

**NOTICE OF MEETING AND AGENDA**  
**City of Naples 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 3 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

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**Code Enforcement Board**  
**Thursday, February 25, 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. January 28th, 2021 Code Enforcement Board Meeting Minutes  
[January 28, 2021 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. CEZONE202000942 – OWNER: 375 12TH Ave S LLC; Holmes Fraser, P.A., Registered Agent; LOCATION: 375 12th Avenue South; VIOLATION: Sections 16-112. – Florida Building Code Adopted; Section 105 Permits; 105.1 – Required; 50-102. – General requirements of the City of Naples Code of Ordinances  
Case No. CEZONE202000942 - EXHIBIT A - 375 12th Avenue S - Notice of Violation  
Case No. CEZONE202000942 - EXHIBIT B - 375 12th Avenue S - Notice of Violation - Proof of Mailing to owner and registered agent  
Case No. CEZONE202000942 - EXHIBIT C - 375 12th Avenue S - Notice of Violation - Returned Green Cards  
Case No. CEZONE202000942 - EXHIBIT D - 375 12th Avenue S - Notice of Hearing  
Case No. CEZONE202000942 - EXHIBIT E - 375 12th Avenue S - Notice of Hearing - Proof of Mailing to owner and registered agent  
Case No. CEZONE202000942 - EXHIBIT F - 375 12th Avenue S - Notice of Hearing - Returned Green Card  
Case No. CEZONE202000942 - EXHIBIT G - 375 12th Avenue S - Affidavit of Posting at Property  
Case No. CEZONE202000942 - EXHIBIT H - 375 12th Avenue S - Picture of Posting at Property  
Case No. CEZONE202000942 - EXHIBIT I - 375 12th Avenue S - City Hall Posting Affidavit  
Case No. CEZONE202000942 - EXHIBIT J - 375 12th Avenue S - Building Permit and Site Plans  
Case No. CEZONE202000942 - EXHIBIT K - 375 12th Avenue S - Aerial January 2019 Before Work  
Case No. CEZONE202000942 - EXHIBIT L - 375 12th Avenue S - Photo 1  
Case No. CEZONE202000942 - EXHIBIT M - 375 12th Avenue S - Photo 2
- 5.2. Case No. CETREE202100014 - OWNER: Carrie Ryan; LOCATION: 1200 9th Avenue North; VIOLATION: Sections 38-122. – Prohibitions; 38-2. – Definitions; and 38-123. – Enforcement, penalties, additional remedies of the City of Naples Code of Ordinances  
Case No. CETREE202100014 - EXHIBIT A - 1200 9th Avenue N - NOV Irreparable\_Irreversible  
Case No. CETREE202100014 - EXHIBIT B - 1200 9th Avenue N - Notice of Hearing - Irreparable\_Irreversible  
Case No. CETREE202100014 - EXHIBIT C - 1200 9th Avenue N - Notice of Hearing - Irreparable-Irreversible Harm - Proof of Mailing  
Case No. CETREE202100014 - EXHIBIT D - 1200 9th Avenue N - Notice of Hearing - signed green cards  
Case No. CETREE202100014 - EXHIBIT E - 1200 9th Avenue N - Affidavit of Posting at Property  
Case No. CETREE202100014 - EXHIBIT F - 1200 9th Avenue N - Picture of Posting at Property

Case No. CETREE202100014 - EXHIBIT G - 1200 9th Avenue N - City Hall Posting Affidavit

Case No. CETREE202100014 - EXHIBIT H - 1200 9th Avenue N - City Arborist Memorandum

Case No. CETREE202100014 - EXHIBIT I - 1200 9th Avenue N - Photo 1

Case No. CETREE202100014 - EXHIBIT J - 1200 9th Avenue N - Photo 2

Case No. CETREE202100014 - EXHIBIT K - 1200 9th Avenue N - October 2020 Community Services Letter

Case No. CETREE202100014 - EXHIBIT L - 1200 9th Avenue N - Contractor Licensing email January 7, 2021

Case No. CETREE202100014 - EXHIBIT M - 1200 9th Avenue N - January 18, 2021 Request for Continuance

- 5.3. Case No. CETREE202100027 - OWNER: Carrie Ryan; LOCATION: 1200 9th Avenue North; VIOLATION: Section 38-6. – Tree topping or hatracking of The City of Naples Code of Ordinances.

Case No. CETREE202100027 - EXHIBIT A - 1200 9th Avenue N - Notice of Violation - Irreparable-Irreversible Harm

Case No. CETREE202100027 - EXHIBIT B - 1200 9th Avenue N - Notice of Hearing - Irreparable-Irreversible Harm

Case No. CETREE202100027 - EXHIBIT C - 1200 9th Avenue N - Notice of Hearing - Irreparable-Irreversible Harm - proof of mailing

Case No. CETREE202100027 - EXHIBIT D - 1200 9th Avenue N - Notice of Hearing - Irreparable-Irreversible Harm - returned green cards

Case No. CETREE202100027 - EXHIBIT E - 1200 9th Avenue N - Affidavit of Posting at Property

Case No. CETREE202100027 - EXHIBIT F - 1200 9th Avenue N - Picture of Posting at Property

Case No. CETREE202100027 - EXHIBIT G - 1200 9th Avenue N - City Hall Posting Affidavit

Case No. CETREE202100027 - EXHIBIT H - 1200 9th Avenue N - City Arborist Memorandum

