



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.**

**Code Enforcement Board
Thursday, September 24, 2026
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. Approval of Minutes

- 3.1. Approval of August 20, 2026 Code Enforcement Board Meeting Minutes
[August 20, 2026 Code Enforcement Board Meeting Minutes](#)

4. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda

5. Staff Comments

6. Docket

- 6.1. Case No. CEVEG202602110 - OWNER: FUSION NAPLES LLC; LOCATION: 1100 8TH TER NORTH; VIOLATION: Sec. 16-284. - Vacant lot maintenance.
[Case No. CEVEG202602110 - EXHIBIT A - 1100 8th Ter. North - Notice of Recurring Violation - Notice of Hearing](#)
[Case No. CEVEG202602110 - EXHIBIT B - 1100 8th Ter. North - Notice of Recurring Violation - Notice of Hearing - Proof of Mailing](#)
[Case No. CEVEG202602110 - EXHIBIT C - 1100 8th Ter. North - Affidavit of Posting at Property](#)
[Case No. CEVEG202602110 - EXHIBIT D - 1100 8th Ter. North - Picture of Posting at Property](#)
[Case No. CEVEG202602110 - EXHIBIT E - 1100 8th Ter. North - City Hall Posting Affidavit](#)
[Case No. CEVEG202602110 - EXHIBIT F - 1100 8th Ter. North - Picture of Property \(1\)](#)

Case No. CEVEG202602110 - EXHIBIT G - 1100 8th Ter. North - Picture of Property (2)

- 6.2. Case No. CEVEG202602111 - OWNER: TYLER ROBERT ENGEL, MONIKA FAYE ENGEL; LOCATION: 950 11TH STREET NORTH; VIOLATION: Sec. 26-284. - Vacant lot maintenance.

Case No. CEVEG202602111 - EXHIBIT A - 950 11th Street North - Notice of Recurring Violation - Notice of Hearing

Case No. CEVEG202602111 - EXHIBIT B - 950 11th Street North - Notice of Recurring Violation - Notice of Hearing - Proof of Mailing

Case No. CEVEG202602111 - EXHIBIT C - 950 11th Street North - Affidavit of Posting at Property

Case No. CEVEG202602111 - EXHIBIT D - 950 11th Street North - Picture of Posting at Property

Case No. CEVEG202602111 - EXHIBIT E - 950 11th Street North - City Hall Posting Affidavit

Case No. CEVEG202602111 - EXHIBIT F - 950 11th Street North - Picture of Property (1)

Case No. CEVEG202602111 - EXHIBIT G - 950 11th Street North - Picture of Property (2)

- 6.3. Case No. CELITE202602108 - OWNER: RICHARD P DAVIS; LOCATION: 695 GULF SHORE BLVD NORTH; VIOLATION: Sec. 52-61. - Marine turtle protection.

Case No. CELITE202602108 - EXHIBIT A - 695 Gulf Shore Blvd North - Notice of Violation

Case No. CELITE202602108 - EXHIBIT B - 695 Gulf Shore Blvd North - Notice of Violation - Proof of Mailing

Case No. CELITE202602108 - EXHIBIT C - 695 Gulf Shore Blvd North - Notice of Violation - Return Receipt

Case No. CELITE202602108 - EXHIBIT D - 695 Gulf Shore Blvd North - Notice of Hearing

Case No. CELITE202602108 - EXHIBIT E - 695 Gulf Shore Blvd North - Notice of Hearing - Proof of Mailing

Case No. CELITE202602108 - EXHIBIT F - 695 Gulf Shore Blvd North - Affidavit of Posting at Property

Case No. CELITE202602108 - EXHIBIT G - 695 Gulf Shore Blvd North - Picture of Posting at Property

Case No. CELITE202602108 - EXHIBIT H - 695 Gulf Shore Blvd North - City Hall Posting Affidavit

Case No. CELITE202602108 - EXHIBIT I - 695 Gulf Shore Blvd North - Picture of Property (1)

Case No. CELITE202602108 - EXHIBIT J - 695 Gulf Shore Blvd North- Picture of Property (2)

- 6.4. Case No. CEVEG202602217 REPEAT VIOLATION - OWNER: DENNIS LEE & MICHIKO KUEHN; LOCATION: 1030 22ND AVENUE NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Case No. CEVEG202602217 - EXHIBIT A - 1030 22nd Avenue North - Notice of Hearing Repeat Violation

