

**NOTICE OF MEETING AND AGENDA**  
**City Council Chamber**  
**735 8th Street South, Naples, Florida 34102**

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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.

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**Design Review Board**  
**Wednesday, January 22, 2020**  
**9:00 AM**

All proposed documents and information on 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 Board in conjunction with deliberations during this meeting will become the 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. Approval of Minutes
5. Changes to the Agenda
6. Public Comment
7. Public Hearing

7.A. 19-DRB34

Consider an application for Preliminary Design Review approval for a new multi-family development consisting of one building containing a total of 15 residential

**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 BOARD 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.**

dwelling units on property owned by Citrus Edgewater I, LLC, and located at 1820 Gulf Shore Boulevard North.  
Matthew Kragh, AIA of MHK Architecture and Planning, presenting  
(M.P)

Recommended Action: Approval with conditions.

[DRB Report](#)  
[Resolution](#)  
[Disclosure](#)  
[Disclosure](#)  
[Architectural Plans](#)  
[Landscape Plans](#)  
[Recorded Warranty Deed](#)  
[Combined Correspondence](#)  
[Petitioners credentials](#)  
[Planning Staff Resumes](#)  
[Labels](#)

7.B. 19-DRB39

Consider an application for Final Design Review approval for a paint color change on a structure that has already occurred on property owned by D2K Huynh, LLC, and located at 670 Goodlette-Frank Road.

D2K Huynh, LLC (Mai Huynh-Le and Long Huynh), owners, presenting  
(M.P)

Recommended Action: Denial

[DRB Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure of Interest](#)  
[Before pictures](#)  
[After pictures](#)  
[Business Identity- other locations](#)  
[Planning Staff Resumes](#)  
[Mailing Labels](#)

7.C. 19-DRB47

Consider an application for Final Design Review approval for new awnings on property owned by Fifth Third Bank Et. Al. TR, TR#12 Joan F. Tobin and Family, and located at 1300 3rd Street South.

Matthew Kragh, AIA of MHK Architecture & Planning, presenting  
(M.P)

Recommended Action: Approval

[DRB Report](#)  
[Resolution](#)

[Application](#)  
[Disclosure](#)  
[Plans](#)  
[Boundary Survey](#)  
[Architect's Credentials](#)  
[Planning Staff Resumes](#)  
[Mailing Labels](#)

7.D. 19-DRB49

Consider an application for Final Design Review approval for renovation of an existing building to accommodate a future small bank branch on property owned by Patricia Ellen Miller Dec. of Trust dated 5/6/98 and Thomas Wherrett Miller Family Trust 6/17/09, and located at 109 9th Street South  
Matthew Kragh, AIA of MHK Architecture & Planning, presenting  
(M.P)

Recommended Action: Approve with condition

[DRB Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure](#)  
[Plans](#)  
[Landscape Plans](#)  
[Survey](#)  
[Petitioners credentials](#)  
[Planning Staff Resumes](#)  
[Labels](#)

7.E. 19-DRB50

Consider an application for Preliminary Design Review approval for a new building to include an education wing for the Neighborhood Health Clinic containing approximately 8,500 square feet, on property owned by Neighborhood Health Clinic, Inc., and located at 88 12th Street North.

Fernando Zabala, NCARB, AIA, of Studio Plus, presenting  
(M.P)

Recommended Action: Approval with conditions

[DRB Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure](#)  
[Architectural Plans](#)  
[Landscape Plan](#)  
[Site Plan](#)  
[NHC-Affidavit - Recorded](#)  
[NHC-Deed - Recorded](#)  
[Fernando Zabala Resume](#)

[Christian Andrea Resume](#)  
[Planning Staff Resumes](#)  
[Labels](#)

7.F. 19-DRB44

Consider an application for Final Design Review approval for an awning color change to the first-floor awning of the existing building located at 602 5th Avenue South.

John Fareri of Gateway Kensington LLC, presenting  
(L.D)

Recommended Action: Approve

[Staff Report](#)

[Resolution](#)

[Disclosure of Interest](#)

[Petition](#)

[Plans](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

7.G. 19-DRB45

Consider an application for Preliminary Design Review approval for a new 10,800 square foot commercial building located at 1010 Airport Road North.

Matthew Kragh, AIA of MHK Architecture & Planning, presenting  
(L.D)

Recommended Action: Approve with Conditions

[Staff Report](#)

[Resolution](#)

[Petition](#)

[Deed](#)

[Disclosure of Interest](#)

[Plans](#)

[Survey](#)

[Expert Resumes](#)

[Landscape Plans](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

7.H. 19-DRB46

Consider an application for Preliminary Design Review approval for two single family residences with a unified architectural theme for the property located at 266 3rd Avenue South.

Matthew Kragh, AIA of MHK Architecture & Planning, presenting  
(L.D)

Recommended Action: Approve with Conditions

Staff Report  
Resolution  
Petition  
Disclosure of Interest  
Deed  
Survey  
Architectural Plans  
Civil Plans  
Expert Resumes  
Landscape Plans  
Planning Staff Resumes  
Mailing Labels

7.I. 19-DRB48

Consider an application for Preliminary Design Review approval for a new three-story mixed use building located at 811 7th Avenue South.

Matthew Kragh, AIA of MHK Architecture & Planning, presenting

(L.D)

Recommended Action: Approve with Conditions

Resolution

Staff Report

Petition

Deed

Disclosure of Interest

Survey

Architectural Plans

Landscape Plans

Expert Resumes

Planning Staff Resumes

Mailing Labels

7.J. 19-DRB53

Consideration a petition for Final Design Review of the as-built conditions of the landscape plans for the property located at 901, 909, 915 9th Avenue South, originally considered by the Board as petition 15-DRB4.

(L.D)

Recommended Action: Approve

Memo

Resolution

Petition

Disclosure of Interest

As-built Landscape Plans

Expert Resume

Planning Staff Resumes

7.K. 19-DRB38

Consider an application for Final Design Review of a paint color change to the entire structure that has already occurred on the property owned by 1100 5th Ave, LLC, and located at 1100 5th Avenue South.

Aldo Beretta, on behalf of 1100 5th Ave, LLC, owner, presenting (E.M)

Recommended Action: Approval

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Deed](#)

[Photos of Existing Conditions](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

7.L. 19-DRB43

Consider an application for Final Design Review approval for a substantial façade renovation including a paint change, new awnings and refreshed landscape for Another Broken Egg on property located at 670 9th Street North.

Mike Guidroz, Owner presenting (E.M)

Recommended Action: Approval

[Staff Report](#)

[Resolution](#)

[Application](#)

[Application - Revised Pages 1, 2](#)

[Disclosure of Interest](#)

[Survey](#)

[Existing Conditions](#)

[Renderings & Landscape Plans - Revised Submittal](#)

[Plans - Original Submittal](#)

[Landscape Plan - Original Submittal](#)

[Planning Staff Resumes](#)

[Petitioner's Resume](#)

[Mailing Labels](#)

8. Public Comment

9. Correspondence & Communication

10. Adjourn