

*A Firm Foundation*  
*Our Church for the Generations*

**How firm a foundation, ye saints of the Lord**

How firm a foundation, ye saints of the Lord,  
is laid for your faith in his excellent word!  
What more can he say than to you he hath said,  
to you that for refuge to Jesus have fled?

'Fear not, I am with thee; O be not dismayed!  
For I am thy God, and will still give thee aid;  
I'll strengthen thee, help thee, and cause thee to stand,  
upheld by my righteous, omnipotent hand.

'When through the deep waters I call thee to go,  
the rivers of woe shall not thee overflow;  
for I will be with thee, thy troubles to bless,  
and sanctify to thee thy deepest distress.

'When through fiery trials thy pathway shall lie,  
my grace, all-sufficient, shall be thy supply;  
the flame shall not hurt thee; I only design  
thy dross to consume, and thy gold to refine.

'The soul that to Jesus hath fled for repose,  
I will not, I will not desert to its foes;  
that soul, though all hell shall endeavor to shake,  
I'll never, no, never, no, never forsake.'

K. in *John Rippon's Selection*, 1787, alt.



Faithful Neapolitans first gathered on the porch of the old Naples Hotel – before there was a sanctuary, pews, or rose windows. From the beginning, Trinity-by-the-Cove has been a people gathered in faith.

For generations, we have come together in our beautiful church for life’s most sacred moments. We have rejoiced at baptisms and weddings, stood together in grief at funerals, and worshiped God on countless Sundays in between. As Naples has grown and changed, we have grown and changed together.

And we have come together after the storms—Donna, Charlie, Irma, Ian, Helene, Milton. Each storm challenged us; each time, our parish family prayed, restored, and hoped again. But in just the past few years, two major floods—Ian and Milton—have inundated our church. The financial toll now exceeds \$2 million. The emotional and spiritual toll has touched every part of our shared life and ministry.

Even after faithful restoration—including the final repairs from Ian and installation of the replacement organ—the repeated storm surges called us to assess. After careful study, listening, prayer, and consultation, the Storm Resilience Committee recommended a bold and faithful path forward. The Vestry has embraced this direction: to replicate and elevate our church.

A new sanctuary—built above FEMA flood levels and to the highest modern codes—will preserve the beauty, simplicity, and sacred character we cherish, while protecting Trinity-by-the-Cove against wind and flood for generations to come.

**This brochure shares:**

- **The necessity of the project**
- **The vision for the replicated church**
- **The steps ahead**
- **Updates on our other buildings**
- **Answers to frequently asked questions**

**Your support will help us:**

- **Rebuild and faithfully replicate our beautiful church**
- **Ensure resilience against future storms**
- **Sustain our call to serve, worship, teach, comfort, and lift up our community**

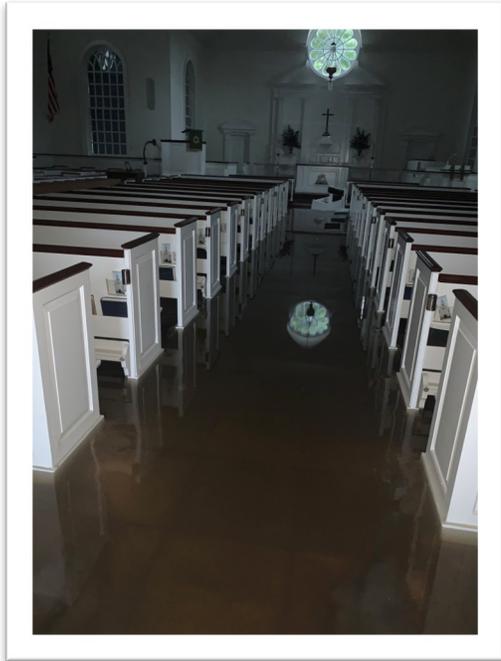
Your participation will shape the next generation of Trinity-by-the-Cove. As our forebears gathered on the porch of the Naples Hotel, we now gather at another defining moment in our history. I would welcome the opportunity to discuss this vital effort and any observations you may have.

– Fr. Edward

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# Why We Must Build Anew

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## *Flooding Exceeds our Elevation*

Storm surge from Hurricanes Ian and Milton—and earlier storms—has repeatedly overwhelmed the sanctuary.