Case No. CEVEG202602217 - EXHIBIT B - 1030 22nd Avenue North - Notice of Hearing Repeat Violation - Proof of Mailing
Case No. CEVEG202602217 - EXHIBIT C - 1030 22nd Avenue North - Affidavit of Posting at Property
Case No. CEVEG202602217 - EXHIBIT D - 1030 22nd Avenue North - Picture of Posting at Property
Case No. CEVEG202602217 - EXHIBIT E - 1030 22nd Avenue North - City Hall Posting Affidavit
Case No. CEVEG202602217 - EXHIBIT F - 1030 22nd Avenue North - Picture of Property (1)
Case No. CEVEG202602217 - EXHIBIT G - 1030 22nd Avenue North - Picture of Property (2)

- 6.5. Case No. CERENT202602175 IRREPARABLE IRREVERSIBLE HARM - OWNER: DANIELLE SMITH; LOCATION: 981 8TH TER NORTH; VIOLATION: Sec. 58-232. - Uses permitted and Sec. 44-8. - Definitions. Transient lodging facility.
Case No. CERENT202602175 - EXHIBIT A - 981 8th Ter North - Notice of Violation - Irreparable Irreversible Harm
Case No. CERENT202602175 - EXHIBIT B - 981 8th Ter North - Notice of Violation - Irreparable Irreversible Harm - Proof of Mailing
Case No. CERENT202602175 - EXHIBIT C - 981 8th Ter North - Affidavit of Posting at Property
Case No. CERENT202602175 - EXHIBIT D - 981 8th Ter North - Picture of Posting at Property
Case No. CERENT202602175 - EXHIBIT E - 981 8th Ter. North - City Hall Posting Affidavit
Case No. CERENT202602175 - EXHIBIT F - 981 8th Ter. N - Airbnb Advertisement September 2, 2026
Case No. CERENT202602175 - EXHIBIT G - 981 8th Ter. North - Airbnb Booking Page
Case No. CERENT202602175 - EXHIBIT H - 981 8th Ter. North - Airbnb Reviews (1)
Case No. CERENT202602175 - EXHIBIT I - 981 8th Ter. North - Airbnb Reviews (2)
Case No. CERENT202602175 - EXHIBIT J - 981 8th Ter North - Airbnb Review Policy
- 6.6. Case No. CERENT202602179 - OWNER: CHELSEA MAY BURGESS; LOCATION: 1475 BLUE POINT AVENUE; VIOLATION: Sec. 58-292. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.
Case No. CERENT202602179 - EXHIBIT A - 1475 Blue Point Avenue - Notice of Violation
Case No. CERENT202602179 - EXHIBIT B - 1475 Blue Point Avenue - Notice of Violation - Proof of Mailing
Case No. CERENT202602179 - EXHIBIT C - 1475 Blue Point Avenue - Notice of Hearing
Case No. CERENT202602179 - EXHIBIT D - 1475 Blue Point Avenue - Notice of Hearing - Proof of Mailing
Case No. CERENT202602179 - EXHIBIT E - 1475 Blue Point Avenue - Affidavit of Posting at Property

Case No. CERENT202602179 - EXHIBIT F - 1475 Blue Point Avenue - Picture of Posting at Property
Case No. CERENT202602179 - EXHIBIT G - 1475 Blue Point Avenue - City Hall Posting Affidavit
Case No. CERENT202602179 - EXHIBIT H - 1475 Blue Point Avenue - Airbnb Advertisement September 3, 2026
Case No. CERENT202602179 - EXHIBIT I - 1475 Blue Point Avenue - Airbnb Advertisement September 10, 2026
Case No. CERENT202602179 - EXHIBIT J - 1475 Blue Point Avenue - Airbnb Advertisement Corrected September 18, 2026

