



**NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)**

**Code Enforcement Board  
City Hall Council Chambers  
735 8th Street South, Naples, Florida 34102**

**One or more other elected or appointed  
officials may be in attendance at this meeting.**

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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.

**Pledge of Civility**

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

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**Code Enforcement Board  
Thursday, July 27, 2023  
2:00 PM**

**All proposed ordinances and information on other 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 City Council in conjunction with deliberations during this meeting will become property of the City of Naples and will be retained by the City Clerk**

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Introduction of New Code Board Attorney**
  - 3.1. Matthew McConnell
- 4. Nomination and Election of Vice Chair (SUPPLEMENT 1 - ADDED ITEM)**
- 5. Approval of Minutes**
  - 5.1. Approval of May 25, 2023 Code Board Meeting Minutes  
[May 25, 2023 Code Enforcement Board Meeting Minutes](#)
- 6. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda**
- 7. Staff Comments**

## 8. Docket

- 8.1. Case No. CEZONE202300597 - REPEAT VIOLATION - OWNER: Viceroy Naples LLC, The Viceroy Naples LLC; LOCATION; 599 River Point Drive; VIOLATION: Temporary structures not permanently affixed to city approved foundations and utilities. Sec 56-50. Temporary buildings and structures.  
Case No. CEZONE202300597 - EXHIBIT A - 599 River Point Drive - Notice of Hearing - Repeat Violation  
Case No. CEZONE202300597 - EXHIBIT B - 599 River Point Drive - Notice of Hearing - Repeat Violation - Proof of Mailing  
Case No. CEZONE202300597 - EXHIBIT C - 599 River Point Drive - Notice of Hearing - Repeat Violation - Affidavit of Posting at Property  
Case No. CEZONE202300597 - EXHIBIT D - 599 River Point Drive - Picture of Posting at Property  
Case No. CEZONE202300597 - EXHIBIT E - 599 River Point Drive - City Hall Posting Affidavit  
Case No. CEZONE202300597 - EXHIBIT F - Code Enforcement Order - May 25, 2023 Meeting  
Case No. CEZONE202300597 - EXHIBIT G - 599 River Point Drive - Original Violation - Case No. CEZONE202300228 - Notice of Violation  
Case No. CEZONE202300597 - EXHIBIT I - 599-River Point Drive - Picture of Property on May 25, 2023  
Case No. CEZONE202300597 - EXHIBIT H - 599 River Point Drive - Picture of Property on April 17, 2023  
Case No. CEZONE202300597 - EXHIBIT J - 599 River Point Drive - Picture of Property on June 9, 2023  
Case No. CEZONE202300597 - EXHIBIT K - 599 River Point Drive - Picture of Property on June 30, 2023  
Case No. CEZONE202300597 - EXHIBIT L - 599 River Point Drive - Corrections Notice - May 5, 2023 (SUPPLEMENT 1 - ADDED ATTACHMENT)
- 8.2. Case No. CEBDGC202200516 - Imposition of Fines/Liens - OWNER: Frank K. Stier; LOCATION: 514 14th Street North; VIOLATION: Alteration and construction work performed without required permit(s). Sec. 16-112. Florida Building Code Adopted; amendments. Section 105 Permits 105.1 Required.  
Case No. CEBDGC202200516 - EXHIBIT A - 514 14th Street North - Notice of Hearing - Imposition of Fines  
Case No. CEBDGC202200516 - EXHIBIT B - 514 14th Street North - Notice of Hearing - Imposition of Fines - Proof of Mailing  
Case No. CEBDGC202200516 - EXHIBIT C - 514 14th Street N - Code Enforcement Board Order - June 23, 2022 Meeting  
Case No. CEBDGC202200516 - EXHIBIT D - 514 14th Street N - Code Enforcement Board Order - Final - Proof of Mailing  
Case No. CEBDGC202200516 - EXHIBIT E - 514 14th Street N - Notice of Violation  
Case No. CEBDGC202200516 - EXHIBIT F - 514 14th St N - Affidavit of Compliance  
Case No. CEBDGC202200516 - EXHIBIT G - 514 14th Street N - Building Permit Issued March 28, 2023  
Case No. CEBDGC202200516 - EXHIBIT H - 514 14th Street North - Affidavit of

Posting at Property

Case No. CEBDGC202200516 - EXHIBIT I - 514 14th Street North - Picture of Posting at Property

Case No. CEBDGC202200516 - EXHIBIT J - 514 14th Street N - City Hall Posting Affidavit

- 8.3. Case No. CEP202300371 OWNER: Robert & Roberta Kodeck; LOCATION: 796 Starboard Drive; VIOLATION: Accessory structure in disrepair, High weeds and grass throughout. Sec. 16-285 Residential and commercial property maintenance.
- Case No. CEP202300371 - EXHIBIT A - 796 Starboard Drive - Notice of Violation
- Case No. CEP202300371 - EXHIBIT B - 796 Starboard Drive - Notice of Violation - Proof of Mailing
- Case No. CEP202300371 - EXHIBIT C - 796 Starboard Drive - Notice of Violation - Return Receipt
- Case No. CEP202300371 - EXHIBIT D - 796 Starboard Drive - Notice of Hearing
- Case No. CEP202300371 - EXHIBIT E - 796 Starboard Drive - Notice of Hearing - Proof of Mailing
- Case No. CEP202300371 - EXHIBIT F - 796 Starboard Drive - City Hall Posting Affidavit
- Case No. CEP202300371 - EXHIBIT G - 796 Starboard Drive - Affidavit of Posting at Property
- Case No. CEP202300371 - EXHIBIT H - 796 Starboard Drive - Picture of Posting at Property
- Case No. CEP202300371 - EXHIBIT I - 796 Starboard Drive - Picture of Property on June 20, 2023
- Case No. CEP202300371 - EXHIBIT J - 796 Starboard Drive - Picture of Property on July 19, 2023

**9. Next Meeting Date: August 24, 2023**

**10. Adjournment**

**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 CITY COUNCIL 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.