



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, October 23, 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. Swearing in of New Board Members**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - 4.1. Approval of August 26 2025, Code Enforcement Board Meeting Minutes
[August 26, 2025 Code Enforcement Board Meeting Minutes](#)
 - 4.2. Approval of September 25 2025, Code Enforcement Board Meeting Minutes
[September 25, 2025 Code Enforcement Board Meeting Minutes](#)
- 5. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda**
- 6. Staff Comments**
- 7. Docket**
 - 7.1. Case No. CEFIRE202403193 - OWNER: MLB GROUP LLC; LOCATION: 290 5TH AVENUE SOUTH; VIOLATION: Sec. 24-81. - Florida Fire Prevention Code adopted.
[Case No CEFIRE202403193 - EXHIBIT A - 290 5th Avenue South - Notice of Violation](#)
[Case No. CEFIRE202403193 - EXHIBIT B - 290 5th Avenue South - Notice of Violation - Proof of Mailing](#)
[Case No. CEFIRE202403193 - EXHIBIT C - 290 5th Avenue South - Notice of Violation - Return Receipt](#)
[Case No. CEFIRE202403193 - EXHIBIT D - 290 5th Avenue South - Notice of](#)

Hearing

Case No. CEFIRE202403193 - EXHIBIT E - 290 5th Avenue South - Notice of Hearing - Proof of Mailing

Case No. CEFIRE202403193 - EXHIBIT F - 290 5th Avenue South - Notice of Hearing - Return Receipt

Case No. CEFIRE202403193 - EXHIBIT G - 290 5th Avenue South - City Hall Posting Affidavit

Case No. CEFIRE2024031930 - EXHIBIT H - 290 5th Avenue South - Affidavit of Personal Service

Case No. CEFIRE2024031930 - EXHIBIT I - 290 5th Avenue South - City of Naples - Fire Inspection Report - June 15, 2023

Case No. CEFIRE2024031930 - EXHIBIT J - 290 5th Avenue South - City of Naples - Fire Inspection Report - January 30, 2025

- 7.2. 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. - Definitions. Transient lodging facility.

Case No. CERENT202501957 - EXHIBIT A - 611 18th Avenue South - Notice of Hearing Irreparable - Irreversible Harm

Case No. CERENT202501957 - EXHIBIT B - 611 18th Ave S - Notice of Hearing Irreparable - Irreversible Harm - Proof of Mailing

Case No. CERENT202501957 - EXHIBIT C - 611 18th Ave S - Notice of Hearing Irreparable - Irreversible Harm - Return Receipt

Case No. CERENT202501957 - EXHIBIT D - 611 18th Avenue South - City Hall Posting Affidavit

Case No. CERENT202501957 - EXHIBIT E - 611 18th Avenue South - Picture of Advertisement September 11, 2025

Case No. CERENT202501957 - EXHIBIT F - 611 18th Avenue South - Picture of Advertisement Booking September 11, 2025

Case No. CERENT202501957 - EXHIBIT G - 611 18th Avenue South - Reviews of Stays September 11, 2025(1)

Case No. CERENT202501957 - EXHIBIT H - 611 18th Avenue South - Reviews of Stays September 11, 2025 (2)

Case No. CERENT202501957 - EXHIBIT I - 611 18th Avenue South - VRBO Review Policy

Case No. CERENT202501957 - EXHIBIT J - 611 18th Avenue South - VRBO Booking Fees Policy (SUPPLEMENT 1 - ADDED ATTACHMENT)

- 7.3. Case No. CERENT202501882 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: TRENT M & KELLY S MURCH; LOCATION: 635 FOUNTAINHEAD LANE; VIOLATION: Sec. 58-201. - District purpose. Sec. 58-202. - Uses permitted. and Sec. 44-8. Definitions. Transient lodging facility.