- **Two major floods in two years**
- **More than \$2 million in repairs**
- **Damage to floors, walls, electrical systems, and sacred furnishings**

## *Explored, but not Viable*

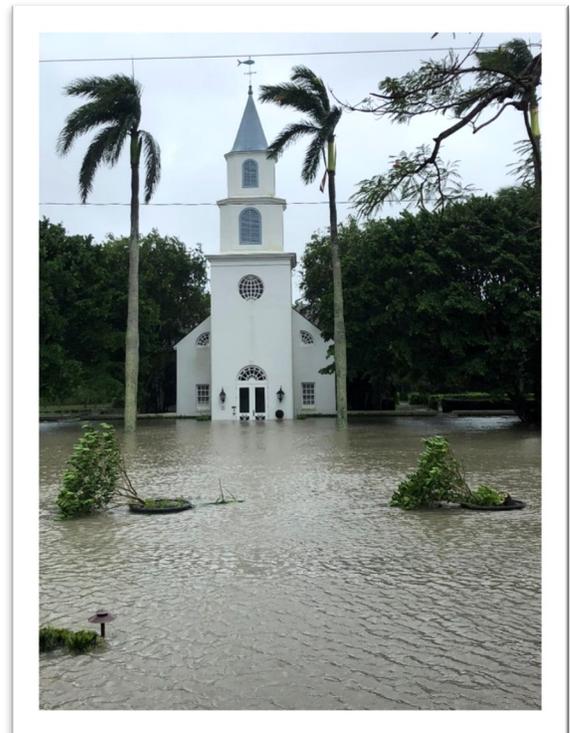
Multiple solutions were studied and tested: perimeter walls, AquaFence barriers, and flood panels. Each failed for the same reason: our church sits too low to protect against future storm surge, none address wind.

## *Raising the Existing Church*

Lifting the current structure would be technically fragile, risking cracks, approximately equal the expense of a new church, possibly more disruptive to the memorial gardens, and fail to meet modern wind-resistance standards. In sum, it would cost about the same and achieve less.

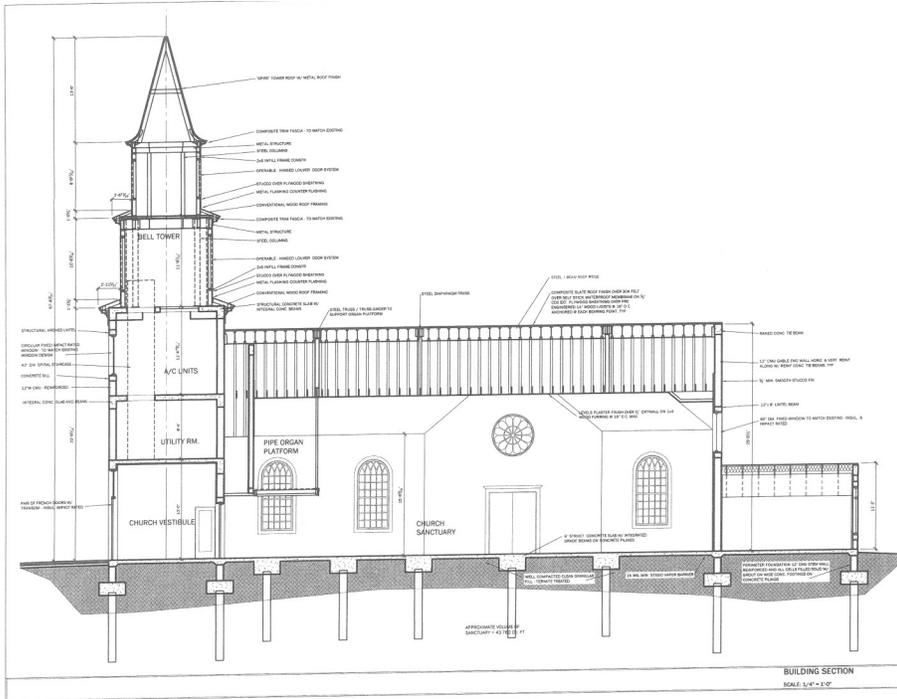
## *Faithful and Responsible Path*

After extensive study, prayer, technical review, and parish listening, the Storm Resilience Committee recommended—and the Vestry affirmed—a clear direction: Re-create our beloved church at a higher elevation, preserving its beauty while protecting it from wind and flood for generations to come.



