



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – May 27, 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 (left at 2:01 p.m.)
Stephen Hruby, Chair	Irma Sefa
Sabrina McCabe, Vice Chair (arrived at 9:43 a.m.)	James Knafo, Alternate Member

Board Members Absent:	Doug Haughey
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Staff Present:	Matthew McConnell, City Attorney
Erica Martin, Planning Director	Tasheema Lewis, Senior Planner
Jeffrey Brammer, Senior Planner-Long Range	Ali Duran, Executive Assistant

Others Present:

Patrick Trefz	Mark Mclean
Jeff Curl	Michael Herrera
David Corbin	Laura Patterson
Ken Casola	Peggy Van Witt
Kurt Anderson	Carrie Davis
Carlos Rios	Peter Shaheen
Robert Hall	Christian Andrea
Luke Fredrickson	Leslee Dulmer

3) Pledge of Allegiance

Alternate Member Knafo led the Pledge of Allegiance.

4) Election of Officers

Staff requested to postpone this Item to the June 24, 2026 meeting; there were no objections.

5) Changes to the Agenda

None.

6) Approval of Minutes

MOTION by duPont to APPROVE the April 22, 2026 meeting minutes; seconded by Knafo and carried 4-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-absent, Sefa-yes, Hruby-yes).

[2026-0422 drb minutes](#)

7) Public Comment

None.

Chair Hruby announced that his term ended after 12 years of service on the Board. He thanked City Council for providing the opportunity to serve the City, recognized staff for their hard work preparing for meetings, and expressed appreciation for the Board Members who served alongside him. He noted that the Board's dialogue was invaluable and stated that its work had elevated design standards and preserved the City's unique character.

8) Public Hearing(s)

8.A) A Resolution for the Purpose of Determining Petition 24-DRB35 (Revision 1), Relating to Final Design Review of Exterior Landscape Revisions to the Construction of a New Single-Family Residence in the R3-12, Multi-Family District on Property Owned by Bluesky 285, LLC, and Located at 285 10th Avenue 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: duPont / visited the property and reviewed the petition; and Knafo, Sefa, and Hruby / visited the site and reviewed the project.

Patrick Trefz, Owner of Outside Productions, utilized an electronic presentation to provide an overview of landscape plan revisions to the previously approved final design of a single family residence in a multi-family zoning district located at 285 10th Avenue South, including the elimination of a buffer between two properties, relocating several trees, replacing of certain plant species, and changing of pathway material from crushed shell to Brookstone.

Member duPont expressed concern that some of the proposed plant species could encourage rodent activity.

Senior Planner-Long Range Jeffrey Brammer provided an overview of the staff report and the condition contained therein. He stated that staff had reviewed the application against the criteria set forth 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 Sefa to APPROVE RESOLUTION 2024-35 (Revision No. 1), granting final design approval; 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](#)  [Aerial](#) 
[Landscape Plans - Revised](#)  [Landscape Plans – Previous Approval](#) 
[Lighting Plans - Revised](#)  [Final DRB Staff Report](#)  [Resolution - Final DRB](#) 
[Sufficiency Letter - Site Plan](#)  [Building Permit - SFR](#)  [Credentials - Petitioner](#) 
[Credentials - Staff](#)  [Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2024-35 \(rev 1\) Signed Resolution \(Added Attachment\)](#) 

It is noted for the record that, although Vice Chair McCabe arrived at 9:43 a.m., during Item 8.B, her disclosure is included with the Board's initial ex parte disclosures reflected below.

8.B) A Resolution for the Purpose of Determining Petition 26-DRB12, Relating to Final Design Review of a New Golf Course Maintenance Building and Parking Lot in the Public Service Zoning District on Property Owned by Matt Tornow, et al, and Located at 2500 Crayton 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 following ex parte disclosures: duPont and Knafo / reviewed the petition; Sefa / familiar with the site and reviewed the application; and Hruby / reviewed the application and visited the site virtually using the internet.

