



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Design Review Board Regular Meeting – September 23, 2026 – 9:10 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 listed below.

1) Call to Order

Chair McCabe called the meeting to order and presided.

2) Roll Call

Board Members Present:

Sabrina McCabe, Chair

Sean Murphy

James Knafo, Alternate Member

Board Members Absent:

Chae duPont, Vice Chair

Jerald Maxson

Staff Present:

Erica Martin, Planning Director

Tasheema Lewis, Senior Planner

Sharon Linsner, Attorney at Dickman Law Firm

Ali Duran, Executive Assistant

Others Present:

Christopher Tutor

Dayna Fendrick

Brad Malmsten

Laura Radler

Mark McLean

Nathalie White

Jose Vintimilla

John "Ben" Hutchens

Paul George

Dan Bernard

Wayde Seidensticker

3) Pledge of Allegiance

Alternate Member Knafo led the Pledge of Allegiance.

4) Changes to the Agenda

Planning Director Erica Martin requested a continuance of Item 7.A until the Board's October 28, 2026 meeting, and the Board had no objections. She also explained that the petitioner for Item 7.G withdrew their application.

5) Approval of Minutes

MOTION by Murphy to APPROVE the August 26, 2026 meeting minutes; seconded by Knafo and carried 3-0 (duPont-absent, Knafo-yes, Maxson-yes, Murphy-yes, McCabe-yes).

[2026-0826 drb minutes](#)

6) Public Comment

None.

7) Public Hearing(s)

7.A) A Resolution for the Purpose of Determining Petition 26-DRB24, Relating to Final Design Review of a New Clubhouse, Wellness Center, and Commissary Building on Property Owned by Royal Poinciana Golf Club, Inc., and Located at 1600 Solana Road.

Continued until October 28, 2026 (See item 4).

[Staff Report](#) [Resolution](#) [Application](#)
[Disclosure of Interest - Property Owner](#) [Warranty Deed](#) [Survey](#)
[Architectural Plans](#) [Landscape Plans](#) [Civil Plans](#) [Lighting Plan](#)
[Color and Material Choices](#) [Digital Massing Model](#)
[Resolution - Preliminary DRB](#) [Site Plan - Sufficiency Letter](#)
[Resolution - Conditional Use](#) [Credentials - Petitioner](#) [Credentials - Staff](#)
[Public Notice Mailing Addresses](#) [Correspondence](#) [Affidavit of Sign Posting](#)

7.B) A Resolution for the Purpose of Determining Design Review Petition 26-DRB25 Relating to the Construction of a New 12-Unit Pre-Engineered Metal Box Hangar Building, Double Taxi Lane Connections, Improvements and Reconfiguration of the Stormwater Pond and System, and Realignment of the Airport Perimeter Service Road for the Property Located Along North Road, in the South Quadrant of the Naples Municipal Airport Located at 2660 Fuel Farm Road.

Chair McCabe read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to provide testimony; 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.

Christopher Tutor, Engineer of Record at Hanson Professional Services, Inc., introduced Nathalie White, Architect and Principal at Schenkel Shultz, and Dayna Fendrick, Landscape Architect at Urban Green Studio. Engineer Tutor then utilized an electronic presentation to provide an overview of a design petition related to the construction of a proposed 12-unit pre-engineered metal box hangar, double taxi lane connections, improvements and reconfiguration of the stormwater pond and system, and realignment of the airport perimeter service road for property located along the south quadrants of the Naples Municipal Airport located at 2660 Fuel Farm Road. Architect White responded to comments previously made at the December 20, 2024 meeting when this item was continued, stating that the building embellishments and the proposed parking lot were removed from the design, and that the design team focused heavily on enhancing the landscape to increase the visual buffer of the hangar from North Road. Landscape Architect Fendrick provided an overview of the updated landscape plan and plant palette, highlighting taller plantings with more variety. Chair McCabe suggested installing taller palms than what had been proposed to break up the linear appearance.