# A Ministry Decision

## A Ministry Decision



This is not just a construction project. We are not simply saving a building. We are safeguarding the worship, music, pastoral care, outreach, and formation that define Trinity-by-the-Cove. A rebuilt church building will allow us to continue shaping disciples, forming children, supporting families, gathering for worship, and serving Naples for generations.

## Time to Act Faithfully

Building anew ensures that Trinity-by-the-Cove will remain strong, welcoming, and resilient—a beacon of faith in Naples for generations to come.

## Honoring the Beauty and Simplicity of the Existing Building

- **Exterior and interior replication:** Classic moldings, rich wood finishes, and the serene white interior.
- **Structural integrity:** Modern systems integrated behind the scenes, including mechanical, electrical, lighting, life safety, audio-visual, and foundational pilings.
- **Replicated worship space:** The altar, pews, and pulpit will be preserved and reused, maintaining the beauty of our beloved architectural history. The clear and beautiful windows, including rose windows will be replicated, but made stronger with impact glass.

Our new and replicated church will be a place where future generations can gather in faith and community, just as we have for so many years.

# *Replicated Vision*

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## *A Familiar Perspective: Honoring Historic Architecture*

The rendering on the following page captures the church from the perspective we know and love, with **cherished architectural details** faithfully replicated in the new elevated structure.

- The **lowest tier** is just above street level, with **steps** leading up to the next tier.
- A **retaining wall** runs from East to West, preserving two beloved churchyard trees that have been a backdrop for Easter and Christmas photos.
- The **final tier** leads to the elevated entrance, with **outbuildings preserved and elevated**, maintaining continuity and historical integrity.
- **Uninterrupted access** to the East and West Churchyards from the transept and front entrances.
- **Two symmetrical** gently sloped walkways allow for access if steps are a challenge

# *Replicated Vision*

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Rendering from McWard Architects

Front View

# Replicated Vision

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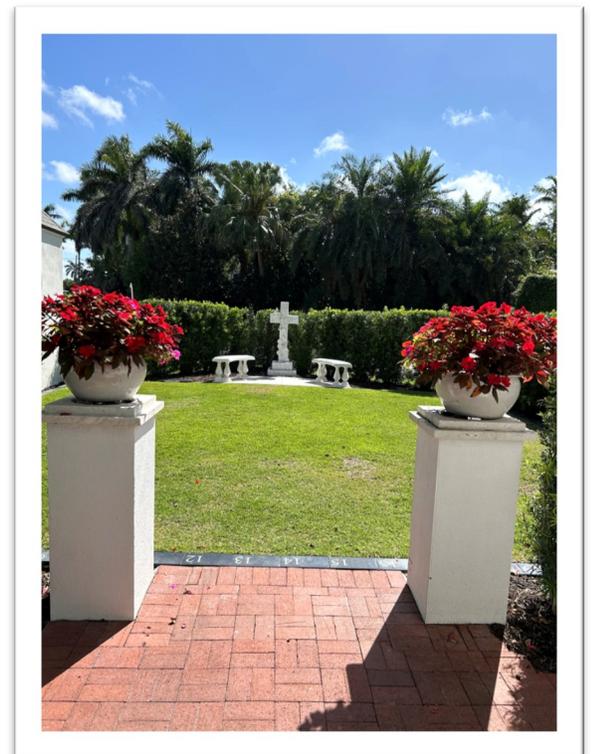
## *Memorial Gardens @ Churchyard*

Flooding has impacted not only the church buildings but also the sacred grounds of the **East and West Churchyards**, where generations of parishioners and loved ones rest. These spaces hold deep spiritual significance, where we commit ashes of those who have entered into God's eternal care.

To protect, preserve, and elevate the gardens by two feet, special measures will be taken, ensuring **protection, beauty and accessibility**. The added earth will be **consecrated**, and **burials will continue** without interruption throughout construction, allowing families to honor their loved ones in a dignified manner.

In-depth discussions have been held with parishioners whose loved ones are buried here, addressing concerns and expectations about preserving these sacred spaces. The goal is to find a solution that balances **spiritual sanctity** with the **practical need for flood protection and perpetual care**.

Fr. Edward has also sought guidance from the Bishop, learning from other churches' experiences with preserving burial sites during significant building changes. These insights will help to ensure we maintain the integrity of these grounds while addressing environmental challenges.