Mark McLean, Architect and National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the final design of a new golf course maintenance building at the Moorings Golf and Country Club located at 250 Crayton Road, which included the replacement of two of the three existing maintenance buildings near the center of the golf course with a larger warehouse for club storage and on-course restrooms; installing a new parking lot with 13 spaces and landscaping; and painting the façade of the remaining building green to help hide the new golf courses maintenance building in the landscaping.

Jeff Curl, Landscape Architect at eMerge Design LLC, continued the electronic presentation to review the Landscape Plan and Plant Palette. He explained that although the plans depicted a hedge along the eastern side of a proposed revision to the fire access road, the adjacent property owner asked that the hedge be eliminated because a well-established, 12 foot hedge already existed on the property, and a double hedge could negatively impact the existing hedge. Michael Herrera, Professional Engineer at Blueshore Engineering, explained that the width of the existing fire access road did not meet current National Fire Prevention Association (NFPA) guidelines. He stated that the road would be widened to the west, which would avoid impacting the large Oak tree located on the adjacent property east of the access road.

Member duPont expressed concern that the limited number of windows would not provide sufficient natural light into the warehouse; however, Architect McLean clarified that the garage bay doors were typically open during the workday. Member duPont also suggested adding building signage to depict branding and workplace pride. Vice Chair McCabe suggested that the development team monitor the Oak tree for any health changes in response to the fire water main placement.

Senior Planner-Long Range Jeffrey Brammer reviewed the staff report and the condition contained therein. Senior Planner Brammer stated that staff had reviewed the application requesting final design approval against the criteria set forth in the Design Review Handbook and Section 2-479 of the Naples City Code and found that the criteria had been met. He noted that staff mailed 667 letters to neighboring property owners and received one email from the property owner adjacent to the fire access road, expressing concern for the health of the Oak tree on their property and asking that the second hedge be eliminated.

Public Comment: None.

MOTION by Sefa to APPROVE RESOLUTION 2026-12, granting final design approval, as revised that day; seconded by McCabe 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 1](#)  [Warranty Deed 2](#) 
[Survey](#)  [Architectural Plans](#)  [Landscape Plans](#) 
[2500 Crayton Rd - Sufficiency Letter](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Correspondence \(Staff Added Attachment\)](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2026-12 Revised Resolution, Signed \(Added Attachment\)](#) 

It is noted for the record that Items 8.C and 8.D were considered concurrently.

- 8.C) A Resolution for the Purpose of Determining Petition 25-DRB23 (Revision 1), Relating to Final Design Review of Exterior Facade Improvements and Landscape Changes to a New Church for Naples Community Church to Include Fellowship Space, Administrative Offices, and Classrooms on Property Owned by Naples Community Church, Inc., and Located at 849 7th Avenue South.**
- 8.D) A Resolution Determining Public Art Petition 26-PA1 for the Placement of Public Art in the Windows of the South Facade of a New Church Building for Naples Community Church Located on Private Property Owned by Naples Community Church, Inc., at**

849 7th Avenue South, More Fully Described Herein; and for the Reimbursement of the Public Art Fee Pursuant to Section 46-42 of the Code of Ordinances, City of Naples, Providing for Scrivener's Errors; and Providing an Effective Date.

Chair Hruby read the titles of the Items. 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: McCabe and Knafo / familiar with the site and reviewed the applications; and Hruby, Sefa, and duPont / visited the site and reviewed the applications.

David Corbin, Architect at David Corban Architects, LLC, utilized an electronic presentation to provide an overview of a revision of the final design that was previously approved for a new church located at 849 7th Avenue South. He informed the Board that the revision involved bringing all stained-glass panels of the south elevation into a single flush plane and replacing the clear glass panels with additional stained-glass, and that the petitioner was requesting that the windows be accepted as public art.