Case No. CERENT202501882 - EXHIBIT A - 635 Fountainhead Lane - Notice of Violation - Notice of Hearing - Irreparable-Irreversible Harm

Case No. CERENT202501882 - EXHIBIT B - 635 Fountainhead Lane - Notice of Violation - Notice of Hearing - Irreparable-Irreversible Harm - Proof of Mailing

Case No. CERENT202501882 - EXHIBIT C - 635 Fountainhead Lane - Notice of Violation - Notice of Hearing - Irreparable-Irreversible Harm - Return Receipt

Case No. CERENT202501882 - EXHIBIT D - 635 Fountainhead Lane - City Hall

Posting Affidavit

Case No. CERENT202501882 - EXHIBIT E - 635 Fountainhead Lane - Picture of Advertisement October 1, 2025

Case No. CERENT202501882 - EXHIBIT F - 635 Fountainhead Lane - October 1, 2025 Reviews (1)

Case No. CERENT202501882 - EXHIBIT G - 635 Fountainhead Lane - October 1, 2025 Reviews (2)

Case No. CERENT202501882 - EXHIBIT H - 635 Fountainhead Lane - VRBO Review Policy

Case No. CERENT202501882 - EXHIBIT I - 635 Fountainhead Lane - Naples Luxury Rentals Website

Case No. CERENT202501882 - EXHIBIT J - 635 Fountainhead Lane - Naples Luxury Rentals Website Calendar

Case No. CERENT202501882 - EXHIBIT K - 635 Fountainhead Lane - Naples Luxury Rentals Website Calendar

- 7.4. Case No. CERENT202502079 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: SELTMAN, RUEDINGER, CHRISTIANA PAULA HEDWIG WENZEL; LOCATION: 1490 CHESAPEAKE AVENUE; VIOLATION: Sec. 58-231. - District purpose. Sec. 58-232. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Case No. CERENT202502079 - EXHIBIT A - 1490 Chesapeake Avenue - Notice of Hearing - Notice of Violation - Irreparable-Irreversible Harm

Case No. CERENT202502079 - EXHIBIT B - 1490 Chesapeake Ave - Notice of Hearing - Notice of Violation - Irreparable-Irreversible Harm - Proof of Mailing

Case No. CERENT202502079 - EXHIBIT C - 1490 Chesapeake Avenue - City Hall Posting Affidavit

Case No. CERENT202502079 - EXHIBIT D - 1490 Chesapeake Avenue - Affidavit of Posting at Property

Case No. CERENT202502079 - EXHIBIT E - 1490 Chesapeake Avenue - Picture of Posting at Property

Case No. CERENT202502079 - EXHIBIT F - 1490 Chesapeake Avenue - Advertisement September 25, 2025

Case No. CERENT202502079 - EXHIBIT G - 1490 Chesapeake Avenue - September 25, 2025 - Reviews (1)

Case No. CERENT202502079 - EXHIBIT H - 1490 Chesapeake Avenue - September 25, 2025 - Reviews (2)

Case No. CERENT202502079 - EXHIBIT I - 1490 Chesapeake Avenue - VRBO Review Policy

Case No. CERENT202502079 - EXHIBIT J - 1490 Chesapeake Avenue - VRBO Booking Fees Policy (SUPPLEMENT 1 - ADDED ATTACHMENT)

- 7.5. Case No. CEOBST202502114 - OWNER: WAGNER BARRIOS, ELLINOR, DANIEL MARC BARRIOS; LOCATION: 1220 11TH STREET NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (b) (22) Trees.