# *Replicated Vision*

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Rendering from McWard Architects

West View

# *Replicated Vision*

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## *Design Features:*

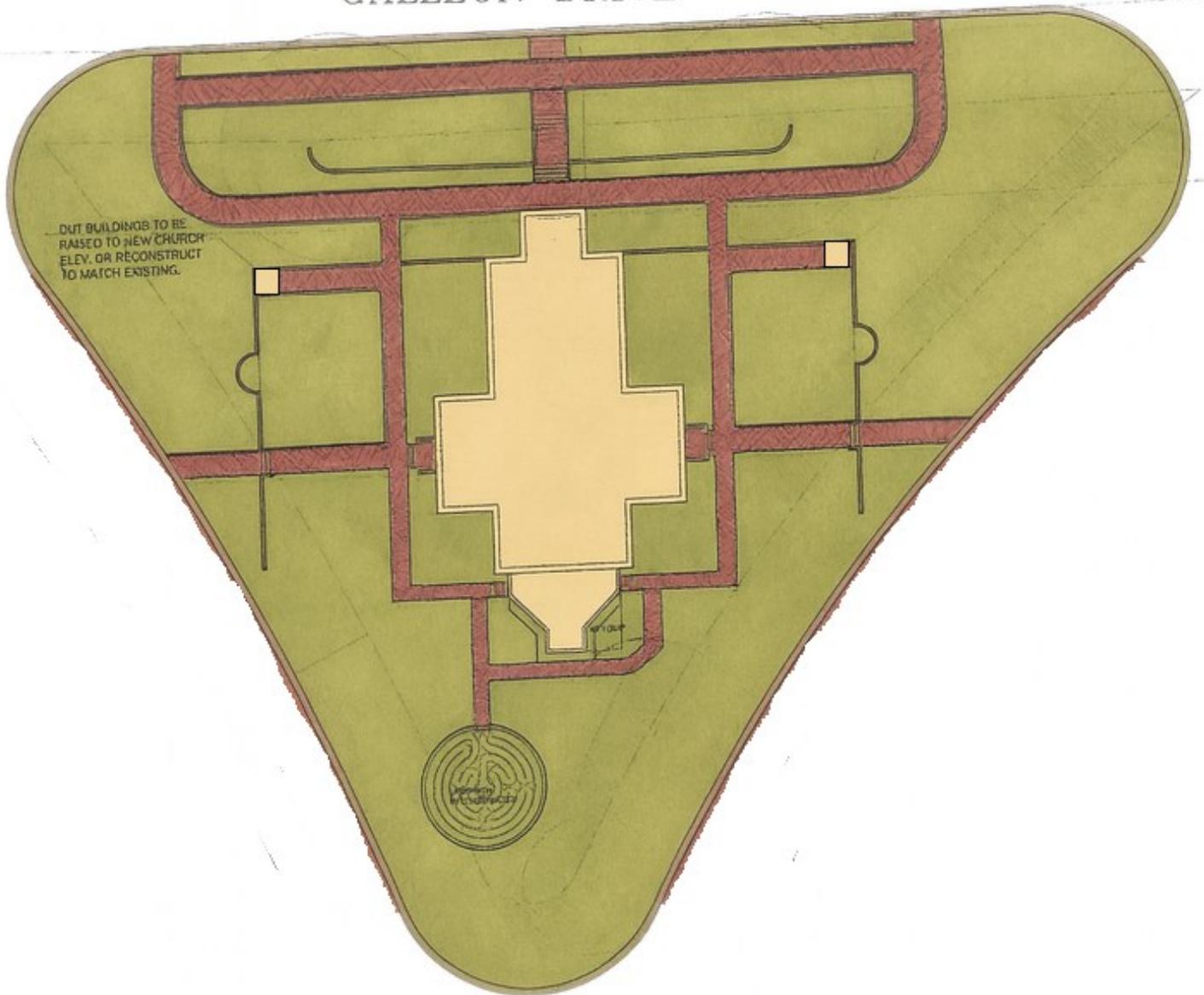
In collaboration with McWard Architects, we've explored the feasibility of an elevated church structure to ensure both resilience and accessibility. The architects developed preliminary renderings illustrating the church's new design. The image on the facing page is an aerial view of the church showing walkways and elevations

- **Symmetrical sidewalks** on both sides, with a gentle incline from street level to the elevated church floor level for **ADA accessibility**, eliminating the need for railings that would disrupt the front view.
- **Tiered steps** leading up two levels at the front and on the sides, seamlessly integrating with the design.
- **Uninterrupted access** to the East and West Churchyards from the transept and front entrances.