Laura Patterson, Landscape Architect at DWI Landscape Architects, then presented the proposed changes to the Landscape Plan and Plant Palette, noting that the intent was to have more native plantings that were storm and flood resilient. She explained that an African Oil Palm would replace a more traditional palm to help screen the blank wall along the stairwell.

During discussion, Architect Corbin clarified that the stained-glass panels would be encased between low emissivity (low-E) clear glass panels and mounted in the curtain wall frame. He further clarified that the panels would be illuminated from the church interior during the evenings. Member Sefa expressed concern that the glazing could negatively impact on the appearance of the stained-glass due to its natural green hue. Chair Hruby noted that dirt, pressure, and moisture could create issues in the stained-glass encasements.

Senior Planner-Long Range Jeffrey Brammer reviewed the staff report and the condition contained therein. He stated that staff reviewed the application against the criteria found in the Design Review Handbook and Section 2-479 of the Naples City Code and had found that the criteria had been met.

Architect Corbin then introduced Peggy Van Witt, Design Liaison at Van Witt Fine Art Conservation; and Ken Casola, Owner at Casola Stained Glass to provide an overview of the public art petition. Ms. Van Witt, described the stained-glass art piece, noting that the individual panels come together to tell the story of creation as told in the Bible. Mr. Casola noted that the glass was mouth blown glass and made in Germany, with some fragments being more opaque than others.

Kurt Anderson, Pastor at Naples Community Church, praised the development team for its talent and hard work and noted that the Disney character Nemo would be incorporated into the "Creation" window to encourage family engagement.

Senior Planner-Long Range Jeffrey Brammer then provided an overview of the staff report for the Public Art Petition 26-PA1. He stated that staff reviewed the request to accept the stained-glass windows as public art against the criteria found in the Design Review Handbook and Section 46-42(f) of the Naples City Code and found that the criteria had been met. Planning Director Erica Martin confirmed that the stained-glass installation met the requirements provided in the Naples City Code for public art, and that it was the Boards role to review and provide a recommendation to City Council.

The Board discussed the appearance of the stained-glass during the day and when illuminated at night, the appropriate duration for evening illumination, and the type of clear glass material that should be used. Members suggested that the stained-glass windows be lit from sunset until 11:00 p.m., allowing for later times during the holidays, subject to neighborhood feedback.

Public Comment: None.

MOTION by Knafo to **APPROVE RESOLUTION 2025-23 (Revision No. 1)**, granting final design approval; seconded by Sefa and carried 5-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

MOTION by Knafo to **RECOMMEND APPROVAL** of Public Art Petition 26-PA1, subject to adding a condition that the stained-glass be illuminated from sunset to 11:00 p.m., subject to neighborhood feedback; seconded by duPont and carried 5-0 (duPont-yes, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

Item 8.C Attachments

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Aerial](#) 
[Architectural Plans](#)  [Landscape Plans - REVISED](#) 
[Landscape Plans - PREVIOUS APPROVAL](#)  [Landscape Plans - PLANT PHOTOS](#) 
[Landscape Plan Comparison Sheet](#)  [Landscape Change Letter](#) 
[Materials Palette](#)  [3D Facade Rendering](#)  [Final DRB Staff Report](#) 
[Resolution - Final DRB](#)  [Sufficiency Letter - Site Plan](#)  [Building Permit](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Presentation \(Petitioner **Added Attachment**\)](#) 
[Landscape Plan Comparison \(Petitioner **Added Attachment**\)](#) 
[2025-23 \(rev 1\) Signed Resolution \(**Added Attachment**\)](#) 

Item 8.D Attachments

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Aerial](#)  [Survey](#) 
[Site Plan](#)  [Architectural Plans](#)  [Design Rendering](#)  [Public Art - Renderings](#) 
[3D Facade Rendering](#)  [Resolution - Final DRB](#)  [Sufficiency Letter - Site Plan](#) 
[Credentials - Petitioner Artist](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner **Added Attachment**\)](#) 

Recess from 11:08 a.m. to 11:21 a.m. It is noted for the record that the same Board Members were present when the meeting was reconvened.

