



## NOTICE OF MEETING AND AGENDA

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, January 25, 2024  
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. Administer Oath to New Members
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
  - 4.1. Approval of July 27, 2023 Code Enforcement Meeting Minutes  
[July 27, 2023 Code Enforcement Board Meeting Minutes](#)
5. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda
6. Staff Comments
7. Docket
  - 7.1. Case No. CEEVP202400056 - IRREPARABLE/IRREVERSIBLE HARM - OWNER:

460 5th South property LLC; LOCATION: 460 5th Avenue South; VIOLATION: Sec. 42-5.- Control of pollutant discharge.  
Case No. CEEVP202400056 - EXHIBIT A - 460 5th Ave S - Notice of Violation and Notice of Hearing - Irreparable Irreversible Harm  
Case No. CEEVP202400056 - EXHIBIT B - 460 5th Ave S - Notice of Violation and Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing  
Case No. CEEVP202400056 - EXHIBIT C - 460 5th Ave S - Affidavit of Personal Service  
Case No. CEEVP202400056 - EXHIBIT D - 460 5th Ave S - City Hall Posting Affidavit  
Case No. CEEVP202400056 - EXHIBIT E - 460 5th Ave S - Picture of Property Jan. 9, 2024 (1)  
Case No. CEEVP202400056 - EXHIBIT F - 460 5th Ave S - Picture of Property Jan. 9, 2024 (2)  
Case No. CEEVP202400056 - EXHIBIT G - 460 5th Ave S - Picture of Property Jan. 9, 2024 (3)  
Case No. CEEVP202400056 - EXHIBIT H - 460 5th Ave S - Picture of Property Jan. 9, 2024 (4)  
Case No. CEEVP202400056 - EXHIBIT I - 460 5th Ave S - Picture of Property Jan. 9, 2024 (5)  
Case No. CEEVP202400056 - EXHIBIT J - 460 5th Ave S - Picture of Property Jan. 9, 2024 (6)  
Case No. CEEVP202400056 - EXHIBIT K - 460 5th Ave S - Aerial Picture of Property (7)  
Case No. CEEVP202400056 - EXHIBIT L - 460 5th Ave S - Picture of Property Jan. 9, 2024 (8)  
Case No. CEEVP202400056 - EXHIBIT M - 460 5th Ave S - Picture of Property Jan. 9, 2024 (9)  
Case No. CEEVP202400056 - EXHIBIT N - 460 5th Ave S - Picture of Property Jan. 10, 2024 (10)

- 7.2. Case No. CEVEG202301710 - OWNER: Coastland Center LLC, REGISTERED AGENT: Corporation Service Company; LOCATION: 1700 9th Street North; VIOLATION: Sec. 16-285. Residential and commercial property maintenance.  
Case No. CEVEG202301710 - EXHIBIT A - 1700 9th St N - Notice of Violation  
Case No. CEVEG202301710 - EXHIBIT B - 1700 9th St N - Notice of Violation - Proof of Mailing  
Case No. CEVEG202301710 - EXHIBIT C - 1700 9th St N - Notice of Violation - Return Receipt  
Case No. CEVEG202301710 - EXHIBIT D - 1700 9th St N - Notice of Hearing  
Case No. CEVEG202301710 - EXHIBIT E - 1700 9th St N - Notice of Hearing - Proof of Mailing  
Case No. CEVEG202301710 - EXHIBIT F - 1700 9th St N - Notice of Hearing - Return Receipt  
Case No. CEVEG202301710 - EXHIBIT G - 1700 9th St N - City Hall Posting Affidavit  
Case No. CEVEG202301710 - EXHIBIT H - 1700 9th St N - Picture of Property Nov. 9, 2023 (1)  
Case No. CEVEG202301710 - EXHIBIT I - 1700 9th St N - Picture of Property Nov. 9, 2023 (2)

Case No. CEVEG202301710 - EXHIBIT J - 1700 9th St N - Picture of Property  
Nov. 9, 2023 (3)