Planning Director Erica Martin provided an overview of the staff report and the conditions contained therein. She explained that the 2021 Airport Utilization Plan identified this project as a site-specific project that was to be built within one to five years, and that the project's compliance with the Airport Utilization Plan would be evaluated for consistency during the Site Plan Process. Planning Director Martin informed the Board that after staff had previously expressed concerns regarding the design's compliance with the Airport Utilization Plan, the design team amended its request and removed the proposed pilot's lounge, parking lot, and three T-Hangar buildings. Planning Director Martin stated that staff reviewed the petition against the criteria provided in the Design Review Handbook and Section 2-479 of the Naples City Code and found that although some improvements were consistent with the criteria, the proposed prefabricated metal building was not consistent with Section 2-479(4) (Appropriate building materials are being used). She asked the Board to determine whether the use of prefabricated metal buildings was appropriately integrated into the project and met all other aesthetic criteria for approval.

Public Comment: None.

MOTION by Knafo to APPROVE RESOLUTION 2026-25 as revised that day, determining that the prefabricated metal buildings were appropriately

integrated into the project; seconded by Murphy and carried 3-0 (duPont-absent, Knafo-yes, Maxson-absent, Murphy-yes, and McCabe-yes).

[Staff Report](#) [Resolution](#) [DRB Application](#) [Disclosure of Interest](#)
[Proof of Ownership](#) [Site Location Map](#) [Survey](#)
[Architectural Renderings and Drawings](#) [Landscape Plans](#) [Electrical Plans](#)
[Site Photometrics](#) [Sign Plan or Specifications](#)
[Site Plan With Approved Utilization Plan Overlay](#)
[Utilization Plan Approved-11-17-2021-with projects 1-10 removed](#)
[Credentials - Petitioner](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)
[Petitioner's Presentation](#) [Affidavit of Sign Posting](#)
[Presentation \(Petitioner Added Attachment\)](#)
[2026-25 Signed Resolution, Revised \(Added Attachment\)](#)

7.C) A Resolution for the Purpose of Determining Design Review Petition 26-DRB14 Revision 1 Relating to Storefront Facade Changes and Signage on Property Owned by NECO 765 5th Avenue South LLC and Located at 793 5th Avenue South.

Chair McCabe read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to provide testimony; all responded in the affirmative. Members then made the following ex parte disclosures: Knafo and McCabe / familiar with the site and had reviewed the application; and Murphy / familiar with the site and reviewed the project.

Jose Vintimilla, Architectural/Interior Designer at O'Neil Langan Architects, utilized an electronic presentation to propose a revision to Resolution 2026-14 for storefront façade and signage changes located at 735 5th Avenue South. He explained that the corporate logo would be removed from the façade and incorporated into the signage, in conformance with the Naples City Code regulating signage.

Senior Planner Tasheema Lewis provided an overview of the staff report and the condition contained therein. She stated that staff reviewed the petition against the criteria provided in 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 2026-14 REVISION 1; seconded by Knafo and carried 3-0 (duPont-absent, Knafo-yes, Maxson-absent, Murphy-yes, and McCabe-yes).

[Staff Report](#) [Resolution](#) [Application](#)
[Disclosure of Interest - Property Owner](#) [Disclosure of Interest - Business Owner](#)
[Warranty Deed](#) [Architectural Plans](#) [Credentials - Petitioner](#)
[Credentials - Staff](#) [Public Notice Mailing Addresses](#) [Affidavit of Sign Posting](#)
[Brad Malmsten Resume \(Staff Added Attachment\)](#)
[Jose Vintimilla Resume \(Staff Added Attachment\)](#)
[Presentation \(Petitioner Added Attachment\)](#) [Materials \(Petitioner Added Attachment\)](#)
[2026-14 Signed Resolution \(Added Attachment\)](#)

7.D) A Resolution for the Purpose of Determining Petition 21-DRB43, Revision 1, Relating to Design Review for the Inclusion of Metal Roof Screens Surrounding Visible Mechanical Equipment Along its Roofline in Order to Comply with Section 56-41 of the Code of Ordinances, on Property Owned By Gulfshore Playhouse, Inc., a Florida Not-For-Profit Corporation, and Located at 100 Goodlette-Frank Road South.

