



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.**

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.

**Code Enforcement Board
Thursday, January 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. Roll Call**
- 2. Swearing in of New Member**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - 4.1. Approval of October 24, 2024 Code Enforcement Board Meeting Minutes
[October 24, 2024 Code Enforcement Board Minutes](#)
- 5. Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda**
- 6. Staff Comments**
- 7. Docket**
 - 7.1. Case No. CEVEG202301729 - REQUEST FOR REDUCTION IN FINES; 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. CEVEG202301729 - EXHIBIT A - 1700 9th Street North - Notice of Hearing Request for Reduction of Fines

Case No. CEVEG202301729 - EXHIBIT B - 1700 9th Street North - Notice of Hearing Request for Reduction of Fines - Proof of Mailing

Case No. CEVEG202301729 - EXHIBIT C - 1700 9th Street North - Affidavit of Personal Service

Case No. CEVEG202301729 - EXHIBIT D - 1700 9th Street North - City Hall Posting Affidavit

Case No. CEVEG202301729 - EXHIBIT E - 1700 9th Street North - Affidavit of Compliance

Case No. CEVEG202301729 - EXHIBIT F - 1700 9th Street North - January 25, 2024 Code Enforcement Board Order

Case No. CEVEG202301729 - EXHIBIT G - 1700 9th Street North - Notice of Violation

- 7.2. Case No. CEP202400990 - REQUEST FOR REDUCTION IN FINES; OWNER: SHRI & VICTORIA PERSAUD; LOCATION: 687 BOUGAINVILLEA ROAD; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance.

Case No. CEP202400990 - EXHIBIT A - 687 Bougainvillea Road - Notice of Hearing - Request for Reduction in Fines

Case No. CEP202400990 - EXHIBIT B - 687 Bougainvillea Road - Notice of Hearing - Request for Reduction in Fines - Proof of Mailing

Case No. CEP202400990 - EXHIBIT C - 687 Bougainvillea Road - Affidavit of Posting at Property

Case No. CEP202400990 - EXHIBIT D - 687 Bougainvillea Road - City Hall Posting Affidavit

Case No. CEP202400990 - EXHIBIT E - 687 Bougainvillea Road - Picture of Posting at Property

Case No. CEP202400990 - EXHIBIT F - 687 Bougainvillea Road - Affidavit of Compliance

Case No. CEP202400990 - EXHIBIT G - 687 Bougainvillea Road - May 23, 2024 Code Enforcement Board Order

Case No. CEP202400990 - EXHIBIT H - 687 Bougainvillea Road - Notice of Violation

- 7.3. Case No. CEP202400646 - OWNER: R&C LLC; REGISTERED AGENT: CLENCY LEE - YOW; LOCATION: 1507 MUREX DRIVE; VIOLATION: Sec. 16-289. - Unsightly conditions.

Case No. CEP202400646 - EXHIBIT A - 1507 Murex Drive - Notice of Violation

Case No. CEP202400646 - EXHIBIT B - 1507 Murex Drive - Notice of Violation - Proof of Mailing

Case No. CEP202400646 - EXHIBIT C - 1507 Murex Drive - Notice of Violation - Returned Mail

Case No. CEP202400646 - EXHIBIT D - 1507 Murex Drive - Notice of Hearing

Case No. CEP202400646 - EXHIBIT E - 1507 Murex Drive - Notice of Hearing - Proof of Mailing

Case No. CEP202400646 - EXHIBIT F - 1507 Murex Drive - Affidavit of Posting

at Property

Case No. CEPM202400646 - EXHIBIT G - 1507 Murex Drive - Picture of Posting at Property

Case No. CEPM202400646 - EXHIBIT H - 1507 Murex Drive - City Hall Posting Affidavit

Case No. CEPM202400646 - EXHIBIT I - 1507 Murex Drive - Picture of Property (1)

Case No. CEPM202400646 - EXHIBIT J - 1507 Murex Drive - Picture of Property (2)

Case No. CEPM202400646 - EXHIBIT K - 1507 Murex Drive - Picture of Property (3)

- 7.4. Case No. CERENT202500032 - REPEAT VIOLATION; OWNER: ANDREW MESSICK JR & AUDRONE G MESSICK; LOCATION: 3111 LEEWARD LANE; VIOLATION: Sec. 58-142. - Uses permitted., Sec. 44-8. - Definitions. Transient lodging facility.

