City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – June 24, 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 Item 9.D.

1) Call to Order

Vice Chair McCabe called the meeting to order and presided.

2) Swearing in of New Members

City Clerk Patricia Rambosk administered an Oath of Office to reappointed Alternate Member James Knafo and newly appointed Members Jerald Maxson and Sean Murphy.

3) Roll Call

Board Members Present:
Sabrina McCabe, Vice Chair
Chae duPont
Jerald Maxson
Sean Murphy
Irma Sefa
James Knafo, Alternate Member

Staff Present:
Patricia Rambosk, City Clerk
Phillip Pennington, Fire Chief
Tasheema Lewis, Senior Planner
Andrew Dickman, Assistant City Attorney
Erica Martin, Planning Director
Ali Duran, Executive Assistant

Others Present:
Christian Andrea
Carlos Rios
Brian McFall
Pei-Yu Lin
Amber Wasinski
Elizabeth Fountain
Michael Sheeley
Peter Shaheen
Carrie Davis
Jeff McDowell
Jeff Westmoreland
Tim McCarthy

3) Pledge of Allegiance

Member Murphy led the Pledge of Allegiance.

5) Elections of Officers

Member Maxson NOMINATED Vice Chair McCabe as Chair.

> ***MOTION** by Murphy to **ELECT** McCabe as Chair; seconded by Sefa and unanimously carried, all Members present and voting (duPont-yes, Maxson-yes, McCabe-yes, Murphy-yes, Sefa-yes).*

Chair McCabe NOMINATED Member duPont as Vice Chair.

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***MOTION** by McCabe to **ELECT** duPont as Vice Chair; seconded by Murphy and unanimously carried, all Members present and voting (duPont-yes, Maxson-yes, Murphy-yes, Sefa-yes, McCabe-yes).*

6) Changes to the Agenda

Planning Director Erica Martin informed the Board that the petition for Item 9.C was withdrawn and would not be heard.

7) Approval of Minutes

***MOTION** by McCabe to **APPROVE** the May 27, 2026 meeting minutes; seconded by duPont and unanimously carried, all Members present and voting (duPont-yes, Maxson-yes, Murphy-yes, Sefa-yes, McCabe-yes).*

2026-0527 drb minutes

8) Public Comment

None.

9) Public Hearing(s)

9.A) A Resolution for the Purpose of Determining Petition 20-DRB38 (Revision No. 2), Relating to Final Design Review for the Installation of Insulated Garage Doors and an Aluminum-Framed Door in Lieu of the Previously Approved Rolling Doors and Gate, and Final Fountain and Monument Sign Design on Property Owned by Goodlette Residences, LLC, and Located at 710 Goodlette-Frank Road North.

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: Murphy / no contact; Knafo and Sefa / familiar with the project and visited the site; duPont and Maxson / reviewed the application and visited the site; and McCabe / familiar with the site and reviewed the application.

Michael Sheeley, Architect at MK Architecture, utilized an electronic presentation to provide an overview of the modifications made in response to the Board's comments at the May 27, 2026 final design review hearing. He explained that the proposed changes included removing the storefront glass along the first-floor parking garage, replacing the rolling gate garage doors with solid garage doors, and replacing the gate entrance door into the parking garage with an aluminum glazed entrance door to match the other doors. Christian Andrea, Landscape Architect at Architectural Land Design, provided an overview of the new combined sign and water feature and modifications to the landscape. He identified potential conflicts with plantings around the backflow preventers and asked that he be allowed to reallocate those shrubs to a different location on site, to which the Board expressed no objections.

Alternate Member Knafo expressed concern regarding the use of a flat panel garage door system in a high-use commercial application and suggested using a coiling garage door system. He also noted that there could be clearance problems for larger vehicles.

Senior Planner Tasheema Lewis provided an overview of the staff report and the conditions contained therein. She 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 2020-32 (Revision No. 2)**, granting final design approval as revised that day; seconded by duPont and unanimously carried, all Members present and voting (duPont-yes, Maxson-yes, Murphy-yes, Sefa-yes, McCabe-yes).*

Staff Report Resolution Staff Report - 5-13-2026 DRB Meeting
Revised Application Application Disclosure of Interest Warranty Deed
Survey Resolution - 2020-DRB38 Resolution - Revision 1
DRB Approved Architectural Elevations DRB Approved Architectural Rendering
DRB Approved Landscape Plans Proposed Architectural Plans

Proposed Rendering - Aluminum Glazing System Proposed Monument Sign Plan
Proposed Rendering - Fountain Proposed Landscape Plans
Revised Architectural Plans Revised Monument Sign and Fountain
Revised Landscape Plans Revised Rendering Credentials - Petitioner
Credentials - Staff Public Notice Mailing Addresses Affidavit of Sign Posting
Presentation (Petitioner Added Attachment)
2020-38 (Revision No. 2) Revised Resolution, Signed (Staff Added Attachment)

9.B) A Resolution for the Purpose of Determining Petition 26-DRB14, Relating to Final Design Review for Storefront Facade Changes and Signage on Property Owned by NECO 765 5th Avenue South LLC., and Located at 765 5th Avenue South.

