Sefa / familiar with the site, reviewed the application and had a meeting with the petitioner; Hruby / visited the site several times, reviewed the application, and spoke with the petitioner and his staff regarding the presentation; McCabe / visited the site, had a meeting with the petitioner and his staff, toured the facility, and reviewed the proposed expansion; and duPont / met with the petitioner, visited and toured the site, met with the staff, and reviewed the petition.

Michael Quattrociochi, owner's representative at Revs Institute, Inc., utilized an electronic presentation to provide an overview of the final design of a car storage facility and amenity space located at 2300 and 2400 East Horseshoe Drive. He highlighted the various changes to the design since the preliminary design hearing, the most significant addition being a second floor 3,000 square foot event space with a sunshade and corresponding staircase. Brent Guillot, Vice President of Land Development at LJA Associates, continued the electronic presentation to provide an overview of the landscape plan, noting that the primary update was the upsizing of the Live Oak trees along the north property boundary to improve the buffer from the adjacent residential neighborhood.

Alternate Member Knafo suggested installing a barrier between the grass and the asphalt to keep the edging of the grass clean, planting more shade trees around the greenspace, adding more lighting on the driveways, installing windows in the storage area, and including visual articulation on the large, expansive walls. Vice Chair McCabe recommended installing a hedge along the northern property line to assist with buffering the building from the adjacent residential community. Chair Hruby expressed concern that the turning radius at the top of the parking ramp was too tight. He proposed creating a canopy at the entrance driveway by planting trees along the northern edge of the driveway and suggested replacing the eight-inch concrete scoring on the facades with six-inch scoring and using three-inch scoring where the six-inch scoring was proposed.

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 188 letters were mailed to neighboring property owners and one letter was received in response from the Naples Airport Authority, cautioning that due to the proximity of the project to the Airport, that patrons will experience noise conditions associated with the municipal airport. Senior Planner Brammer stated that staff reviewed the petition for final design 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: Paul Squelia, expressed concern regarding the design, stating that the building would affect his view from his backyard and likened its appearance to a prison wall. He asked that the lighting face the building and not shine onto his property and that a large hedge be installed to screen the view and dampen noise. Mr. Squelia also expressed concern about the increase of noise and traffic, especially during special events.

MOTION by McCabe to APPROVE RESOLUTION 2026-10, granting final design approval as revised that day; seconded by Sefa and carried 5-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

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[Site Plan](#)  [Location Map](#)  [Architectural Plans](#)  [Landscape Plans](#) 
[Lighting Plans](#)  [Signage Plans](#)  [Color and Materials Palette](#) 
[Resolution - Preliminary DRB](#)  [Site Plan - Sufficiency Letter](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Correspondence](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2026-10 Revised Resolution, Signed \(Added Attachment\)](#) 

8) Public Comment

None.

9) Correspondence & Communication

None.

10) Adjourn

12:41 p.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes Approved: 05/27/2026.