Chair McCabe read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to provide testimony; all responded in the affirmative. Members then made the following ex parte disclosures: Murphy / visited the site and reviewed the application; Knafo / familiar with the site and reviewed the project; and McCabe / familiar with the site and reviewed the application.

John “Ben” Hutchens, Landscape Architect at Arquitectonica GEO, utilized an electronic presentation to provide an overview of a revision to the design of the Playhouse, previously approved by Resolution 2021-43, for the inclusion of metal roof screens with a faux greenery covering to surround the visible mechanical equipment on the roof of the Gulfshore Playhouse located at 100 Goodlette-Frank Road South. He noted that the greenery would provide a visual buffer and the screens could be laid down on the roof in preparation for storm events.

Members expressed frustration that the obscuring of mechanical equipment was not considered during the design of the building. Chair McCabe expressed the view that the panels did not incorporate well with the design and contemplated how long the faux greenery could withstand the extreme sun and heat. Member Murphy expressed concern that the panels could become a safety hazard if they were not secured properly. He suggested continuing the Item until the Board’s October 28, 2026 meeting to allow the petitioner additional time to consider alternatives to the proposed mechanical screening, including options for color, materials, durability, and safety.

Public Comment: None.

MOTION by Murphy to CONTINUE PETITION 21-DRB43 until the October 28, 2026 meeting; seconded by Knafo and carried 3-0 (duPont-absent, Knafo-yes, Maxson-absent, Murphy-yes, and McCabe-yes).

[Staff Report](#) [Resolution](#) [Application](#) [Disclosure of Interest](#)
[Detailed Plans](#) [Elevations](#) [Structural Plans](#) [Credentials - Petitioner](#)
[Credentials - Staff](#) [Public Notice Mailing Addresses](#) [Affidavit of Sign Posting](#)
[Presentation \(Petitioner Added Attachment\)](#) [Materials \(Petitioner Added Attachment\)](#)

Recess from 10:24 a.m. to 10:45 a.m. It is noted for the record that the same Board Members were present when the meeting was reconvened.

7.E) A Resolution for the Purpose of Determining Design Review Petition 20-DRB7 Revision 1 Relating to a Revision to the Master Sign Plan for the Property Owned by Old Naples Development, LLC and Located at 200 Broad Avenue South.

Chair McCabe read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to provide testimony; all responded in the affirmative. Members then made the following ex parte disclosures: Murphy / stated he resides across the street from the project and that he had reviewed the application; and Knafo and McCabe / familiar with the site and reviewed the application.

Laura Radler, Hospitality Executive at Olde Naples Hotel, utilized an electronic presentation to review proposed changes to the Master Sign Plan, approved by Resolution 2020-07, for the Olde Naples Hotel located at 200 Broad Avenue South. She explained that the proposed changes included the following modifications to the main sign: increasing the letter size to 18 inches, shortening the width of the sign, internally illuminating the channel letters, and changing the text on all signage to “Olde Naples Hotel”. Paul George, employee at Perspective 1 Sign Install, provided technical information regarding lightbulbs, installation, and how the sign would be illuminated. Alternate Member Knafo suggested painting over the UL stickers to hide their appearance.

Senior Planner Tasheema Lewis provided an overview of the staff report. She stated that staff mailed 584 letters to neighboring property owners and received two emails in support of the petition. Senior Planner Lewis explained that staff reviewed the petition against the criteria 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 Knafo to APPROVE RESOLUTION 2020-7 REVISION 1, seconded by Murphy and carried 3-0 (duPont-absent, Knafo-yes, Maxson-absent, Murphy-yes, and McCabe-yes).

[Staff Report](#) [Resolution](#) [Application](#)
[Disclosure of Interest - Property Owner](#) [Approved Master Sign Plan](#)

[Revised Master Sign Plan](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Correspondence](#)

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

[2020-07 Signed Resolution \(Added Attachment\)](#)

7.F) A Resolution for the Purpose of Determining Design Review Petition 20-DRB12 Revision No. 2 Relating to Substantial Façade and Architectural Changes to the Le Perle, a Four-Story Multifamily Development Consisting of 15 Residential Units on Property Owned by Citrus Edgewater I, LLC., and Located at 1820 Gulf Shore Boulevard North.

