



**NOTICE OF MEETING AND AGENDA  
Design Review Board  
City Hall Council Chambers  
735 8th Street South, Naples, Florida 34102**

**Posted  
September 22, 2023**

**One or more other elected or appointed officials  
may be in attendance at this meeting.**

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Welcome to today's meeting. If you wish to address the Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. We ask that speakers limit their comments to 7 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

**Pledge of Civility**

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

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**Design Review Board  
Wednesday, September 27, 2023  
9:00 AM**

**All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page <https://www.naplesgov.com/> or call the City Clerk's Office, 213-1015. All written, audio-visual, and other materials presented to the City Council in conjunction with deliberations during this meeting will become property of the City of Naples and will be retained by the City Clerk**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Changes to the Agenda**
- 5. Approval of Minutes**
  - 5.A. Approval of August 23, 2023 Design Review Board Meeting Minutes.  
[2023-0823 DRBr draft minutes](#)
- 6. Public Comment**
- 7. Public Hearing(s)**
  - 7.A. Request for continuance.

A Resolution for the Purpose of Determining Petition 23-DRB50, Relating to Preliminary Design Review for a New Two-Story Clubhouse With Recreational Amenities and Parking on Property Owned by the Port Royal Beach Club, Inc. and Located at 2900 Gordon Drive.

(Erica Martin, Director of Planning)

[Continuance Memo](#)

7.B.

A Resolution for the Purpose of Determining Petition 23-DRB47, Relating to Final Design Review of Exterior Façade Renovations on Property Owned by One South Main LLC. Gorfi Properties Corp. C/O First Cambridge Realty Corporation, and Located at 71 and 81 9th Street South.

Jonathan Kukk, Kukk Architecture and Design, P.A., presenting

(PK)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest- Property owner](#)

[Warranty Deed](#)

[Survey](#)

[Architectural Plans](#)

[Credentials â€” Petitioner](#)

[Credentials â€” Staff](#)

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7.C. A Resolution for the Purpose of Determining Petition 23-DRB48, Relating to Preliminary Design Review of a New Enclosed Atrium to Provide a Welcoming, Hospitality, and Education Center Space for the Existing Church Facilities on Property Owned by Emmanuel Evangelical Lutheran Church Of Naples, Inc., and Located at 777 Mooring Line Drive.

Paul T. Briggs and Brandon Everhart of Paul T. Briggs Architect presenting

(MP)

(Erica Martin, Director of Planning)

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- 7.D. A Resolution for the Purpose of Determining Petition 23-DRB49, Relating to Final Design Review for Outdoor Dining to Include a Change in Ownership, a Change in Restaurant Name, a Change in Seating Layout to Include 17 Tables, 60 Chairs, 18 Stools, New Outdoor Furniture, and 5 New Outdoor Heaters, at Keewaydin's, on Property Owned by the City of Naples Located on Sugden Plaza Adjacent to 711 5th Avenue South.

MHK Architecture presenting  
(TS)

(Erica Martin, Director of Planning)

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[Application](#)

[Disclosure of Interest Form - Business Owner](#)

[Disclosure of Interest Form - Property Owner](#)

[Warranty Deed](#)

[Architectural Plans](#)

[Building Footprint](#)

[Credentials - Petitioners](#)

[Credentials - Staff](#)

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- 7.E.

A Resolution for the Purpose of Determining Petition 23-DRB51, Relating to Preliminary Design Review of Two (2) New One-Story Buildings to Include Restaurant and Retail Spaces on Property Owned by Halstatt, LLC, and Located at 2600 Golden Gate Parkway.

MHK Architecture presenting  
(TS)

(Erica Martin, Director of Planning)

[Staff Report](#)

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[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Access Easement Agreement](#)

[Legal Description](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Credentials - Petitioners](#)

[Credentials - Staff](#)

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- 7.F.

A Resolution for the Purpose of Determining Petition 23-DRB53, Relating to Final Design Review of a Third Story Addition to an Existing Building for Prime Social, a

Restaurant with Rooftop Outdoor Dining on Property Owned by 5<sup>th</sup> Avenue South Investments, LLC and Located at 837 5<sup>th</sup> Avenue South.

MHK Architecture presenting  
(LD)  
(Erica Martin, Director of Planning)  
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[Disclosure of Interest - Property Owner](#)  
[Disclosure of Interest - Petitioner](#)  
[Architectural Plans](#)  
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[Survey](#)  
[Credentials - Petitioner](#)  
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7.G.

A Resolution For the Purpose of Determining Revision #1 to Final Design Review Petition 16-DRB5 for a New Mixed Use Building Containing Commercial and Residential Uses With Associated Landscape and Hardscape Improvements Within the C2-A, Waterfront Commercial District on the Property Located at 1165 8th Street South.

(Erica Martin, Director of Planning)  
[Staff Report](#)  
[Resolution](#)  
[Resolution 16-13823 with attachments](#)  
[Application](#)  
[Disclosure of Interest](#)  
[Boundary Survey](#)  
[Architectural Plans](#)  
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[Previously Approved Architectural Plans - 2016](#)  
[Petitioner's Credentials](#)  
[Planning Department Credentials](#)  
[Public Notice Mailing Addresses](#)  
[Affidavit of Sign Posting](#)  
[Revised Architectural Plans Submitted 9.22.2023](#)  
[Revised Landscape Plans Submitted 9.22.2023](#)

**8. Public Comment**

**9. Correspondence & Communication**

**10. Adjourn**

## **NOTICE**

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL THE CITY CLERK'S OFFICE AT (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.