# Replicated Vision

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GALLEON DRIVE

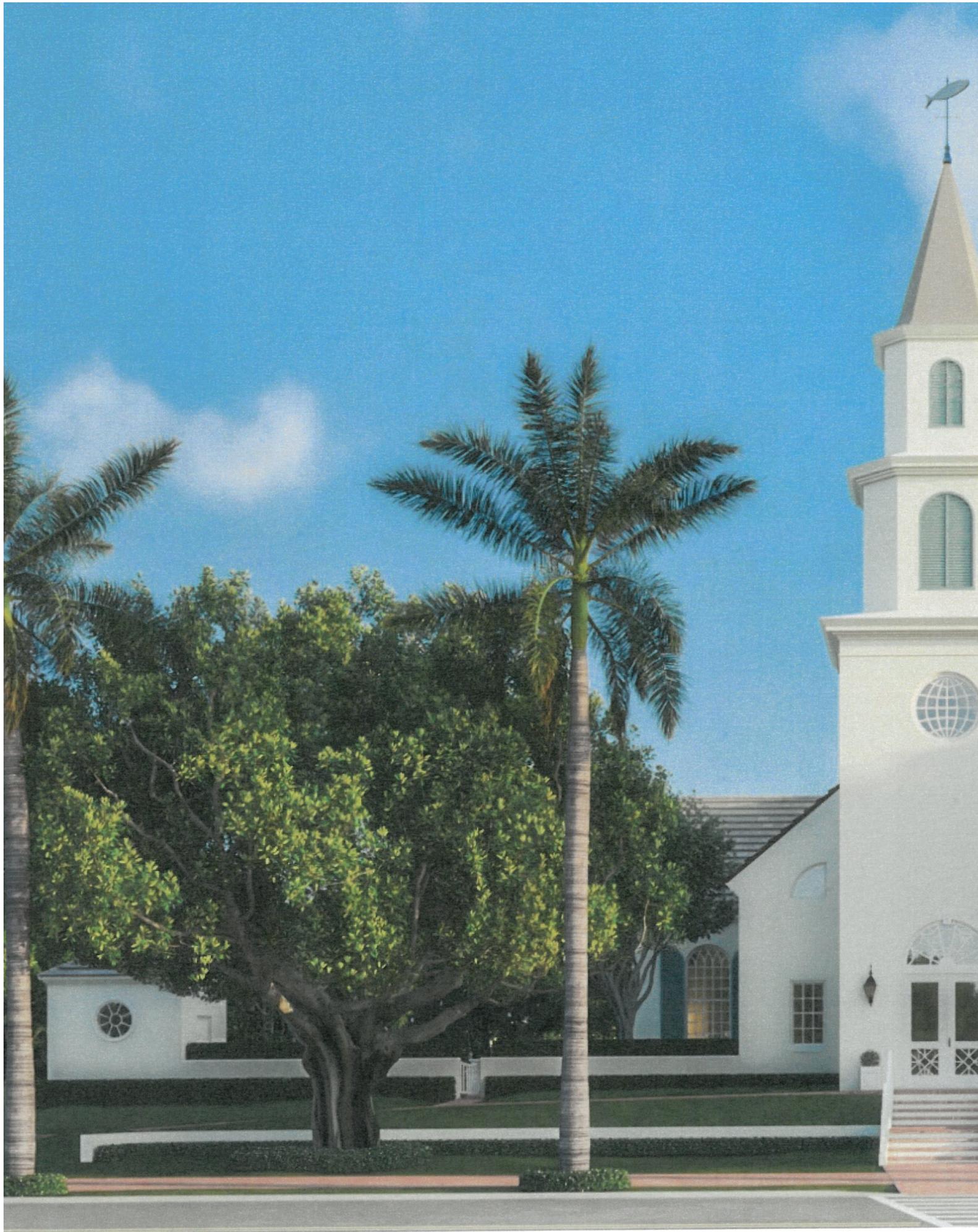


Elevation of Galleon Drive 4 feet, 6 inches

*planned* Elevation of Churchyards 6 feet, 6 inches

*planned* Elevation of the church floor 9 feet

*Our plan is to elevate the structure to the maximum height permitted by regulations and available space.*