8.E) A Resolution for the Purpose of Determining Petition 20-DRB38 (Revision 2), Relating to Final Design Review for the Installation of an Aluminum Glazing System at the Perimeter of the Existing Parking Garages in Lieu of the Previously Approved Vine Trellis System, Final Fountain Design, and Updated Monument Sign Plan on Property Owned by Goodlette Residences, LLC, and Located at 710 Goodlette-Frank Road 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: McCabe and Knafo / familiar with the site and reviewed the application; Hruby, Sefa, and duPont / visited the site and reviewed the application.

Carrie Davis, Architect at Shaheen Development, and Carlos Rios, Architect at MK Architecture, utilized an electronic presentation to provide an overview of a revision to the final design of a new condominium development located at 710 Goodlette-Frank Road North, which included the replacement of the existing vining trellis system around the parking garage with an aluminum framing and glazing system, replacement of the monument sign, and water fountain at the

entrance that had been installed. Architect Rios explained louvers would be installed throughout the parking garage for exhaust and air intake that would face the pool deck. Architect Rios then reviewed the Landscape and Lighting Plans.

During Discussion, several Members expressed concern that the water fountain did not complement the monument sign or the building and that the plant orbs within the fountain urns could present maintenance challenges. Vice Chair McCabe stated that parked cars could obstruct the monument sign and suggested relocating a parking space or identifying an alternate sign location. She also suggested using rock or mulch around the fountain to avoid water and chemical exposure to surrounding plantings and reevaluating the proposed landscape, due to potential tree growth over the fountain area and shade impacting the sod. Chair Hruby suggested redesigning the triangular area containing the sign and fountain to create a more prominent entrance feature.

Several Members commented that the aluminum and glazing system on the first floor appeared inconsistent with the overall building design and created a more commercial appearance. Member Sefa suggested placing the louvers strategically to ensure proper air intake while maintaining the building's architectural cadence. She also suggested limiting opaque glazing to the upper portion of the windows to conceal the rain leaders while preserving clear glazing below. Chair Hruby offered additional suggestions to soften the commercial appearance.

Senior Planner Tasheema Lewis reviewed the staff report and the conditions contained therein. She stated that staff reviewed the request 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.

Chair Hruby offered Mr. Shaheen and the design team the opportunity to continue the item to address the Board's concerns; Mr. Shaheen agreed. The following motion was then proffered.

MOTION by McCabe to CONTINUE Petition 20-DRB38 (Revision No. 2) until the June 24, 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](#) [Survey](#)
[Aerial](#) [Warranty Deed](#) [Site Plan](#) [Approved Architectural Elevations](#)
[Approved Architectural Rendering](#) [New Rendering - Aluminum Glazing System](#)
[Monument Sign Plan](#) [Rendering - Fountain](#) [Approved Landscape Plans](#)
[Resolution - 2020-DRB38](#) [New Landscape Plans](#) [Lighting Plan](#)
[Resolution - Revision No. 1](#) [Credentials - Petitioner](#) [Credentials - Staff](#)
[Public Notice Mailing Addresses](#) [Affidavit of Sign Posting](#)
[Presentation \(Petitioner Added Attachment\)](#)

Recess from 12:26 p.m. to 1:01 p.m. It is noted for the Record that the same Board Members were present when the meeting was reconvened.

8.F) A Resolution for the Purpose of Determining Petition 26-DRB11, Relating to Preliminary Design Review for the Renovation and Expansion of the Moorings Park Clubhouse and Pool Amenity Areas of Approximately 32,390 Square Feet on Property Owned by the Moorings Park, Inc., and Located at 120 Moorings Park 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.