- 6.7. Case No. CEP202601989 - OWNER: NAPLES AVENUE LLC; LOCATION: 998 6TH AVENUE SOUTH; VIOLATION: Sec. 16-289. - Unsightly conditions.
Case No. CEP202601989 - EXHIBIT A - 998 6th Avenue South - Notice of Violation
Case No. CEP202601989 - EXHIBIT B - 998 6th Avenue South - Notice of Violation - Proof of Mailing
Case No. CEP202601989 - EXHIBIT C - 998 6th Avenue South - Notice of Hearing
Case No. CEP202601989 - EXHIBIT D - 998 6th Avenue South - Notice of Hearing - Proof of Mailing
Case No. CEP202601989 - EXHIBIT E - 998 6th Avenue South - Affidavit of Posting at Property
Case No. CEP202601989 - EXHIBIT F - 998 6th Avenue South - Picture of Posting at Property
Case No. CEP202601989 - EXHIBIT G - 998 6th Avenue South - City Hall Posting Affidavit
Case No. CEP202601989 - EXHIBIT H - 998 6th Avenue South - Picture of Property (1)
Case No. CEP202601989 - EXHIBIT I - 998 6th Avenue South - Picture of Property (2)
Case No. CEP202601989 - EXHIBIT J - 998 6th Avenue South - Picture of Property (3)
Case No. CEP202601989 - EXHIBIT K - 998 6th Avenue South - Picture of Property (4)
- 6.8. Case No. CEZONE202602128 - OWNER: NAPLES AVENUE LLC; LOCATION: 998 6TH AVENUE SOUTH; VIOLATION: Sec. 56-50. - Temporary buildings and structures.
Case No. CEZONE202602128 - EXHIBIT A - 998 6th Avenue South - Notice of Violation
Case No. CEZONE202602128 - EXHIBIT B - 998 6th Avenue South - Notice of Violation - Proof of Mailing
Case No. CEZONE202602128 - EXHIBIT C - 998 6th Avenue South - Notice of Hearing
Case No. CEZONE202602128 - EXHIBIT D - 998 6th Avenue South - Notice of Hearing - Proof of Mailing
Case No. CEZONE202602128 - EXHIBIT E - 998 6th Avenue South - Affidavit of Posting at Property
Case No. CEZONE202602128 - EXHIBIT F - 998 6th Avenue South - Picture of

Posting at Property

Case No. CEZONE202602128 - EXHIBIT G - 998 6th Avenue South - City Hall Posting Affidavit

Case No. CEZONE202602128 - EXHIBIT H - 998 6th Avenue South - Picture of Property

Case No. CEZONE202602128 - EXHIBIT I - 998 6th Avenue South - Collier County Property Appraiser Aerial

- 6.9. Case No. CEVEG202602151 - OWNER: DAVID P BUSER; LOCATION: 5187 STARFISH AVENUE; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Case No. CEVEG202602151 - EXHIBIT A - 5187 Starfish Avenue - Notice of Violation

Case No. CEVEG202602151 - EXHIBIT B - 5187 Starfish Ave - Notice of Violation - Proof of Mailing

Case No. CEVEG202602151 - EXHIBIT C - 5187 Starfish Avenue - Notice of Hearing

Case No. CEVEG202602151 - EXHIBIT D - 5187 Starfish Avenue - Notice of Hearing - Proof of Mailing

Case No. CEVEG202602151 - EXHIBIT E - 5187 Starfish Avenue - Affidavit of Posting at Property

Case No. CEVEG202602151 - EXHIBIT F - 5187 Starfish Avenue - Picture of Posting at Property

Case No. CEVEG202602151 - EXHIBIT G - 5187 Starfish Avenue - City Hall Posting Affidavit

Case No. CEVEG202602151 - EXHIBIT H - 5187 Starfish Avenue - Picture of Property (1)

Case No. CEVEG202602151 - EXHIBIT I - 5187 Starfish Avenue - Picture of Property (2)

- 6.10. Case No. CEP202602023 REQUEST FOR REDUCTION OF FINES - OWNER: ANDREA M MINK, & MATTHEW MINK; LOCATION: 1686 MANDARIN ROAD; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Case No. CEP202602023 - EXHIBIT A - 1686 Mandarin Road - Notice of Hearing Request for Reduction of Fines

Case No. CEP202602023 - EXHIBIT B - 1686 Mandarin Road - Finding of Fact - Order - August 20, 2026 Code Enforcement Board Meeting

Case No. CEP202602023 - EXHIBIT C - 1686 Mandarin Road - Request for Reduction of Fines Form

Case No. CEP202602023 - EXHIBIT D - 1686 Mandarin Road - Affidavit of Compliance

Case No. CEP202602023 - EXHIBIT E - 1686 Mandarin Road - City Hall Posting Affidavit

7. Next Meeting Date: October 22, 2026

8. 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.