

**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, October 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. Pledge of Allegiance
3. Approval of Minutes
  - 3.1. August 26, 2021, Code Enforcement Board Meeting Minutes  
Recommended Action: Approve minutes.  
[August 26, 2021, Code Enforcement Board Meeting Minutes](#)
4. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda
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. CEZONE202001534 – Request to vacate the Findings of Fact, Conclusions of Law, and Order rendered August 26, 2021; OWNER: 360 12th LLC, Fritella, Stefano, Registered Agent; LOCATION: 360 12th Avenue South  
Case No. CEZONE202001534 - EXHIBIT A - 360 12th Avenue South - Notice of Hearing  
Case No. CEZONE202001534 - EXHIBIT B - 360 12th Avenue South - Notice of Hearing - Proof of Mailing  
Case No. CEZONE202001534 - EXHIBIT C - 360 12th Avenue South - August 26, 2021 Code Enforcement Board Order  
Case No. CEZONE202001534 - EXHIBIT D - 360 12th Avenue South - City Attorney's September 23, 2021 email to Respondent's Attorney  
Case No. CEZONE202001534 - EXHIBIT E - 360 12th Avenue South - Affidavit of Posting at Property  
Case No. CEZONE202001534 - EXHIBIT F - 360 12th Avenue South - Picture of Posting at Property  
Case No. CEZONE202001534 - EXHIBIT G - 360 12th Avenue South - City Hall Posting Affidavit
- 5.2. Case No. CEZONE202100479 - OWNER: Wolfgang Liebig; LOCATION: 1111 Galleon Drive; VIOLATION: Sections 16-112. – Florida Building Code Adopted; amendments; 105.1 - Requirements; and 50-102. – General requirements of the Code of Ordinances of the City of Naples.  
Case No. CEZONE202100479 - EXHIBIT A - 1111 Galleon Drive - Notice of Violation  
Case No. CEZONE202100479 - EXHIBIT B - 1111 Galleon Drive - Notice of Violation - Proof of Mailing  
Case No. CEZONE202100479 - EXHIBIT C - 1111 Galleon Drive - Notice of Hearing  
Case No. CEZONE202100479 - EXHIBIT D - 1111 Galleon Drive - Notice of Hearing - Proof of Mailing  
Case No. CEZONE202100479 - EXHIBIT E - 1111 Galleon Drive - Affidavit of Posting at Property  
Case No. CEZONE202100479 - EXHIBIT F - 1111 Galleon Drive - Picture of Posting at Property  
Case No. CEZONE202100479 - EXHIBIT G - 1111 Galleon Drive - City Hall Posting Affidavit  
Case No. CEZONE202100479 - EXHIBIT H - 1111 Galleon Drive - Photo 1  
Case No. CEZONE202100479 - EXHIBIT I - 1111 Galleon Drive - Photo 2
- 5.3. Case No. CERENT202101028 - OWNERS: Omar Abumahfouz; LOCATION: 801 River Point Drive, Building A-101; VIOLATION: Sections 58-621. – District purpose; 58-622. – Uses permitted; and 44-8. - Definition of the Code of Ordinances of the City of Naples.  
Case No. CERENT202101028 - EXHIBIT A - 801 River Point Drive A101 - Notice of Violation  
Case No. CERENT202101028 - EXHIBIT B - 801 River Point Drive A101 - Notice of Violation - Proof of Mailing

Case No. CERENT202101028 - EXHIBIT C - 801 River Point Drive A101 - Notice of Hearing

Case No. CERENT202101028 - EXHIBIT D - 801 River Point Drive A101 - Notice of Hearing - Proof of Mailing

Case No. CERENT202101028 - EXHIBIT E - 801 River Point Drive A101 - Affidavit of Posting at Property

Case No. CERENT202101028 - EXHIBIT F - 801 River Point Drive A101 - Picture of Posting at Property

Case No. CERENT202101028 - EXHIBIT G - 801 River Point Drive A101 - City Hall Posting Affidavit

Case No. CERENT202101028 - EXHIBIT H - 801 River Point Drive A101 - AirBnB Ad August 25, 2021 - 7 nights

Case No. CERENT202101028 - EXHIBIT I - 801 River Point Drive A101 - VRBO Ad July 27, 2021 - 7 nights

Case No. CERENT202101028 - EXHIBIT J - 801 River Point Drive A101 - VRBO Ad September 13, 2021 - 7 nights

Case No. CERENT202101028 - EXHIBIT K - 801 River Point Drive A101 - VRBO Ad September 28, 2021 - 7 nights

Case No. CERENT202101028 - EXHIBIT L - 801 River Point Drive A101 - VRBO Ad October 1, 2021 - 7 nights

Case No. CERENT202101028 - EXHIBIT M - 801 River Point Drive A101 - VRBO Ad October 12, 2021 - 7 nights

Case No. CERENT202101028 - EXHIBIT N - 801 River Point Drive A101 - VRBO Ad October 20, 2021 - 7 nights

Case No. CERENT202101028 - EXHIBIT O - 801 River Point Drive A101 - AirBnB Ad October 20, 2021 - 7 nights

6. Next Meeting: To be determined.
7. Ajourn