*Trinity-by-the-Cove*  
*Elevated Church Rendering*



# The Steps Ahead

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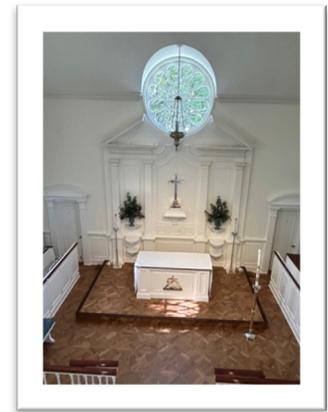


## *Approvals and Funding*

The project will unfold in distinct phases to ensure a seamless transition while respecting the church's ongoing ministry. The initial phase focuses on regulatory approvals, site planning, and securing the necessary funding to support construction without compromising other church initiatives.

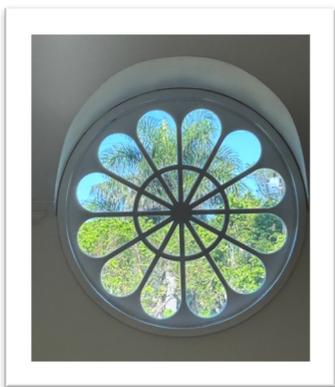
## *Preparing for Construction*

Once city approvals are in place, site preparation and protective measures for the east and west churchyards will commence, followed by the respectful retirement of the current structure. During this time, worship services will be temporarily relocated to the parish hall.



## *Elevation Begins*

The elevated foundation will then be laid, integrating flood-resistant infrastructure before the meticulous construction of the church begins. Care will be taken to replicate detail—from the classical moldings to the rich wood finishes and the serene white interior—the windows we love, but wind rated—ensuring that parishioners step into a space that feels both familiar and renewed. The altar, pews, pulpit, bells, weather vane, and as much as can be saved, will be reused.



## *Final Refinements*

The final phase will focus on interior installations, acoustical refinements for the replacement organ, replication of our narthex cloth wall covering, and landscaping to harmonize the elevated structure with the surrounding grounds. If all proceeds smoothly, groundbreaking could begin in late summer 2026, with completion anticipated by late 2027.

## *Until we begin*

In the interim, cost-effective flood barriers will be deployed to protect the existing church, ensuring its integrity until the new structure is ready. By following this strategic, phased approach, Trinity-by-the-Cove will not only preserve its legacy but also secure its place as a resilient and thriving spiritual home for the future.

# Project Phases & Timeline

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## 1. Schematic Design (S.D.)

- **Start:** May 2025
- **Completion:** June 2025
- **Duration:** Approximately 2 months
- **Key Tasks:** Preliminary design and discussion, conceptual and architectural design development, architectural design/concept approval

## 2. Design Development (D.D.)

- **Start:** July 2025
- **Completion:** September 2025
- **Duration:** Approximately 3 months
- **Approval:** October 2025
- **Key Tasks:** Architectural and interior design coordination, outline selections of materials and specifications, preliminary structural, mechanical, and electrical engineering, budget review and refinement

## 3. Construction Documents (C.D.)

- **Start:** November 2025
- **Completion:** February–March 2026
- **Duration:** Approximately 4 months
- **Key Tasks:** Architectural and interior design coordination, final selections, finishes, and specifications, structural and M.E.P. engineering (ongoing), civil engineering: site design and review, preparation of construction-ready drawings, budget review and refinement

## 4. Planning and Zoning Approvals followed by Building Permit Approvals\*

- **Start:** November 2025
- **Completion:** April 2026
- **Key Tasks:** Obtaining all relevant government approvals, including site plan approval, design review board review, and conditional use approval followed by Building Permit Approvals (May 2026–August 2026)

## 5. Bidding and Negotiations

- **Start:** March 2026
- **Completion:** TBD
- **Key Tasks:** Obtaining all relevant government approvals, including site plan approval, design review board review, and conditional use approval

## 6. Construction

- **Start:** August–September 2026
- **Completion:** September–October 2027
- **Duration:** Approximately 13 months
- **Key Tasks:** Protection of churchyards, site preparation and construction, ongoing project management and inspections, coordination with contractors and consultants

## 7. Occupancy

- **Target Date:** November 2027
- **Key Tasks:** Final inspections and approvals, certificate of occupancy, installation and voicing of the organ, building commissioning and move-in

\* Schedule for subsequent activities depends upon planning and zoning approvals (site plan, design review board, and conditional use application) by April 2026.