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: Maxson / read the application and visited the site; duPont, Knafo, and McCabe / reviewed the application and familiar with the site; Sefa / reviewed the application and visited the site; and Murphy / familiar with the site.

Pei-Yu Lin, Architect at O'Neil Langan Architects, utilized an electronic presentation to provide an overview of the final design of storefront façade changes and signage located at 765 5th Avenue South. She explained that the entryway would be a teak wood-tone over an aluminum louver panel system that extended from the ground to the ceiling and would have a sun and wave motif commonly found with the Faherty clothing brand. Architect Lin also noted that three wall signs would be installed and that the existing doors would be refinished to match the teak wood tone of the front entry.

Responding to a clarification request, Assistant City Attorney Andrew Dickman stated that the sun and wave symbol complied with the City's definition of a sign because it would direct the public to the door and was the corporate logo. Some Members disagreed, expressing the view that the symbol was an artistic element.

Alternate Member Knafo acknowledged the iconic significance of the former store, "Wind in the Willows" and its role as a community gathering place with its whimsical window treatments. Member Maxson expressed the view that the louver installation was too large and dominated the entryway space. Upon viewing the color options, Member Sefa suggested that the selected color be one of the paint chip samples provided by Architect Lin.

Senior Planner Tasheema Lewis provided an overview of the staff report and the conditions contained therein. She stated that staff reviewed the application 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, with the exception of a pending determination of whether the logo integrated into the façade improvements constituted signage, therefore requiring a variance approval from the City Council.

Public Comment: None.

MOTION by Murphy to APPROVE RESOLUTION 2026-14, granting final design approval as revised that day; seconded by duPont and carried 4-1 (duPont-yes, Maxson-no, Murphy-yes, Sefa-yes, McCabe-yes).

Staff Report Resolution Application
Disclosure of Interest - Business Owner Disclosure of Interest - Property Owner
Warranty Deed Architectural Plans Credentials - Petitioner
Credentials - Staff Public Notice Mailing Addresses Affidavit of Sign Posting
Presentation (Petitioner Added Attachment)
Color Samples (Petitioner Added Attachment)
2026-14 Revised Resolution, Signed (Staff Added Attachment)

9.C) A Resolution Determining Final Design Review Petition 26-DRB15 Relating to a Series of Exterior Façade Improvements and Modifications to the Existing Porte Cochere for the Best Western Property Owned by CT BW Naples Borrower, LLC, and Located at 2329 9th Street North.

Withdrawn.

Withdrawal Memorandum

Recess from 10:44 a.m. to 10:56 a.m., during item 9.D. It is noted for the record that the same Board Members were present when the meeting was reconvened.

9.D) A Resolution for the Purpose of Determining Petition 26-DRB16, Relating to Preliminary Design Review for the Construction of the New 29,766 Square Foot Firehouse 2 for the City of Naples on Property Owned by the City of Naples and Located at 977 26th Avenue North.

Chair McCabe read the title of the Item. She announced her recusal from the hearing, stating that she was employed by RVi Planning + Landscape Architecture, the landscape architecture firm retained for the project. Chair McCabe completed the Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Offices and left the dais. Vice Chair duPont presided over 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: Murphy / familiar with the location; Knafo and Sefa / familiar with the site and reviewed the application; and duPont and Maxson / visited the site and reviewed the application.

Jeff McDowell, Public Safety Director, at Wannemacher Jensen Architects, utilized an electronic presentation to provide an overview of the preliminary design of the new City of Naples Firehouse 2 located at 977 26th Avenue North. He highlighted the new Emergency Operations Center, administration offices, the fire slide that replaces the traditional fire pole, living quarters, training tower, and a designated space for public art. Amber Wasinski, Project Manager at Wannemacher Jensen Architects, provided an overview of the elevations and possible materials. Jeff Westmoreland, Landscape Architect at RVi Planning + Landscape Architecture, presented the proposed landscape plan, noting that the hedge screening the firehouse from the residential neighborhood would be replaced to provide a better buffer.

Member Maxson suggested exploring the placement of a canopy tree near the flag poles to break up the building mass. Member Sefa expressed concern that a two-story building in a residential neighborhood would cause a disturbance and asked that a street section elevation drawing be presented to identify the distance between the building and adjacent homes at the final review. Member Knafo asked that a site plan or aerial view be provided to identify the context of the surrounding area. He also suggested considering brise-soleil elements over the south-facing apparatus bay doors to reduce solar heat gain. Member Murphy proposed adding more landscaping at the front and ensuring that the rear parking lot entrance did not subject the adjacent residential homes to vehicle headlights.

Planning Director Erica Martin provided an overview of the staff report and the conditions contained therein. She stated that staff reviewed the application 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.

Public Comment: None.

MOTION by Sefa to APPROVE RESOLUTION 2026-16, granting preliminary design approval as revised that day; seconded by Maxson and carried 5-0 (duPont-yes, Knafo-yes, Maxson-yes, Murphy-yes, Sefa-yes, McCabe-abstain).

