

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

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 3 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Code Enforcement Board
Thursday, January 28, 2021
2:00 PM

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, 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. Roll Call
2. Approval of Minutes
 - 2.1. October 22, 2020 Code Enforcement Board Meeting minutes
Recommended Action: Approve minutes.
[October 22, 2020 Code Enforcement Board Meeting Minutes](#)
3. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda
4. Staff Comments
5. Docket

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 OR COMMITTEE 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.

- 5.1. Case No. CERENT202000772 - OWNER: Richard & Marilyn Magnussen, Luxury Real Estate LLC dba The Luxury Group, Thomas and Laura Puckett, Registered Agent and Managers; LOCATION: 556 17th Avenue South; VIOLATION: Sections 58-171. – District Purpose; 58-172. – Uses permitted; and 44-8. - Definitions
Case No. CERENT202000772 - EXHIBIT A - 556 17th Ave S - Notice of Violation
Case No. CERENT202000772 - EXHIBIT B - 556 17th Ave S - Notice of Violation - Proof of Mailing
Case No. CERENT202000772 - EXHIBIT C - 556 17th Ave S - Notice of Hearing
Case No. CERENT202000772 - EXHIBIT D - 556 17th Ave S - Notice of Hearing - Proof of Mailing
Case No. CERENT202000772 - EXHIBIT E - 556 17th Ave S - Notice of Hearing - returned mail receipt
Case No. CERENT202000772 - EXHIBIT F - 556 17th Ave S - Affidavit of Service
Case No. CERENT202000772 - EXHIBIT G - 556 17th Ave S - Case Notes Rental Activity Record
Case No. CERENT202000772 - EXHIBIT H - 10-19 CEB Order Re Case No. CEZONE201900470 - 523 17th Avenue S property owned by Richard Magnussen
Case No. CERENT202000772 - EXHIBIT I - 11-19 Notice of Violation Case No. CEZONE201900830 - 523 17th Avenue S property owned by Richard Magnussen
Case No. CERENT202000772 - EXHIBIT J - 556 17th Ave S - Photo - 556 17th Ave S property aerial
Case No. CERENT202000772 - EXHIBIT K - 556 17th Ave S - Photo - rental vehicle in driveway on November 23, 2020
Case No. CERENT202000772 - EXHIBIT L - 556 17th Avenue S - Photo - rental vehicle in driveway on December 1, 2020
Case No. CERENT202000772 - EXHIBIT M - 17th Avenue S The Cove - Houses for Rent in Naples, FL AirBnB and Luxury Group Online Ads January 11, 2021
- 5.2. Case No. 16-406278 – REQUEST FOR REDUCTION IN FINES/LIENS - OWNER: Hail to Freedom LLC; LOCATION: 1455 – 1200 Diana Avenue; VIOLATION: Section 16-289. – Unsightly Conditions
Case No. 16-406278 - EXHIBIT A - 1200 Diana Ave - Notice of Hearing - Request for Reduction in Fines
Case No. 16-406278 - EXHIBIT B - 1200 Diana Ave - Notice of Hearing - Proof of Mailing
Case No. 16-406278 - EXHIBIT C - 1200 Diana Ave - Notice of Hearing - returned mailing receipt
Case No. 16-406278 - EXHIBIT D - 1200 Diana Ave - Affidavit of Compliance
Case No. 16-406278 - EXHIBIT E - 1200 Diana Ave - Findings of Fact - July 28, 2016 CEB meeting
Case No. 16-406278 - EXHIBIT F - 1200 Diana Ave - Notice of Violation - Repeat Violation

Case No. 16-406278 - EXHIBIT G - 1200 Diana Ave - Affidavit of Posting at Property
Case No. 16-406278 - EXHIBIT H - 1200 Diana Ave - Picture of Posting at Property
Case No. 16-406278 - EXHIBIT I - 1200 Diana Ave - Photo - Before and After