Robert Hall, Architect and President at GROH Architecture, utilized an electronic presentation to provide an overview of the preliminary design of the renovation and expansion of the Moorings

Park Clubhouse and pool amenity areas of approximately 32,390 square feet, located at 120 Moorings Park Drive, which included: a new clubhouse wing for a wellness center; covered pavilion and walkway; a lap pool, spa, and water features; and hardscape and landscape plans. Mr. Hall noted that approximately 8,000 square feet of the 40 year-old structure would be demolished and approximately 17,000 square feet would be renovated.

Member Sefa asked that the glass and Kalwall covered walkways be differentiated in the plans, and that color and material samples be provided at the Final Design Review. She also noted that the glass panel pool barriers may require revisions to meet Florida Building Code due to the spacing between each panel. Alternate Member Knafo suggested covering the circular walkway and removing the cover along the horseshoe walkway. Chair Hruby concurred with Alternate Member Knafo and suggested creating a botanical garden area with water features within the circular walkway.

Senior Planner Tasheema Lewis reviewed the staff report and the conditions contained therein. She 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 had found that the criteria had been met.

Public Comment: None.

MOTION by Sefa to APPROVE RESOLUTION 2026-11, granting preliminary design approval as revised that day; seconded by McCabe and carried 4-1 (duPont-no, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

Member duPont stated she voted in opposition because she believed the conditions were unnecessary.

[Staff Report](#)  [Resolution](#)  [Application](#)  [Warranty Deed](#) 
[Disclosure of Interest](#)  [Survey](#)  [Aerial](#)  [Architectural Plans](#)  [Site Plan](#) 
[Landscape Plans](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2026-11 Revised Resolution, Signed \(Added Attachment\)](#) 

It is noted for the record that: 1) Member duPont left at 2:01 p.m. after Item 8.F above; and 2) Items 8.G and 8.H were heard concurrently.

8.G) A Resolution for the Purpose of Determining an Application for Final Design Review Petition 24-DRB37 (Revision 1), Relating to Facade Changes and Relocation of a Stairway for a New Three-Story Mixed Use Building for the Property Owned by 5th Avenue Holdings, LP, and Located at 936 5th Avenue South.

8.H) A Resolution for the Purpose of Determining Final Design Review Petition 24-DRB38 (Revision 1), Relating to Facade Changes for a New Three-Story Mixed Use Building for the property owned by 5th Avenue South Holdings, LP, and Located at 975 6th Avenue South.

Chair Hruby read the titles of the Items. 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 reviewed the projects; Sefa and McCabe/ familiar with the site and reviewed the applications; and Hruby / familiar with the site, reviewed the applications and had a telephonic discussion regarding the façade change with Mark McLean, Architect and National Director at MHK Architecture.

Mark McLean, Architect and National Director at MHK Architecture, utilized an electronic presentation to review proposed revisions to the previously approved final designs of a two three-story, mixed-use buildings located at 936 5th Avenue South and 975 6th Avenue South, which included building material changes from chukum to travertine on the first floor and stucco on the second and third floors, changing a blade sign to an exit sign on the exterior of 936 5th Avenue South, and relocation of a stairway.

Christian Andrea, Landscape Architect at Architectural Land Design, reviewed the proposed landscape changes for 936 5th Avenue South which included replacing Calophyllum trees with Green Buttonwood because of their close relation to an invasive species of Calophyllum. He also noted that the False Agave located in the right-of-way may need to be relocated further because it impeded the line of sight. Landscape Architect Andrea then asked for the ability to replace the Calophyllum along the southern property line with either Green Buttonwood or Cathedral Oak.

Vice Chair McCabe stated that she had no objections to replacing the Calophyllum but asked that the cadence be maintained and the species remain consistent between both properties. Architect McLean confirmed that any landscape modifications would be applied consistently throughout the entire project.

