



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, March 27, 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. Approval of Minutes

- 3.1. Approval of January 23, 2025 Code Enforcement Board Meeting Minutes
[January 23, 2025 Code Enforcement Board Minutes](#)

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

5. Staff Comments

6. Docket

- 6.1. Case No. CEZONE202500422 - REPEAT VIOLATION; OWNER: PRGD HOUSE LLC; REGISTERED AGENT: CHARLES M KELLY JR; LOCATION: 4455 GORDON DRIVE; VIOLATION: Sec. 56-94. - Recreational facilities.
[Case No. CEZONE202500422 - EXHIBIT A - 4455 Gordon Drive - Notice of Repeat Violation - Notice of Hearing](#)
[Case No. CEZONE202500422 - EXHIBIT B - 4455 Gordon Drive - Affidavit of Personal Service](#)
[Case No. CEZONE202500422 - EXHIBIT C - 4455 Gordon Drive - Affidavit of Posting at Property](#)
[Case No. CEZONE202500422 - EXHIBIT D - 4455 Gordon Drive - Picture of Posting at Property](#)
[Case No. CEZONE202500422 - EXHIBIT E - 4455 Gordon Drive - City Hall Posting](#)
[Case No. CEZONE202500422 - EXHIBIT F - 4455 Gordon Drive - Findings of Fact February 21, 2024](#)

Case No. CEZONE202500422 - EXHIBIT G - 4455 Gordon Drive - Port Royal Owners Association - Signed Document
Case No. CEZONE202500422 - EXHIBIT H - 4455 Gordon Drive - Approved Site Plans - Revised Basketball Court Drawing
Case No. CEZONE202500422 - EXHIBIT I - 4455 Gordon Drive - Email Thread - Petition Withdrawn Feb. 1, 2022
Case No. CEZONE202500422 - EXHIBIT J - 4455 Gordon Drive - Picture of Property

- 6.2. Case No. CERENT202500337 - RECURRING VIOLATION; OWNER: NICHOLAS & JESSICA DOMAN; LOCATION: 1100 ROYAL PALM DRIVE; VIOLATION: Sec. 58-231. - District purpose., Sec. 58-232. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.
Case No. CERENT202500337 - EXHIBIT A - 1100 Royal Palm Drive - Notice of Recurring Violation - Notice of Hearing
Case No. CERENT202500337 - EXHIBIT B - 1100 Royal Palm Drive - Notice of Recurring Violation - Notice of Hearing - Proof of Mailing
Case No. CERENT202500337 - EXHIBIT C - 1100 Royal Palm Drive - Notice of Recurring Violation - Notice of Hearing - Return Receipt
Case No. CERENT202500337 - EXHIBIT D - 1100 Royal Palm Drive - City Hall Posting Affidavit
Case No. CERENT202500337 - EXHIBIT E - 1100 Royal Palm Drive - Advertisement on Airbnb February 18, 2025
Case No. CERENT202500337 - EXHIBIT F - 1100 Royal Palm Drive - Advertisement on Airbnb February 21, 2025
Case No. CERENT202500337 - EXHIBIT G - 1100 Royal Palm Drive - Advertisement on Airbnb February 24, 2025
Case No. CERENT202500337 - EXHIBIT H - 1100 Royal Palm Drive - Advertisement on Airbnb February 28, 2025
Case No. CERENT202500337 - EXHIBIT I - 1100 Royal Palm Drive - Advertisement on VRBO February 28, 2025
Case No. CERENT202500337 - EXHIBIT J - 1100 Royal Palm Drive - Corrected Advertisement on Airbnb March 4, 2025
Case No. CERENT202500337 - EXHIBIT K - 1100 Royal Palm Drive - VRBO Reviews
Case No. CERENT202500337 - EXHIBIT L - 1100 Royal Palm Drive - Corrected Advertisement on VRBO March 19, 2025
- 6.3. Case No. CERENT202500505 - REPEAT VIOLATION; 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. CERENT202500505 - EXHIBIT A - 611 18th Avenue South - Notice of Repeat Violation - Notice of Hearing
Case No. CERENT202500505 - EXHIBIT B - 611 18th Avenue South - Notice of Repeat Violation - Notice of Hearing - Proof of Mailing
Case No. CERENT202500505 - EXHIBIT C - 611 18th Avenue South - Affidavit of Posting at Property
Case No. CERENT202500505 - EXHIBIT D - 611 18th Avenue South - Picture of Posting at Property

Case No. CERENT202500505 - EXHIBIT E - 611 18th Avenue South - City Hall Posting
Case No. CERENT202500505 - EXHIBIT F - 611 18th Avenue South - Findings of Fact January 25, 2024
Case No. CERENT202500505 - EXHIBIT G - 611 18th Avenue South - Advertisement on Airbnb March 17, 2025
Case No. CERENT202500505 - EXHIBIT H - 611 18th Avenue South - Advertisement on VRBO March 17, 2025
Case No. CERENT202500505 - EXHIBIT I - 611 18th Avenue South - VRBO Reviews
Case No. CERENT202500505 - EXHIBIT J - 611 18th Avenue South - Advertisement on Airbnb March 18, 2025
Case No. CERENT202500505 - EXHIBIT K - 611 18th Avenue South - Advertisement on VRBO March 18, 2025
Case No. CERENT202500505 - EXHIBIT L - 611 18th Avenue South - Corrected Advertisement on VRBO March, 24, 2025 (SUPPLEMENT 1 - ADDED ATTACHMENT)

- 6.4. Case No. CEP202401807 - OWNER: ALAN PAUL BOLTON; LOCATION: 1685 MULLETT COURT; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance.
Case No. CEP202401807 - EXHIBIT A - 1685 Mullet Court - Notice of Violation
Case No. CEP202401807 - EXHIBIT B - 1685 Mullet Court - Notice of Violation - Proof of Mailing
Case No. CEP202401807 - EXHIBIT C - 1685 Mullet Court - Notice of Violation - Return Receipt
Case No. CEP202401807 - EXHIBIT D - 1685 Mullet Court - Notice of Hearing
Case No. CEP202401807 - EXHIBIT E - 1685 Mullet Court - Notice of Hearing - Proof of Mailing
Case No. CEP202401807 - EXHIBIT F - 1685 Mullet Court - Notice of Hearing - Return Receipt
Case No. CEP202401807 - EXHIBIT G - 1685 Mullet Court - Affidavit of Posting at Property
Case No. CEP202401807 - EXHIBIT H - 1685 Mullet Court - Picture of Posting at Property
Case No. CEP202401807 - EXHIBIT I - 1685 Mullet Court - City Hall Posting Affidavit
Case No. CEP202401807 - EXHIBIT J - 1685 Mullet Court - Picture of Property (1)
Case No. CEP202401807 - EXHIBIT K - 1685 Mullet Court - Picture of Property (2)
Case No. CEP202401807 - EXHIBIT L - 1685 Mullet Court - Picture of Property (3)

7. **Next Meeting Date: April 24, 2025**

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.