Staff Report Resolution Application Disclosure of Interest
Boundary Survey Architectural Site Plan Architectural Plans
Landscape Plan Electrical Site Plan Materials Sheet

Credentials- Petitioner Credentials - Staff Public Notice Mailing Addresses
Affidavit of Sign Posting Presentation (Petitioner Added Attachment)
Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (S. McCabe Added Attachment)
2026-16 Revised Resolution, Signed (Staff Added Attachment)

9.E) A Resolution for the Purpose of Determining Petition 26-DRB17, Relating to Final Design Review for a New Single-Story, Open-Air Pergola Measuring 3,006 Square Feet, Modification of the West-Facing Planter Between the Merchant Room Terrace and the Main Pool, and the Replacement of Aluminum Picket Railings with Glass Railings on the Sunset Pool and Presidential Suite Terrace on Property Owned by Naples Beach Club Land Trust Trustee, LLC., and Located at 801 Gulf Shore Boulevard North.

Chair McCabe read the title 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: Murphy / familiar with the site and read the application; Knafo, Sefa, duPont, and McCabe / familiar with the site and reviewed the application; and Maxson / visited the site and reviewed the application.

Tim McCarthy, Architect and Managing Principal at Hart Howerton, utilized an electronic presentation to provide an overview of the final design of an open-air pergola located at 801 Gulf Shore Boulevard North. The request included replacing aluminum picket railings with glass railings along the Sunset Pool and the Presidential Suite Terrace and modifying a planter between the Merchant Room Terrace and Main Pool. Alternate Member Knafo suggested changing the material of the planter and adding the hotel logo to it.

Senior Planner Tasheema Lewis provided an overview of the staff report and the conditions contained therein. She stated that staff reviewed the application 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.

Public Comment: None.

MOTION by Murphy to APPROVE RESOLUTION 2026-17, granting final design approval; seconded by Maxson and unanimously carried, all Members present and voting (duPont-yes, Maxson-yes, Murphy-yes, Sefa-yes, McCabe-yes).

Staff Report Resolution Application
Disclosure of Interest - Property Owner Warranty Deed Survey
Architectural Plans Landscape Plans Credentials - Petitioner
Credentials - Staff Public Notice Mailing Addresses Affidavit of Sign Posting
2026-17 Signed Resolution (Staff Added Attachment)
Presentation (Petitioner Added Attachment)

9.F) A Resolution for the Purpose of Determining Petition 26-DRB18, Relating to Final Design Review for a New Single-Story, Amenity Structure, "Golf Hitting Bays," Consisting of Four Bays on Property Owned by NBC Club Owner, LLC., and Located at 345 South Golf Drive.

Chair McCabe read the title 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: Murphy / familiar with the site and read the application; Knafo, Sefa, Maxson, and McCabe / familiar with the site and reviewed the application; and duPont / reviewed the application.

Tim McCarthy, Architect and Managing Principal at Hart Howerton, utilized an electronic presentation to provide an overview of the final design of a new single-story amenity structure that would be comprised of four golf hitting bays located at 345 South Golf Drive. He stated that golf hitting bays would be oriented toward the interior of the golf course and would include 10

columns, a roof, stone terrace pavers, artificial turf and crushed shell paths to reach the site. Architect McCarthy confirmed that each bay would have a television screen for viewing real-time statistics.

Alternate Member Knafo expressed concern that golf balls may be hit onto the adjacent green. Vice Chair duPont noted that the plans did not include any counter space to place miscellaneous items. Chair McCabe noted that the placement of the televisions in the plans versus the renderings differed and asked to note the correct placement in the Resolution.

Senior Planner Tasheema Lewis provided an overview of the staff report and the conditions contained therein. She noted that staff reviewed the application 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.

Public Comment: None.

> ***MOTION** by Murphy to **APPROVE RESOLUTION 2026-18**, granting final design approval as revised that day; seconded by Maxson and unanimously carried, all Members present and voting (duPont-yes, Maxson-yes, Murphy-yes, Sefa-yes, McCabe-yes).*

Staff Report Resolution Disclosure of Interest - Property Owner Application Warranty Deed Survey Location Map Architectural Plans Credentials - Petitioner Landscape Plans Resolution 2025-15597 Credentials - Staff Affidavit of Sign Posting Public Notice Mailing Addresses Presentation (Petitioner Added Attachment) 2026-18 Revised Resolution, Signed (Staff Added Attachment)

10) Public Comment

None.

11) Correspondence and Communication

Planning Director Erica Martin reported that the City Council had approved an ordinance updating the development review process. She explained that petitions would generally be presented to the Board only at the beginning of the review process, with City Council retaining authority to refer a project back to the Board for additional design review if necessary. She noted that the Board would continue to have the authority to approve, deny, or continue design review petitions.

Vice Chair duPont commented that the mural on the Starbucks building at the corner of Golden Gate Parkway and Airport-Pulling Road had been installed, noting that it was well done. Chair McCabe added that the silver saw palmetto installed at the site were well executed

12) Adjourn

12:18 p.m.

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Sabrina McCabe, Chair

_____
Patricia L. Rambosk, City Clerk

Meeting clerked by:

_____
Ali Duran, Executive Assistant

Minutes Approved:_____.

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