Planning Director Erica Martin reviewed the staff report and the conditions contained therein. She stated that staff reviewed each petition 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 2024-37 (Revision No. 1), granting final design approval, as revised that day; seconded by Sefa and carried 4-0 (duPont-absent, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

MOTION by McCabe to APPROVE RESOLUTION 2024-38 (Revision No. 1), granting final design approval, as revised that day; seconded by Knafo and carried 4-0 (duPont-absent, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

Item 8.G Attachments

[Staff Report](#)  [Resolution](#)  [Application Rev 1](#)  [Disclosure of Interest](#) 
[Special Warranty Deed 900](#)  [Special Warranty Deed 1000](#)  [Survey](#) 
[Architectural Plans Rev 1](#)  [Originally approved Architectural Plans](#) 
[Landscape Plans Rev 1](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[Travertine Sample \(Petitioner Added Attachment\)](#) 
[2024-37 \(rev 1\) Signed Resolution \(Added Attachment\)](#) 

Item 8.H Attachments

[Staff Report](#)  [Resolution](#)  [Application Rev 1](#)  [Disclosure of Interest](#) 
[Special Warranty Deed 900](#)  [Special Warranty Deed 1000](#)  [Survey](#) 
[Architectural Plans Rev 1](#)  [Originally approved Architectural Plans](#) 
[Landscape Plans Rev 1](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2024-38 \(rev 1\) Signed Resolution \(Added Attachment\)](#) 

8.I) A Resolution for the Purpose of Determining Petition 26-DRB13, Relating to Preliminary Design Review for the Expansion of the Ground Floor Commercial Unit and the Addition of a Second-Story Residential Unit on Property Owned by 843 Myrtle Terrace LLC, and Located at 843 Myrtle Terrace.

Chair Hruby read the titles of the Item. It is noted for the record that those intending to provide testimony had been previously sworn in. Members then made the following ex parte disclosures: Knafo / familiar with the property and reviewed the project; Sefa / visited the site and reviewed the application; and Hruby and McCabe / 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 the expansion of the ground floor and the addition of a second story residential unit. He informed the Board that this property was annexed into the City as a nonconforming Highway Commercial zoned property and that the nonconforming area of the structure will not be changed.

Christian Andrea, Landscape Architect at Architectural Land Design, continued the electronic presentation to provide an overview of the landscape and hardscape plans and plant palette.

Member Sefa suggested ensuring that the first floor entry doors were centered. Chair Hruby proposed articulating the blank wall on the first-floor rear stairwell and noted the lack of connectivity from the street-side parking and the entry. In response, Architect McLean commented that a fix was in progress.

Senior Planner Tasheema Lewis reviewed the staff report and the conditions contained therein. She explained that staff reviewed the application 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 2026-13, granting preliminary design approval as revised that day; seconded by Knafo and carried 4-0 (duPont-absent, Haughey-absent, Knafo-yes, McCabe-yes, Sefa-yes, Hruby-yes).

[Staff Report \(Supplement 1\)](#)  [Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest](#)  [Warranty Deed](#)  [Survey](#)  [Architectural Plans](#) 
[Landscape Plans](#)  [Credentials - Petitioner](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 
[2026-13 Revised Resolution, Signed \(Added Attachment\)](#) 

9) Public Comment

None.

10) Correspondence and Communication

Staff presented a video tribute recognizing Chair Hruby's 12 years of service to the Board. Mark McLean, Architect and National Director at MHK Architecture, read a statement on behalf of MHK founder and owner Matthew Kragh, expressing gratitude for Chair Hruby's professionalism, directness, and consistent dedication to elevating design standards for the City. Architect McLean added that Chair Hruby's guidance had consistently improved project outcomes and that his influence on the community would endure long beyond his tenure on the Board. Christian Andrea, Landscape Architect at Architectural Land Design, delivered a poem of tribute. Leslee Dulmer, Planning Director at MHK Architecture, and former Board Member Luke Fredrickson, also expressed their thanks to Chair Hruby for his mentorship, fairness, and lasting contributions to the architectural fabric of the City.

11) Adjourn

3:08 p.m.

Stephen Hruby, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes Approved: 06/24/2026.