



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.

Code Enforcement Board
Thursday, September 25, 2025
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. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda
4. Staff Comments
5. Docket
 - 5.1. Case No. CERENT202501882 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: PETER E WASMER & KATHLEEN D WASMER; LOCATION: 139 5TH STREET SOUTH; VIOLATION: Sec. 58-231. - District purpose, Sec. 58-232. - Uses permitted. and Sec. 44-8. - Transient lodging facility.
[Case No. CERENT202501882 - EXHIBIT A - 139 5th Street South - Notice of Hearing Notice of Violation - Irreparable - Irreversible Harm](#)
[Case No. CERENT202501882 - EXHIBIT B - 139 5th Street South - Notice of Hearing Notice of Violation - Irreparable - Irreversible Harm - Proof of Mailing](#)
[Case No. CERENT202501882 - EXHIBIT C - 139 5th Street South - City Hall Posting Affidavit](#)
[Case No. CERENT202501882 - EXHIBIT D - 139 5th Street South - Affidavit of Posting at Property](#)
[Case No. CERENT202501882 - EXHIBIT E - 139 5th Street South - Picture of Posting at Property](#)
[Case No. CERENT202501882 - EXHIBIT F - 139 5th Street South - Advertisement on September 2, 2025](#)
[Case No. CERENT202501882 - EXHIBIT G - 139 5th Street South - Reviews on September 2, 2025 \(1\)](#)
[Case No. CERENT202501882 - EXHIBIT H - 139 5th Street South - Reviews on September 2, 2025 \(2\)](#)

Case No. CERENT202501882 - EXHIBIT I - 139 5th Street South - Reviews on September 2, 2025 (3)

- 5.2. Case No. CERENT202501957 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: JAMES T & VICKIE W PECK; LOCATION: 611 18TH AVENUE SOUTH; VIOLATION: Sec. 58-171. - District purpose, Sec. 58-172. - Uses permitted. and Sec. 44-8. - Transient lodging facility.
Case No. CERENT202501957 - EXHIBIT A - 611 18th Avenue South - Notice of Hearing Notice of Violation Irreparable - Irreversible Harm
Case No. CERENT202501957 - EXHIBIT B - 611 18th Avenue South - Notice of Hearing Notice of Violation Irreparable - Irreversible Harm - Proof of Mailing
Case No. CERENT202501957 - EXHIBIT C - 611 18th Avenue South - City Hall Posting Affidavit
Case No. CERENT202501957 - EXHIBIT D - 611 18th Avenue South - Affidavit of Posting at Property
Case No. CERENT202501957 - EXHIBIT E - 611 18th Avenue South - Picture of Posting at Property
Case No. CERENT202501957 - EXHIBIT F - 611 18th Avenue South - Picture of Advertisement September 11, 2025
Case No. CERENT202501957 - EXHIBIT G - 611 18th Avenue South - Picture of Advertisement Booking September 11, 2025
Case No. CERENT202501957 - EXHIBIT H - 611 18th Avenue South - Reviews of Stays September 11, 2025
Case No. CERENT202501957 - EXHIBIT I - 611 18th Avenue South - Reviews of Stays September 11, 2025 (1)
Case No. CERENT202501957 - EXHIBIT J - 611 18th Avenue South - VRBO Review Policy (SUPPLEMENT 1 - ADDED ATTACHMENT)
- 5.3. Case No. CEVEG202501783 - OWNER: NAPLES LUXURY LLC; LOCATION: 531 SPRING LINE DRIVE; VIOLATION: Sec. 16-284. - Vacant lot maintenance.
Case No. CEVEG202501783 - EXHIBIT A - 531 Spring Line Drive - Notice of Violation
Case No. CEVEG202501783 - EXHIBIT B - 531 Spring Line Drive - Notice of Violation - Proof of Mailing
Case No. CEVEG202501783 - EXHIBIT C - 531 Spring Line Drive- Notice of Hearing
Case No. CEVEG202501783 - EXHIBIT D - 531 Spring Line Drive - Notice of Hearing - Proof of Mailing
Case No. CEVEG202501783 - EXHIBIT E - 531 Spring Line Dr - Notice of Hearing - Return Receipt
Case No. CEVEG202501783 - EXHIBIT F - 531 Spring Line Drive - City Hall Posting Affidavit
Case No. CEVEG202501783 - EXHIBIT G - 531 Spring Line Drive - Affidavit of Posting at Property
Case No. CEVEG202501783 - EXHIBIT H - 531 Spring Line Drive - Picture of Posting at Property
Case No. CEVEG202501783 - EXHIBIT I - 531 Spring Line Drive - Picture of Property (1)
Case No. CEVEG202501783 - EXHIBIT J - 531 Spring Line Drive - Picture of Property (2)