Chair McCabe read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to provide testimony; all responded in the affirmative. Members then made the following ex parte disclosures: Knafo / familiar with the project, reviewed the site, and met with Mark McLean to review the application; Murphy / familiar with the site, reviewed the application, and met with Mark McLean to discuss the application; and McCabe / familiar with the site, reviewed the application, met with Mark McLean to discuss the revised documents submitted to the City, and received and reviewed an email from a resident.

Mark McLean, Architect and National Director at MHK Architecture, utilized an electronic presentation to provide an overview of the second revision to the design review approved by Resolution 2020-12 for façade and architectural changes to Le Perle, a Multifamily Development located at 1820 Gulf Shore Boulevard North. He explained that this Item had been continued from the August 26, 2026 Design Review Board Meeting to allow time to meet with the developer and relay the Board's comments. Architect McLean noted that through his research, some of the modifications were administratively approved in 2020 such as changing the garage doors, removing the balconies on the south elevation, removing the trellis affixed to the porte cochere, and removing the columns on the top floor balconies. He stated that the developer agreed to install the trellis and to add faux shutters on the stair towers but asked the Board to approve the smaller shutters over some of the windows and to acknowledge that the missing window would be replaced, noting that it was related to pending litigation. Dan Bernard, Executive Vice President at T2 Development, responded to questions and noted that the brackets on the top floor balconies were removed at the condominium owner's request to expand the western view. Chair McCabe asked to ensure that any landscape damaged during construction be replaced in accordance with the Landscape Plan.

Public Comment: Wayde Seidensticker, Attorney at Seidensticker and San Filippo, LLC and representing Joanne Migliaro, owner of unit 204, provided information regarding the window issues in Ms. Migliaro's condominium that ultimately led to litigation against the developer. He expressed concerns regarding the developer and the contractor, their credentials, the installation of the windows, and Florida Building Code violations. He asked the Board to deny the petition.

Senior Planner Tasheema Lewis provided an overview of the staff report and the conditions contained therein. She stated that staff mailed 448 letters to neighboring property owners on July 27, 2026 and had received one email and one phone call prior to the August 26, 2026 meeting and had received three additional emails following that meeting. She stated that staff reviewed the 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 not been substantially met. Senior Planner Lewis noted that staff would be acquiesced to remove the two proposed staff conditions, should the Board approve the design renderings as presented.

Public Comment: None.

MOTION by Knafo to APPROVE RESOLUTION 2020-12 REVISION 2, subject to removing staff's conditions and incorporating the renderings presented that day; seconded by Murphy and carried 3-0 (duPont-absent, Knafo-yes, Maxson-absent, Murphy-yes, and McCabe-yes).

[Staff Report](#)

[Resolution](#)

[Attachment #1 - MHK Architecture and Planning, dated May 11, 2020](#)

[Attachment #2 - MHK Architecture and Planning, dated October 20, 2020](#)

[Attachment #3 - Architectural Land Design, Inc., dated March 14, 2022](#)

[Attachment #4 - Approved Architectural Plans #PRMU2004810](#)

[Application](#) [Disclosure of Interest - Property Owner](#) [Survey](#)

[Architectural Plans](#) [Credentials - Petitioner](#) [Credentials - Staff](#)

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

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

[2020-12 Signed Resolution \(Added Attachment\)](#)

7.G) A Resolution for the Purpose of Determining Petition 18-DRB47, Revision 1, Relating to Design Review for Building Number 3 (1125 Central Avenue), Which Contains 76 Residential Dwelling Units in the 1075 Central Planned Development, on Property Owned by WSR 1075, LLC, and Located at 1101-1125 Central Avenue. Mark McLean, MHK Architecture, presenting (EM)

Withdrawn (See item 4).

[Staff Report](#) [Resolution](#) [Application and Disclosure of Interest](#)

[Special Warranty Deed](#) [Survey](#) [Architectural Plans](#)

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

[Previously Approved Landscape Plans](#) [Credentials- Petitioner](#)

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

8) Public Comment

None.

9) Correspondence and Communication

None.

10) Adjourn

11:48 a.m.

Sabrina McCabe, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: _____.