

**POSTED
MAR 18 2021**

**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, March 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. February 25th, 2020 Code Enforcement Board Meeting Minutes
Recommended Action: Approve Minutes
[February 25, 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 Code of Ordinances of the City of Naples.
Case No. CEZONE202000942 - EXHIBIT A - 375 12th Avenue S - Notice of Violation
Case No. CEZONE202000942 - EXHIBIT B - 375 12th Avenue S - Notice of Violation Mailing
Case No. CEZONE202000942 - EXHIBIT C - 375 12th Avenue S - Notice of Hearing
Case No. CEZONE202000942 - EXHIBIT D - 375 12th Avenue S - Notice of Hearing Mailing to Registered Agent and Attorney Email
Case No. CEZONE202000942 - EXHIBIT E - 375 12th Avenue S - Affidavit of Posting
Case No. CEZONE202000942 - EXHIBIT F - 375 12th Avenue S - Photo of Affidavit of Posting at Property
Case No. CEZONE202000942 - EXHIBIT G - 375 12th Avenue S - City Hall Posting Affidavit
Case No. CEZONE202000942 - EXHIBIT H - 375 12th Avenue S - Site Work Permit PRSW1903657
Case No. CEZONE202000942 - EXHIBIT I - 375 12th Avenue S - Aerial of Site Before
Case No. CEZONE202000942 - EXHIBIT J - 375 12th Avenue S - Picture of Site After (1)
Case No. CEZONE202000942 - EXHIBIT K - 375 12th Avenue S - Picture of Site After (2)
- 5.2. Case No. CESIGN202000228 - OWNER: 375 12TH Ave S LLC; Holmes Fraser, P.A., Registered Agent; LOCATION: 375 12th Avenue South; VIOLATION: Section 50-35. – Permitted signs, commercial zoning districts of the Code of Ordinances of the City of Naples.
Case No. CESIGN202000228 - EXHIBIT A - 375 12th Avenue S Notice of Violation
Case No. CESIGN202000228 - EXHIBIT B - 375 12th Avenue S -Notice of Violation Mailing
Case No. CESIGN202000228 - EXHIBIT C - 375 12th Avenue S LLC - Notice of Hearing
Case No. CESIGN202000228 - EXHIBIT D - 375 12th Avenue S - Notice of Hearing Mailings and Return Receipts
Case No. CESIGN202000228 - EXHIBIT E - 375 12th Avenue S -Affidavit of Posting
Case No. CESIGN202000228 - EXHIBIT F - 375 12th Avenue S -Affidavit of Posting Photo
Case No. CESIGN202000228 - EXHIBIT G - 375 12th Avenue S -Affidavit of Posting at City Hall
Case No. CESIGN202000228 - EXHIBIT H - 375 12th Avenue S -Photo Rear of Building Facing Alley
Case No. CESIGN202000228 - EXHIBIT I - 375 12th Avenue S -Correction Notice
Case No. CESIGN202000228 - EXHIBIT J - 375 12th Avenue S -Approved Plans - South and East Elevation

- 5.3. Case No. CETREE202100014 - OWNER: Carrie Ryan, CONTRACTOR: General Tree and Lawn Service of Collier, Inc.; LOCATION: 1200 9th Avenue N; VIOLATION: Sections 38-122. – Prohibitions; 38-2. – Definitions; and 38-123. – Enforcement, penalties, additional remedies of the Code of Ordinances of the City of Naples.
[CETREE202100014 - 1200 9th Avenue N - Notice of Hearing-Notice of Violation Irreparable-Irreversible](#)
[Case No. CETREE202100014 - EXHIBIT B - 1200 9th Avenue N - Notice of Hearing - Notice of Violation Mailings](#)
[Case No. CETREE202100014 - EXHIBIT C - 1200 9th Avenue N - Affidavit of Posting at Property](#)
[Case No. CETREE202100014 - EXHIBIT D - 1200 9th Avenue N - Picture of Posting at Property](#)
[Case No. CETREE202100014 - EXHIBIT E - 1200 9th Avenue N - Affidavit of Posting at City Hall](#)
[Case No. CETREE202100014 - EXHIBIT F - 1200 9th Avenue N - City Arborist Memorandum](#)
[Case No. CETREE202100014 - EXHIBIT G - 1200 9th Avenue N - Photo 1](#)
[Case No. CETREE202100014 - EXHIBIT H - 1200 9th Avenue N - Photo 2](#)
[Case No. CETREE202100014 - EXHIBIT I - 1200 9th Avenue N - October 2020 Community Services Letter](#)
[Case No. CETREE202100014 - EXHIBIT J - 1200 9th Avenue N - Contractor Licensing email January 7, 2021](#)
- 5.4. Case No. CETREE202100027 - OWNER: Carrie Ryan; CONTRACTOR: General Tree and Lawn Service of Collier, Inc.; LOCATION: 1200 9th Avenue North; VIOLATION: Section 38-6. – Tree topping or hatracking of the Code of Ordinances of the City of Naples.
[Case No. CETREE202100027 - EXHIBIT A - 1200 9th Avenue N - Notice of Hearing-Notice of Violation Irreparable-Irreversible Harm](#)
[Case No. CETREE202100027 - EXHIBIT B - 1200 9th Avenue N - Notice of Hearing-Irreparable-Irreversible Harm Mailing](#)
[Case No. CETREE202100027 - EXHIBIT C - 1200 9th Avenue N - Affidavit of Posting at Property](#)
[Case No. CETREE202100027 - EXHIBIT D - 1200 9th Avenue N - Picture of Posting at Property](#)
[Case No. CETREE202100027 - EXHIBIT E - 1200 9th Avenue N - City Hall Posting Affidavit](#)
[Case No. CETREE202100027 - EXHIBIT F - 1200 9th Avenue N - City Arborist Memorandum.](#)
[Case No. CETREE202100027 - EXHIBIT G - 1200 9th Avenue N - Photo 1](#)
[Case No. CETREE202100027 - EXHIBIT H - 1200 9th Avenue N - Photo 2](#)
[Case No. CETREE202100027 - EXHIBIT I - 1200 9th Avenue N - October 2020](#)