- 5.3. Case No. CEPM202001216 - OWNER: Distinctive Dwellings LLC; LOCATION: 1125 Sandpiper Street, VIOLATION: Section 16-289. – Unsightly Conditions
Case No. CEPM202001216 - EXHIBIT A - 1125 Sandpiper Street - Notice of Violation
Case No. CEPM202001216 - EXHIBIT B - 1125 Sandpiper Street - Notice of Violation - Proof of Mailing
Case No. CEPM202001216 - EXHIBIT C - 1125 Sandpiper Street - Notice of Hearing
Case No. CEPM202001216 - EXHIBIT D - 1125 Sandpiper Street - Notice of Hearing - Proof of Mailing
Case No. CEPM202001216 - EXHIBIT E - 1125 Sandpiper Street - Affidavit of Posting at Property
Case No. CEPM202001216 - EXHIBIT F - 1125 Sandpiper Street - Picture of Posting at Property
Case No. CEPM202001216 - EXHIBIT G - 1125 Sandpiper Street - Photo - September 11, 2020
Case No. CEPM202001216 - EXHIBIT H - 1125 Sandpiper Street - Photo - December 2, 2020
Case No. CEPM202001216 - EXHIBIT I - 1125 Sandpiper Street - Photo - December 20, 2020
- 5.4. Case No. CEPM202001047 - OWNER: Thomas Kelleher; LOCATION: 1273 11th Street North, VIOLATION: Section 16-285. – Residential and commercial property maintenance.
Case No. CEFEN202001047 - EXHIBIT A - 1273 11th Street N - Notice of Violation
Case No. CEFEN202001047 - EXHIBIT B - 1273 11th Street N - Notice of Violation - Proof of Mailing
Case No. CEFEN202001047 - EXHIBIT C - 1273 11th Street N - Notice of Violation - signed return receipt
Case No. CEFEN202001047 - EXHIBIT D - 1273 11th Street N - Notice of Hearing
Case No. CEFEN202001047 - EXHIBIT E - 1273 11th Street N - Notice of Hearing - Proof of Mailing
Case No. CEFEN202001047 - EXHIBIT F - 1273 11th Street N - Notice of Hearing - signed return receipt
Case No. CEFEN202001047 - EXHIBIT G - 1273 11th Street N - Affidavit of Posting at Property
Case No. CEFEN202001047 - EXHIBIT H - 1273 11th Street N - Picture of Posting at Property
Case No. CEFEN202001047 - EXHIBIT I - 1273 11th Street N - Photo
Case No. CEFEN202001047 - EXHIBIT J - 1273 11th Street N - Photo - condition -

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- 5.5. Case No. CEPM202001048 - OWNER: Thomas Kelleher; LOCATION: 1273 11th Street North, VIOLATION: Section 16-289. – Unsightly Conditions
Case No. CEPM202001048 - EXHIBIT A - 1273 11th Street N - Notice of Violation
Case No. CEPM202001048 - EXHIBIT B - 1273 11th Street N - Notice of Violation - Proof of Mailing
Case No. CEPM202001048 - EXHIBIT C - 1273 11th Street N - Notice of Hearing
Case No. CEPM202001048 - EXHIBIT D - 1273 11th Street N - Notice of Hearing - Proof of Mailing
Case No. CEPM202001048 - EXHIBIT E - 1273 11th Street N - Notice of Hearing - signed return receipt
Case No. CEPM202001048 - EXHIBIT F - 1273 11th Street N - Notice of Hearing - photo
Case No. CEPM202001048 - EXHIBIT G - 1273 11th Street N - Affidavit of Posting at Property
Case No. CEPM202001048 - EXHIBIT H - Picture of Posting at Property
Case No. CEPM202001048 - EXHIBIT I - 1273 11th Street N - Photo
Case No. CEPM202001048 - EXHIBIT J - 1273 11th Street N - Photo - condition -
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6. Next Meeting: February 25th, 2021

7. Adjourned