



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, October 22, 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 September 24, 2026 Code Enforcement Board Meeting Minutes
[September 24, 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. CEWTR202602373 IRREPARABLE IRREVERSIBLE HARM - OWNER: ROGER S BASKIN REVOCABLE TRUST; LOCATION: 441 MOORING LINE DRIVE; VIOLATION: Sec. 30-406. - Prohibitions of illicit discharges.
[Case No. CEWTR202602373 - EXHIBIT A - 441 Mooring Line Drive - Notice of Hearing Irreparable - Irreversible Harm](#)
[Case No. CEWTR202602373 - EXHIBIT B - 441 Mooring Line Drive - Notice of Hearing Irreparable - Irreversible Harm - Proof of Mailing](#)
[Case No. CEWTR202602373 - EXHIBIT C - 441 Mooring Line Drive - Affidavit of Posting at Property](#)
[Case No. CEWTR202602373 - EXHIBIT D - 441 Mooring Line Drive - City Hall Posting Affidavit](#)
[Case No. CEWTR202602373 - EXHIBIT E - 441 Mooring Line Drive - Picture of Posting at Property](#)
[Case No. CEWTR202602373 - EXHIBIT F - 441 Mooring Line Drive - Stop Work](#)

Order

Case No. CEWTR202602373 - EXHIBIT G - 441 Mooring Line Drive - Invoice

Case No. CEWTR202602373 - EXHIBIT H - 441 Mooring Line Drive - Picture of Property 1

Case No. CEWTR202602373 - EXHIBIT I - 441 Mooring Line Drive - Picture of Property 2

Case No. CEWTR202602373 - EXHIBIT J - 441 Mooring Line Drive - Picture of Property 3

Case No. CEWTR202602373 - EXHIBIT K - 441 Mooring Line Drive - Picture of Property 4

- 6.2. Case No. CEZONE202601739 - OWNER: BRIAN J MONAHAN TRUST, LYDIA M PASTUSZEK TRUST; LOCATION: 805 RIVER POINT DRIVE UNIT C-208; VIOLATION: Sec. 16-52. - Permit fees. (g) Plumbing permit.

Case No. CEZONE202601739 - EXHIBIT A - 805 River Point Drive Unit C208 - Notice of Violation

Case No. CEZONE202601739 - EXHIBIT B - 805 River Point Drive Unit C208 - Notice of Violation - Proof of Mailing

Case No. CEZONE202601739 - EXHIBIT C - 805 River Point Drive Unit C208 - Notice of Hearing

Case No. CEZONE202601739 - EXHIBIT D - 805 River Point Drive Unit C208 - Notice of Hearing - Proof of Mailing

Case No. CEZONE202601739 - EXHIBIT E - 805 River Point Drive Unit C208 - Affidavit of Posting at Property

Case No. CEZONE202601739 - EXHIBIT F - 805 River Point Drive Unit C208 - Picture of Posting at Property

Case No. CEZONE202601739 - EXHIBIT G - 805 River Point Drive Unit C208 - City Hall Posting Affidavit

Case No. CEZONE202601739 - EXHIBIT H - 805 River Point Drive Unit C208 - Stop Work Order

Case No. CEZONE202601739 - EXHIBIT I - 805 River Point Drive Unit C208 - Case Report

Case No. CEZONE202601739 - EXHIBIT J - 805 River Point Drive Unit C208 - Permit Determination

- 6.3. Case No. CERENT202602382 IRREPARABLE IRREVERSIBLE HARM - OWNER: FAIRLEIGH PROP NAPLES LLC; LOCATION: 651 4TH AVENUE NORTH; VIOLATION: Sec. 58-172. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Case No. CERENT202602382 - EXHIBIT A - 651 4th Avenue North - Notice of Hearing Irreparable Irreversible Harm

Case No. CERENT202602382 - EXHIBIT B - 651 4th Avenue North - Notice of Hearing Irreparable Irreversible Harm - Proof of Mailing

Case No. CERENT202602382 - EXHIBIT C - 651 4th Avenue North - Affidavit of Posting at Property

Case No. CERENT202602382 - EXHIBIT D - 651 4th Avenue North - Picture of Posting at Property

Case No. CERENT202602382 - EXHIBIT E - 651 4th Avenue North - City Hall Posting Affidavit

Case No. CERENT202602382 - EXHIBIT F - 651 4th Avenue North - Airbnb

Advertisement Oct. 8, 2026

Case No. CERENT202602382 - EXHIBIT G - 651 4th Avenue North - Airbnb Advertisement Rental Rate

Case No. CERENT202602382 - EXHIBIT H - 651 4th Avenue North - Airbnb Reviews 1

Case No. CERENT202602382 - EXHIBIT I - 651 4th Avenue North - Airbnb Reviews 2

Case No. CERENT202602382 - EXHIBIT J - 651 4th Avenue North - Airbnb Reviews 3

Case No. CERENT202602382 - EXHIBIT K - 651 4th Avenue North - Airbnb Reviews 4

Case No. CERENT202602382 - EXHIBIT L - 651 4th Avenue North - Airbnb Review Policy

- 6.4. Case No. CEP202602227 - OWNER: 995 SECOND AVE LLC; LOCATION: 991 2ND AVENUE NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Case No. CEP202602227 - EXHIBIT A - 991 2nd Avenue North - Notice of Violation

Case No. CEP202602227 - EXHIBIT B - 991 2nd Avenue North- Notice of Violation - Proof of Mailing