# Budget and Cost

Description	Estimate
Construction	6,300,000
Sacred Furniture & Fixtures	166,355
Design, Engineering & Architecture	637,245
Site Preparation & Infrastructure	137,500
Contingency Fund	945,000
Financing & Stewardship	TBD
Diocesan Tithe	818,610
Totals	9,004,710

As drawings are completed and the design is finalized, we continue to keep total project cost in focus. The \$10 million figure shared with the congregation—based on cost-per-square-foot assumptions—remains a very rough estimate. Our current preliminary estimate stands at \$9,004,710.

## Construction

- Majority of funds allocated to construction management and subcontractors.
- Competitive bid process ensures quality, timeliness, and budget control.

## Sacred Furniture & Fixtures

- Careful selection of liturgical furnishings, seating, cabinetry, and technology (*altar, pulpit, pews all saved and reused*)
- Focus on maintaining the look and feel of our historic sacred space.

## Design, Engineering & Architecture

- Covers all structural, mechanical, electrical, and plumbing systems.
- Landscape architecture enhances beauty and supports site resilience.

## Site Preparation & Infrastructure

- Includes soil testing, irrigation, lighting, and landscaping for long-term support.

## Contingency Fund

- Reserved for unexpected costs and strategic enhancements.

## Financing & Stewardship

- Line of credit may be used during fundraising; interest included in the budget.

## Diocesan Tithe

- A portion of the funds will be shared with the Diocese to support capital projects, with a designated share set aside to endow storm-resilience initiatives for Episcopal churches in the Naples Deanery.

## Oversight

- Building Committee, Construction Manager, and Architects will collaborate to ensure a timely, budget-conscious, and mission-aligned project.

# A Generational Impact

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## *Build Trinity's Future*

For more than 75 years, Trinity-by-the-Cove has been a beacon of faith, worship, and community in Naples. Generations have gathered here to celebrate life's greatest joys and to find comfort in times of sorrow. Now we are called—together—to ensure that our sacred space remains strong, beautiful, and resilient for generations to come.

Recreating our church at a higher elevation is not simply a construction project. **It is an act of faith.** It is how we safeguard the worship, music, formation, and pastoral care that define our life together and bless our wider community. This is our moment to rise in gratitude and generosity.

## *Lasting Impact*

Gifts may be offered as one-time contributions, multi-year pledges, memorial offerings, or through appreciated securities or donor-advised funds.

Now is the time to act. With your prayers, participation, and generosity, we will build a church that honors our past and embraces our future.

## *A Prayer*

Almighty God, we find our strength in you and pray that you would guide us as we seek to strengthen this church for future generations granting us wisdom and generosity. Bless all who support this endeavor as they give their best gifts. Unite us in purpose, that this space may reflect Your love and continue to be a place of holiness as we walk our lives with one another and you, through Jesus Christ our Lord. *Amen.*

## *How Your Gift Makes a Difference*

### **\$1,000-\$10,000**

Helps fund impact-rated windows, lighting, flooring, and durable interior finishes that protect the sanctuary for decades.

### **\$10,000-\$50,000**

Supports elevation of the churchyards, storm-resistant entrances, and foundational components essential to long-term flood protection.

### **\$50,000-\$150,000**

Contributes to structural elements—pilings, roofing systems, and mechanical and electrical infrastructure that anchor the stability of the new church.

### **\$150,000-\$500,000**

Helps underwrite major portions of the replicated interior: pew restoration and installation, liturgical furnishings, and acoustic-related enhancements.

### **\$500,000-\$1,000,000+**

Provides transformative support for core construction of the elevated sanctuary itself, ensuring Trinity -by-the-Cove remains a resilient, sacred home for generations.

### **Gifts of every size matter.**

Whether given as a one-time offering, a multi-year pledge, or a memorial gift, your generosity brings us closer to a faithful and secure future.