Case No. CETREE202100027 - EXHIBIT I - 1200 9th Avenue N - Photo 1

Case No. CETREE202100027 - EXHIBIT J - 1200 9th Avenue N - Photo 2

Case No. CETREE202100027 - EXHIBIT K - 1200 9th Avenue N - October 2020 Community Services Letter

Case No. CETREE202100027 - EXHIBIT L - 1200 9th Avenue N - Contractor Licensing email January 7, 2021

Case No. CETREE202100027 - EXHIBIT M - 1200 9th Avenue N - January 18, 2021 Request for Continuance

5.4. Case No. CEZONE202100162 – OWNER: Richard & Marilyn Magnussen; LOCATION: 556 11th Avenue South; REPEAT VIOLATION: Sections 58-171. – District purpose; 58-172. – Uses permitted; and 44-8. – Definitions, of the Code of Ordinances of the City of Naples.

Case No. CEZONE202100162 - EXHIBIT A - 556 17th Avenue S - Repeat Notice of Violation-Notice of Hearing

Case No. CEZONE202100162 - EXHIBIT B - 556 17th Avenue S - Notice of Violation-Notice of Hearing - Proof of Mailings

Case No. CEZONE202100162 - EXHIBIT C - 556 17th Avenue S - Affidavit of Posting at Property

Case No. CEZONE202100162 - EXHIBIT D - 556 17th Avenue S - Picture of Posting at Property

Case No. CEZONE202100162 - EXHIBIT E - 556 17th Avenue S - Affidavit of Hand Delivery.pdf

Case No. CEZONE202100162 - EXHIBIT F - 556 17th Avenue S - City Hall Posting Affidavit

Case No. CEZONE202100162 - EXHIBIT G - 556 17th Avenue S - AirBnB Ad - The Cove - Houses for Rent in Naples, Florida February 5, 2021

Case No. CEZONE202100162 - EXHIBIT H - 556 17th Avenue S - Aerial

Case No. CEZONE202100162 - EXHIBIT I - 556 17th Avenue S - AirBnB advertisement calendar February 5, 2021 - 7 night minimum

Case No. CEZONE202100162 - EXHIBIT J - 556 17th Avenue S - advertisement calendar February 8, 2021 - 7 night minimum

Case No. CEZONE202100162 - EXHIBIT K - 556 17th Avenue S - AirBnB AD calendar February 9, 2021 - 30 night minimum in compliance

Case No. CEZONE202100162 - EXHIBIT L - 556 17th Avenue S - January 28, 2021 CEB Order

Case No. CEZONE202100162 - EXHIBIT M - 556 17th Avenue S - October 24, 2019 CEB Order and Notice of Violation for Case CEZONE201900470

Case No. CEZONE202100162 - EXHIBIT N - 556 17th Avenue S - 673148 Ontario Inc. Warranty Deed

Case No. CEZONE202100162 - EXHIBIT O - 556 17th Avenue S - Luxury Rentals LLC & Luxury Real Estate LLC Entity Information

5.5. Case No. CEPARK202100145 - OWNER: Sandra Davis; LOCATION: 568 13th Street South; VIOLATION: Section 56-42. - Mobile homes and travel trailers of The City of Naples Code of Ordinances.

Case No. CEPARK202100145 - EXHIBIT A - 568 13th Street N - Notice of Violation

Case No. CEPARK202100145 - EXHIBIT B - 568 13th Street N - Notice of Violation - Proof of Mailing

Case No. CEPARK202100145 - EXHIBIT C - 568 13th Street N - Notice of Hearing.pdf

Case No. CEPARK202100145 - EXHIBIT D - 568 13th Street N - Notice of Hearing -

Proof of Mailing

Case No. CEPARK202100145 - EXHIBIT E - 568 13th Street N - Posting Affidavit at Property

Case No. CEPARK202100145 - EXHIBIT F - 568 13th Street N - Picture of Posting Affidavit at Property

Case No. CEPARK202100145 - EXHIBIT G - 568 13th Street N - Photo

Case No. CEPARK202100145 - EXHIBIT H - 568 13th Street N - City Hall Posting Affidavit

- 5.6. Case No. CEPM202000500 - IMPOSITION OF FINES:/LIENS - OWNER: Jackie & George Mac Donell; Location: 560 Rudder Road; VIOLATION: Section 16-285. - Residential and commercial property maintenance of the City of Naples Code of Ordinances.  
Case No. CEPM202000500 - EXHIBIT A - 560 Rudder Road - February 18, 2021 Attorney for Respondent Request for Hearing and Due Process Waiver  
Case No. CEPM202000500 - EXHIBIT B - 560 Rudder Road - Notice of Hearing - Imposition of Fines-Lien  
Case No. CEPM202000500 - EXHIBIT C - 560 Rudder Road - Notice of Hearing - Imposition of Fines-Lien mailing  
Case No. CEPM202000500 - EXHIBIT D - 560 Rudder Road - Notice of Hearing - Request for Reduction in Fines  
Case No. CEPM202000500 - EXHIBIT E - 560 Rudder Road - Notice of Hearing - Request for Reduction in Fines mailing  
Case No. CEPM202000500 - EXHIBIT F - 560 Rudder Road - August 27, 2020 CEB Order and Notice of Violation

6. Next Meeting: March 25th, 2021

7. Adjourned