Community Services Letter

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

- 5.5. Case No. CEZONE202001534 - OWNER: 360 12th LLC, Stefano Fritella, Registered Agent; LOCATION: 360 12th Avenue South; VIOLATION: Section 56-126.- Outdoor dining of the Code of Ordinances of the City of Naples.
Case No. CEZONE202001534 - EXHIBIT A - 360 12th Avenue S - Notice of Violation
Case No. CEZONE202001534 - EXHIBIT B - 360 12th Avenue S - Notice of Violation Mailing
Case No. CEZONE202001534 - EXHIBIT C - 360 12th Avenue S - Notice of Hearing
Case No. CEZONE202001534 - EXHIBIT D - 360 12th Avenue S - Notice of Hearing Mailing
Case No. CEZONE202001534 - EXHIBIT E - 360 12th Avenue S - Affidavit of Personal Service
Case No. CEZONE202001534 - EXHIBIT F - 360 12th Avenue S - City Hall Posting Affidavit
Case No. CEZONE202001534 - EXHIBIT G - 360 12th Avenue S - Picture of The Bevy Outdoor Dining
- 5.6. Case No. CEZONE202001539 - OWNER: 360 12th LLC; Stefano Fritella, Registered Agent; LOCATION: 360 12th Avenue South; VIOLATION: Section 56-125. - Live entertainment permit of the Code of Ordinances of the City of Naples.
Case No. CEZONE202001539 - EXHIBIT A - 360 12th Avenue S - Notice of Violation
Case No. CEZONE202001539 - EXHIBIT B - 360 12th Avenue S - Notice of Violation Mailing
Case No. CEZONE202001539 - EXHIBIT C - 360 12th Avenue S - Notice of Hearing
Case No. CEZONE202001539 - EXHIBIT D - 360 12th Avenue S - Notice of Hearing Mailing
Case No. CEZONE202001539 - EXHIBIT E - 360 12th Avenue S - Affidavit of Personal Service
Case No. CEZONE202001539 - EXHIBIT F - 360 12th Avenue S - City Hall Posting Affidavit
Case No. CEZONE202001539 - EXHIBIT G - 360 12th Avenue S - The Bevy Events Page
- 5.7. Case No. CEZONE202100071 - OWNER: Kimberly Staley; LOCATION: 1880 7th Street S; VIOLATION: Sections 58-171. – District purpose; Sections 58-172. Uses permitted, Section 44-8. Definitions of the Code of Ordinances of the City of Naples.
Case No. CEZONE202100071 - EXHIBIT A - 1880 7th Street S - Notice of Violation
Case No. CEZONE202100071 - EXHIBIT B - 1880 7th Street S - Notice of Violation Mailing
Case No. CEZONE202100071 - EXHIBIT C - 1880 7th Street S - Notice of Hearing
Case No. CEZONE202100071 - EXHIBIT D - 1880 7th Street S - Notice of Hearing

Mailing and Return Receipt

Case No. CEZONE202100071 - EXHIBIT E - 1880 7th Street S - Affidavit of Posting at Property

Case No. CEZONE202100071 - EXHIBIT F - 1880 7th Street S - Picture of Posting of Affidavit at Property

Case No. CEZONE202100071 - EXHIBIT G - 1880 7th Street S - City Hall Posting Affidavit

Case No. CEZONE202100071 - EXHIBIT H - 1880 7th Street S - January 19, 2021 VRBO Advertisement 1-7 nights

Case No. CEZONE202100071 - EXHIBIT I - 1880 7th Street S - February 4, 2021 VRBO Advertisement 1-14 nights

Case No. CEZONE202100071 - EXHIBIT J - 1880 7th Street S - February 19, 2021 VRBO Advertisement 1-14 nights

Case No. CEZONE202100071 - EXHIBIT K - 1880 7th Street S - March 8, 2021 VRBO Advertisement 1-14 nights

- 5.8. Case No. CEP2019000905 - REQUEST FOR REDUCTION IN FINES - OWNER(S): Carrie and John Cooney (previous owner RHC LLC); LOCATION: 1660 Dolphin Court; VIOLATION: Section: 16-289 Unsightly conditions, of the Code of Ordinances of the City of Naples.
 - Case No. CEP2019000905 - EXHIBIT A - 1660 Dolphin Court - Notice of Hearing Request for Reduction in Fines
 - Case No. CEP2019000905 - EXHIBIT B - 1660 Dolphin Court - Notice of Hearing Request for Reduction in Fines Mailing
 - Case No. CEP2019000905 - EXHIBIT C - 1660 Dolphin Court - January 23, 2020 CEB Findings of Fact/Order
 - Case No. CEP2019000905 - EXHIBIT D - 1660 Dolphin Court - 2019 Notice of Violation

6. Next Meeting: April 22, 2021

7. Adjourned