- 5.4. Case No. CESIGN202501865 - OWNER: CLS PARTNERSHIP; LOCATION: 3333 9TH STREET NORTH; VIOLATION: Sec. 50-37. - Prohibited signs.
Case No. CESIGN202501865 - EXHIBIT A - 3333 9th Street North - Notice of Violation
Case No. CESIGN202501865 - EXHIBIT B - 3333 9th Street North - Notice of Violation - Proof of Mailing
Case No. CESIGN202501865 - EXHIBIT C - 3333 9th Street North - Notice of Hearing
Case No. CESIGN202501865 - EXHIBIT D - 3333 9th Street North - Notice of Hearing -Proof of Mailing
Case No. CESIGN202501865 - EXHIBIT E - 3333 9th Street North - City Hall Posting Affidavit
Case No. CESIGN202501865 - EXHIBIT F - 3333 9th Street North - Affidavit of Posting at Property
Case No. CESIGN202501865 - EXHIBIT G - 3333 9th Street North - Picture of Posting at Property
Case No. CESIGN202501865 - EXHIBIT H - 3333 9th Street North - Picture of Property (1)
Case No. CESIGN202501865 - EXHIBIT I - 3333 9th Street North - Picture of Property (2)
- 5.5. Case No. CESIGN202501866 - OWNER: BOLL MAINTENANCE LLC; LOCATION: 3365 9TH STREET NORTH; VIOLATION: SEC. 50-37. - Prohibited signs.
Case No. CESIGN202501866 - EXHIBIT A - 3365 9th Street North - Notice of Violation
Case No. CESIGN202501866 - EXHIBIT B - 3365 9th Street North - Notice of Violation - Proof of Mailing
Case No. CESIGN202501866 - EXHIBIT C - 3365 9th Street North - Notice of Hearing
Case No. CESIGN202501866 - EXHIBIT D - 3365 9th Street North - Notice of Hearing - Proof of Mailing
Case No. CESIGN202501866 - EXHIBIT E - 3365 9th Street North - City Hall Posting Affidavit
Case No. CESIGN202501866 - EXHIBIT F - 3365 9th Street North - Affidavit of Posting at Property
Case No. CESIGN202501866 - EXHIBIT G - 3365 9th Street North - Picture of Posting at Property
Case No. CESIGN202501866 - EXHIBIT H - 3365 9th Street North - Picture of Property
- 5.6. Case No. CERENT202501654 - REQUEST FOR REDUCTION IN FINES - OWNER: LBCAV CAPITAL LLC; LOCATION: 549 7TH AVENUE NORTH; VIOLATION: Sec. 58-172. - Uses permitted. and Sec. 44-8. - Transient lodging facility.
Case No. CERENT202501654 - EXHIBIT A - 549 7th Avenue North - Lien Reduction Request
Case No. CERENT202501654 - EXHIBIT B - 549 7th Avenue North - Finding of Fact August 26, 2025
Case No. CERENT202501654 - EXHIBIT C - 549 7th Avenue North - City Hall

6. Next Meeting Date: October 23, 2025

7. 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.