# Our Other Spaces

## Classroom Wing

*(including the Church Mouse and Facilities Office)*

Hurricane Milton caused significant water intrusion across the Classroom Wing, damaging floors, walls, and cabinetry. In response, we have already made important improvements to strengthen resilience and speed recovery:



- **PVC wainscoting** to resist water damage
- **Epoxy flooring** for durability and quick cleaning
- **Starboard cabinetry** that will not swell or mold

These materials cannot prevent flooding entirely, but they allow rooms to dry quickly and return to service with minimal disruption.

### Further Protection

To enhance readiness for future storms, we are planning:

- **More effective, easy-to-install removable flood barriers**
- **Sealable caps on floor drains** to prevent water intrusion through underground piping
- **A Hurricane Preparation Committee** to elevate furniture and supplies before storms – an approach that proved remarkably effective during Milton.

### Long-Term Considerations

If these interim measures prove insufficient, a long-term solution may involve raising the floor elevations of most classrooms by approximately **four feet**. The Church Mouse and Facilities Office, because of structural constraints, would require **complete demolition and reconstruction**, making it a more complex and costly undertaking.

## Office Wing

The Office Wing serves as the administrative center of the parish and faces similar flooding risks due to its low elevation and proximity to Jamaica Channel. Minimizing downtime is essential for the functioning of the church's daily ministry.

The interim strategy echoes that of the Classroom Wing:

- **Removable flood barriers**
- **Preparedness procedures** to elevate electronics, records, and equipment before storms

These measures provide meaningful protection while avoiding major reconstruction.

### Long-Term Possibility

Should significant flooding continue despite these improvements, a long-term solution would involve building a **new, elevated two-story Office Wing**. In this design, the Church Mouse, Facilities Office, and storage would occupy the elevated first floor, with the parish offices above. This option would provide lasting storm protection, but it represents a **multi-million-dollar project** and is not being pursued at this time.

### Our Commitment

Across all buildings, our goal is the same: to strengthen resilience where we can today, remain good stewards of our resources, and plan responsibly for any future needs. In every decision, we honor our mission and the sacred trust placed in us as caretakers of this parish.



# Frequently Asked Questions

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*(This brochure is a “living” document; we will continue updating it as new questions arise.)*

## **1. What has been the impact of hurricanes on Trinity-by-the-Cove in recent years?**

Over the past decade, Trinity-by-the-Cove has experienced increasing storm-related disruption. Hurricanes Ian (2022) and Milton (2024) both inundated the sanctuary – Ian with nearly three feet of water – causing more than \$1.6 million in repairs and significant emotional and spiritual strain. These storms have made clear that our existing elevation no longer protects the church’s worship or community life.

*“Two major floods in two years have shown us that our current elevation can no longer safeguard our sacred space.”*

## **2. Why is flood mitigation alone not a viable long-term solution?**

The parish explored a wide range of mitigation strategies – permanent walls, AquaFence, flood panels, and raising the building. Each proved insufficient because the current structure sits too low for reliable flood protection, and none address wind resilience. These measures could reduce risk but would not eliminate the threat of future flooding.

## **3. Why build a new replicated church instead of lifting the existing one?**

Experts advised that lifting the existing church is technically fragile, carries a high risk of structural damage, and would be nearly as expensive as constructing a new building. It would also fail to meet current wind-resistance standards and could severely disrupt the memorial gardens. Building a replicated church at a higher elevation provides stronger protection, greater longevity, and preserves the architectural beauty we treasure.

## **4. What is the estimated cost of the project?**

As design work progresses, we continue to keep total project cost in focus. The \$10 million figure shared with the congregation – based on cost-per-square-foot assumptions – remains a very rough estimate for long-range planning. Our current preliminary estimate stands at \$9,004,710, representing the best information available today. Final costs will be determined after design completion, permitting, and contractor bidding during the February–August 2026 window.

## **5. How will the project be funded?**

We are entering the early stages of fundraising, inviting participation through one-time gifts, multi-year pledges, memorial offerings, appreciated securities, and donor-advised funds. A line of credit may be used during the construction phase, and interest costs are included in the project budget. Our intent is clear: to complete this generational project **without diminishing** ongoing ministries, outreach, or parish operations.

*“Our goal is clarity and stewardship: the best estimates today, refined faithfully as design work is completed.”*



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