- 7.3. Case No. CEOBST202301715 - OWNER: Coastland Center LLC, REGISTERED  
AGENT: Corporation Service Company; LOCATION: 1700 9th Street North;  
VIOLATION: Sec. 22-35 (f)(1)(a) Maintenance of right-of-way.  
Case No. CEOBST202301715 - EXHIBIT A - 1700 9th St N - Notice of Violation  
Case No. CEOBST202301715 - EXHIBIT B - 1700 9th St N - Notice of Violation -  
Proof of Mailing  
Case No. CEOBST202301715 - EXHIBIT C - 1700 9th St N - Notice of Violation -  
Return Receipt  
Case No. CEOBST202301715 - EXHIBIT D - 1700 9th St N - Notice of Hearing  
Case No. CEOBST202301715 - EXHIBIT E - 1700 9th St N - Notice of Hearing -  
Proof of Mailing  
Case No. CEOBST202301715 - EXHIBIT F - 1700 9th St N - Notice of Hearing -  
Return Receipt  
Case No. CEOBST202301715 - EXHIBIT G - 1700 9th St N - City Hall Posting  
Affidavit  
Case No. CEOBST202301715 - EXHIBIT H - 1700 9th St N - Picture of Property  
Nov. 9, 2023 (1)  
Case No. CEOBST202301715 - EXHIBIT I - 1700 9th St N - Picture of Property  
Nov. 9, 2023 (2)  
Case No. CEOBST202301715 - EXHIBIT J - 1700 9th St N - Picture of Property  
Nov. 9, 2023 (3)
- 7.4. Case No. CEVEG2023017129 - OWNER: Coastland Center LLC, REGISTERED  
AGENT: Corporation Service Company; LOCATION: 1700 9th Street North;  
VIOLATION: Sec. 16-285 (b)(27) Residential and commercial property  
maintenance.  
Case No. CEVEG2023017129 - EXHIBIT A - 1700 9th St N - Notice of Violation  
Case No. CEVEG2023017129 - EXHIBIT B - 1700 9th St N - Notice of Violation -  
Proof of Mailing  
Case No. CEVEG2023017129 - EXHIBIT C - 1700 9th St N - Notice of Violation -  
Return Receipt  
Case No. CEVEG2023017129 - EXHIBIT D - 1700 9th St N - Notice of Hearing  
Case No. CEVEG2023017129 - EXHIBIT E - 1700 9th St N - Notice of Hearing -  
Proof of Mailing  
Case No. CEVEG2023017129 - EXHIBIT F - 1700 9th St N - Notice of Hearing -  
Return Receipt  
Case No. CEVEG2023017129 - EXHIBIT G - 1700 9th St N - City Hall Posting  
Affidavit  
Case No. CEVEG2023017129 - EXHIBIT H - 1700 9th St N - Picture of Property  
Nov. 9, 2023 (1)  
Case No. CEVEG2023017129 - EXHIBIT I - 1700 9th St N - Picture of Property  
Nov. 9, 2023 (2)  
Case No. CEVEG2023017129 - EXHIBIT J - 1700 9th St N - Picture of Property  
Nov. 9, 2023(3)  
Case No. CEVEG2023017129 - EXHIBIT K - 1700 9th St N - Picture of Property  
Nov. 9, 2023 (4)  
Case No. CEVEG2023017129 - EXHIBIT L - 1700 9th St N - Picture of Property

Nov. 9, 2023 (5)

- 7.5. Case No. CERENT202301909 - OWNER: Twin Palm of Naples LLC; LOCATION: 1501 Chesapeake Avenue; VIOLATION: Sec. 58-291. District Purpose., Sec. 58-292. - Uses Permitted., Sec. 44-8. - Definitions. Transient Lodging Facility  
Case No. CERENT202301909 - EXHIBIT A - 1501 Chesapeake Avenue - Recurring Notice of Violation - Notice of Hearing  
Case No. CERENT202301909 - EXHIBIT B - 1501 Chesapeake Avenue - Recurring Notice of Violation - Notice of Hearing - Proof of Mailing  
Case No. CERENT202301909 - EXHIBIT C - 1501 Chesapeake Avenue - Recurring Notice of Violation - Notice of Hearing - Returned Mail  
Case No. CERENT202301909 - EXHIBIT D - 1501 Chesapeake Avenue - Notice of Hearing - Affidavit of Posting at Property  
Case No. CERENT202301909 - EXHIBIT E - 1501 Chesapeake Avenue - Notice of Hearing - Picture of Posting at Property  
Case No. CERENT202301909 - EXHIBIT F - 1501 Chesapeake Avenue - City Hall Posting Affidavit  
Case No. CERENT202301909 - EXHIBIT G - 1501 Chesapeake Avenue - Original Notice of Violation  
Case No. CERENT202301909 - EXHIBIT H - 1501 Chesapeake Ave - Picture of Advertisements on Nov. 30, 2023  
Case No. CERENT202301909 - EXHIBIT I - 1501 Chesapeake Ave - Picture of Advertisements on Dec. 7, 2023  
Case No. CERENT202301909 - EXHIBIT J - 1501 Chesapeake Ave - Picture of Advertisements on Jan. 9, 2024
- 7.6. Case No. CERENT202301900 - OWNER: James T. Peck Investments LLC, REGISTERED AGENT: James T. Peck; LOCATION: 611 18th Avenue South; VIOLATION: Sec. 58-171. -District Purpose., Sec. 58-172. - Uses permitted., Sec. 44-8 Definitions. Transient Lodging Facility.  
Case No. CERENT202301900 - EXHIBIT A - 611 18th Avenue S - Recurring Notice of Violation - Notice of Hearing  
Case No. CERENT202301900 - EXHIBIT B - 611 18th Avenue S - Recurring Notice of Violation - Notice of Hearing - Proof of Mailing  
Case No. CERENT202301900 - EXHIBIT C - 611 18th Avenue S - Recurring Notice of Violation - Notice of Hearing - Return Receipt  
Case No. CERENT202301900 - EXHIBIT D - 611 18th Avenue S - Recurring Notice of Violation - Notice of Hearing - Affidavit of Posting at Property  
Case No. CERENT202301900 - EXHIBIT E - 611 18th Avenue S - Recurring Notice of Violation - Notice of Hearing - Picture of Posting at Property  
Case No. CERENT202301900 - EXHIBIT F - 611 18th Avenue S - City Hall Posting Affidavit  
Case No. CERENT202301900 - EXHIBIT G - 611 18th Avenue S - Original Notice of Violation  
Case No. CERENT202301900 - EXHIBIT H - 611 18th Avenue S - Picture of Advertisement Nov. 29, 2023  
Case No. CERENT202301900 - EXHIBIT I - 611 18th Avenue S - Picture of Advertisement Reviews  
Case No. CERENT202301900 - EXHIBIT J - 611 18th Avenue S - Picture of Advertisement Jan. 18, 2024

**8. Next Meeting Date: February 21, 2024**

**9. 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.