Case No. CERENT202500032 - EXHIBIT A - 3111 Leeward Lane - Notice of Hearing Repeat Violation

Case No. CERENT202500032 - EXHIBIT B - 3111 Leeward Lane - Notice of Hearing Repeat Violation- Proof of Mailing

Case No. CERENT202500032 - EXHIBIT C - 3111 Leeward Lane - Affidavit of Posting at Property

Case No. CERENT202500032 - EXHIBIT D - 3111 Leeward Lane - Picture of Posting at Property

Case No. CERENT202500032 - EXHIBIT E - 3111 Leeward Lane - City Hall Posting Affidavit

Case No. CERENT202500032 - EXHIBIT F - 3111 Leeward Lane - February 21, 2024 Code Enforcement Order

Case No. CERENT202500032 - EXHIBIT G - 3111 Leeward Lane - Advertisement on Jan. 7, 2025

Case No. CERENT202500032 - EXHIBIT H - 3111 Leeward Lane - Advertisement on Jan. 14, 2025

Case No. CERENT202500032 - EXHIBIT I - 3111 Leeward Lane - Corrected Advertisement on Jan. 16, 2025

- 7.5. Case No. CEPM202402931 - OWNER: NEUSE INCORPORATED; LOCATION: 850 KETCH DRIVE; VIOLATION: Sec. 58-74. - Development standards.

Case No. CEPM202402931 - EXHIBIT A - 850 Ketch Drive - Notice of Violation

Case No. CEPM202402931 - EXHIBIT B - 850 Ketch Drive - Notice of Violation - Proof of Mailing

Case No. CEPM202402931 - EXHIBIT C - 850 Ketch Drive - Notice of Violation - Return Receipt

Case No. CEPM202402931 - EXHIBIT D - 850 Ketch Drive - Notice of Hearing

Case No. CEPM202402931 - EXHIBIT E - 850 Ketch Drive - Notice of Hearing - Proof of Mailing

Case No. CEPM202402931 - EXHIBIT F - 850 Ketch Drive - Affidavit of Posting at Property

Case No. CEPM202402931 - EXHIBIT G - 850 Ketch Drive - Picture of Posting at Property

Case No. CEPM202402931 - EXHIBIT H - 850 Ketch Drive - City Hall Posting

Affidavit

Case No. CEPM202402931 - EXHIBIT I - 850 Ketch Drive - Picture of Property

- 7.6. Case No. CEPM202402934 - OWNER: NEUSE INCORPORATED; LOCATION: 2955 RIVIERA DRIVE; VIOLATION: Sec. 58-74. - Development standards.
Case No. CEPM202402934 - EXHIBIT A - 2955 Riviera Drive - Notice of Violation
Case No. CEPM202402934 - EXHIBIT B - 2955 Riviera Drive - Notice of Violation - Proof of Mailing
Case No. CEPM202402934 - EXHIBIT C - 2955 Riviera Drive - Notice of Violation - Return Receipt
Case No. CEPM202402934 - EXHIBIT D - 2955 Riviera Drive - Notice of Hearing
Case No. CEPM202402934 - EXHIBIT E - 2955 Riviera Drive - Notice of Hearing - Proof of Mailing
Case No. CEPM202402934 - EXHIBIT F - 2955 Riviera Drive - Affidavit of Posting at Property
Case No. CEPM202402934 - EXHIBIT G - 2955 Riviera Drive - Picture of Posting at Property
Case No. CEPM202402934 - EXHIBIT H - 2955 Riviera Drive - City Hall Posting Affidavit
Case No. CEPM202402934 - EXHIBIT I - 2955 Riviera Drive - Picture of Property
- 7.7. Case No. CEPM202402908 - OWNER: 512 MASS AVE PROPERTIES CORP, MR. STUART ROTHMAN, FIRST CAMBRIDGE REALTY CORP; LOCATION: 531 5th AVENUE SOUTH; VIOLATION: Sec. 16-289. - Unsightly conditions.
Case No. CEPM202402908 - EXHIBIT A - 531 5th Avenue South - Notice of Violation
Case No. CEPM202402908 - EXHIBIT B - 531 5th Avenue South - Notice of Violation - Proof of Mailing
Case No. CEPM202402908 - EXHIBIT C - 531 5th Avenue South - Notice of Violation - Return Receipt
Case No. CEPM202402908 - EXHIBIT D - 531 5th Avenue South - Notice of Hearing
Case No. CEPM202402908 - EXHIBIT E - 531 5th Avenue South - Notice of Hearing - Proof of Mailing
Case No. CEPM202402908 - EXHIBIT F - 531 5th Avenue South - Affidavit of Posting at Property
Case No. CEPM202402908 - EXHIBIT G - 531 5th Avenue South - Picture of Posting at Property
Case No. CEPM202402908 - EXHIBIT H - 531 5th Avenue South - City Hall Posting Affidavit
Case No. CEPM202402908 - EXHIBIT I - 531 5th Avenue South - Picture of Property (1)
Case No. CEPM202402908 - EXHIBIT J - 531 5th Avenue South - Picture of Property (2)
Case No. CEPM202402908 - EXHIBIT K - 531 5th Avenue South - Picture of Property (3)
Case No. CEPM202402908 - EXHIBIT L - 531 5th Avenue South - Picture of Property (4)

8. Next Meeting Date: February 27, 2025

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.