Case No. CEOBST202502114 - EXHIBIT A - 1220 11th Street North - Notice of Hearing - Notice of Violation - Recurring Violation

Case No. CEOBST202502114 - EXHIBIT B - 1220 11th Street North - Notice of Hearing - Notice of Violation - Recurring Violation - Proof of Mailing

Case No. CEOBST202502114 - EXHIBIT C - 1220 11th Street North - Notice of Violation - Case No. CEOBST202200908
Case No. CEOBST202502114 - EXHIBIT D - 1220 11th Street North - Notice of Violation Case No. CEOBST202200908 - Proof of Mailing
Case No. CEOBST202502114 - EXHIBIT E - 1220 11th Street North - Notice of Violation Case No. CEOBST202200908 - Return Receipt
Case No. CEOBST202502114 - EXHIBIT F - 1220 11th Street North - City Hall Posting Affidavit
Case No. CEOBST202502114 - EXHIBIT G - 1220 11th Street North - Affidavit of Posting at Property
Case No. CEOBST202502114 - EXHIBIT H - 1220 11th Street North - Picture of Posting at Property
Case No. CEOBST202502114 - EXHIBIT I - 1220 11th Street North - Picture of Property (1)
Case No. CEOBST202502114 - EXHIBIT J - 1220 11th Street North - Picture of Property (2)

- 7.6. Case No. CEVEG202502018 - OWNER: ANDREA M & MATTHEW MINK; LOCATION: 1686 MANDARIN ROAD; VIOLATION: 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Case No. CEVEG202502018 - EXHIBIT A - 1686 Mandarin Road - Notice of Violation
Case No. CEVEG202502018 - EXHIBIT B - 1686 Mandarin Road - Notice of Violation - Proof of Mailing
Case No. CEVEG202502018 - EXHIBIT C - 1686 Mandarin Road - Notice of Hearing
Case No. CEVEG202502018 - EXHIBIT D - 1686 Mandarin Road - Notice of Hearing - Proof of Mailing
Case No. CEVEG202502018 - EXHIBIT E - 1686 Mandarin Road - City Hall Posting Affidavit
Case No. CEVEG202502018 - EXHIBIT F - 1686 Mandarin Road - Notice of Posting at Property
Case No. CEVEG202502018 - EXHIBIT G - 1686 Mandarin Road - Picture of Posting at Property
Case No. CEVEG202502018 - EXHIBIT H - 1686 Mandarin Road - Picture of Property (1)
Case No. CEVEG202502018 - EXHIBIT I - 1686 Mandarin Road - Picture of Property (2)

- 7.7. Case No. CEVEG202502150 - OWNER: NAPLES LUXURY LLC; LOCATION: 531 SPRINGLINE DRIVE; VIOLATION: Sec. 16-284. - Vacant lot maintenance.

Case No. CEVEG202502150 - EXHIBIT A - 531 Spring Line Drive - Notice of Hearing - Notice of Repeat Violation
Case No. CEVEG202502150 - EXHIBIT B - 531 Spring Line Drive - Notice of Hearing - Notice of Repeat Violation - Proof of Mailing
Case No. CEVEG202502150 - EXHIBIT C - 531 Spring Line Drive - City Hall Posting Affidavit
Case No. CEVEG202502150 - EXHIBIT D - 531 Spring Line Drive - Affidavit of Posting at Property

Case No. CEVEG202502150 - EXHIBIT E - 531 Spring Line Drive - Picture of Posting at Property
Case No. CEVEG202502150 - EXHIBIT F - 531 Spring Line Drive - Picture of Property (1)
Case No. CEVEG202502150 - EXHIBIT G - 531 Spring Line Drive - Picture of Property (2)

- 7.8. Case No. CEEVP202501550 - REQUEST FOR REDUCTION IN FINES - OWNER: 460-5TH SOUTH PROPERTY, LLC; LOCATION: 460 5TH AVENUE SOUTH; VIOLATION: Sec. 42-5. - Control of pollutant discharge.
Case No. CEEVP202501550 - EXHIBIT A - 460 5th Avenue South - Reduction Request Form
Case No. CEEVP202501550 - EXHIBIT B - 460 5th Avenue South - Finding of Fact August 26, 2025.
Case No. CEEVP202501550 - EXHIBIT C - 460 5th Avenue South - Affidavit of Compliance
Case No. CEEVP202501550 - EXHIBIT D - 460 5th Avenue South - City Hall Posting Affidavit

8. Review of Code Board Attendance Policy

9. Next Meeting Date: TBD

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.