Case No. CEP202602227 - EXHIBIT C - 991 2nd Avenue North - Notice of Hearing

Case No. CEP202602227 - EXHIBIT D - 991 2nd Avenue North - Notice of Hearing - Proof of Mailing

Case No. CEP202602227 - EXHIBIT E - 991 2nd Avenue North - Affidavit of Posting at Property

Case No. CEP202602227 - EXHIBIT F - 991 2nd Avenue North - Picture of Posting at Property

Case No. CEP202602227 - EXHIBIT G - 991 2nd Avenue North - City Hall Posting Affidavit

Case No. CEP202602227 - EXHIBIT H - 991 2nd Avenue North - Picture of Property 1

Case No. CEP202602227 - EXHIBIT I - 991 2nd Avenue North - Picture of Property 2

- 6.5. Case No. CEPARK202602354 - OWNER: 271 TENTH STREET LLC; LOCATION: 271 10TH STREET NORTH; VIOLATION: Sec. 58-915. - Parking facilities generally; landscaping.

Case No. CEPARK202602354 - EXHIBIT A - 271 10th Street North - Notice of Violation

Case No. CEPARK202602354 - EXHIBIT B - 271 10th Street North - Notice of Violation - Proof of Mailing

Case No. CEPARK202602354 - EXHIBIT C - 271 10th Street North - Notice of Hearing

Case No. CEPARK202602354 - EXHIBIT F - 271 10th Street North - Picture of Posting at Property

Case No. CEPARK202602354 - EXHIBIT G - 271 10th Street North - City Hall Posting Affidavit

Case No. CEPARK202602354 - EXHIBIT D - 271 10th Street North - Notice of

Hearing - Proof of Mailing

Case No. CEPARK202602354 - EXHIBIT H - 271 10th Street North - Picture of Property 1

Case No. CEPARK202602354 - EXHIBIT E - 271 10th Street North - Affidavit of Posting at Property

Case No. CEPARK202602354 - EXHIBIT I - 271 10th Street North - Picture of Property 2

- 6.6. Case No. CEPM202602357 - OWNER: 271 TENTH STREET LLC; LOCATION: 271 10TH STREET NORTH; VIOLATION: Sec. 16-289. - Unsanitary conditions.
- Case No. CEPM202602357 - EXHIBIT A - 271 10th Street North - Notice of Violation
- Case No. CEPM202602357 - EXHIBIT B - 271 10th Street North - Notice of Violation - Proof of Mailing
- Case No. CEPM202602357 - EXHIBIT C - 271 10th Street North - Notice of Hearing
- Case No. CEPM202602357 - EXHIBIT D - 271 10th Street North - Notice of Hearing - Proof of Mailing
- Case No. CEPM202602357 - EXHIBIT E - 271 10th Street North - Affidavit of Posting at Property
- Case No. CEPM202602357 - EXHIBIT F - 271 10th Street North - Picture of Posting at Property
- Case No. CEPM202602357 - EXHIBIT G - 271 10th Street North - City Hall Posting Affidavit
- Case No. CEPM202602357 - EXHIBIT H - 271 10th Street North - Picture of Property 1
- Case No. CEPM202602357 - EXHIBIT I - 271 10th Street North - Picture of Property 2
- 6.7. Case No. CEPM202602226 - OWNER: 271 TENTH STREET LLC; LOCATION: 271 10TH STREET NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.
- Case No. CEPM202602226 - EXHIBIT A - 271 10th Street North - Notice of Violation
- Case No. CEPM202602226 - EXHIBIT B - 271 10th Street North - Notice of Violation - Proof of Mailing
- Case No. CEPM202602226 - EXHIBIT C - 271 10th Street North - Notice of Hearing
- Case No. CEPM202602226 - EXHIBIT D - 271 10th Street North - Notice of Hearing - Proof of Mailing
- Case No. CEPM202602226 - EXHIBIT E - 271 10th Street North - Affidavit of Posting at Property.doc
- Case No. CEPM202602226 - EXHIBIT F - 271 10th Street North - Picture of Posting at Property
- Case No. CEPM202602226 - EXHIBIT G - 271 10th Street North - City Hall Posting Affidavit
- Case No. CEPM202602226 - EXHIBIT H - 271 10th Street North - Picture of Property 1
- Case No. CEPM202602226 - EXHIBIT I - 271 10th Street North - Picture of

Property 2

Case No. CEP202602226 - EXHIBIT J - 271 10th Street North - Picture of Property 3

Case No. CEP202602226 - EXHIBIT K - 271 10th Street North - Picture of Property 4

Case No. CEP202602226 - EXHIBIT L - 271 10th Street North - Picture of Property 5

- 6.8. Case No. CEVEG202602023 - OWNER: ANDREA MINK, MATTHEW MINK, LINDA MINK; LOCATION: 1686 MANDARIN ROAD; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Case No. CEVEG202602023 - EXHIBIT A - 1686 Mandarin Rd - Notice of Hearing Request for Reduction of Fines

Case No. CEVEG202602023 - EXHIBIT B - 1686 Mandarin Road - City Hall Posting Affidavit

Case No. CEVEG202602023 - EXHIBIT C - 1686 Mandarin Road - Notice of Hearing Repeat Violation

Case No. CEVEG202602023 - EXHIBIT D - 1686 Mandarin Road - Finding of Fact - Order - August 20, 2026 Code Enforcement Board Meeting

Case No. CEVEG202602023 - EXHIBIT E - 1686 Mandarin Road - Affidavit of Compliance

Case No. CEVEG202602023 - EXHIBIT F - 1686 Mandarin Road - Request for Reduction of Fines Form

7. Next Meeting Date: TBD

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.