



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, February 26, 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 January 22, 2026 Code Enforcement Board Meeting Minutes
[January 22, 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. CERENT202504647 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: DRD II MANAGEMENT LLC; LOCATION: 1011 11TH STREET NORTH; VIOLATION: Sec. 58-292. - Uses permitted.
[Case No. CERENT202504647 - EXHIBIT A - 1011 11th Street North - Notice of Hearing - Irreparable Irreversible Harm](#)
[Case No. CERENT202504647 - EXHIBIT B - 1011 11th Street North - Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing](#)
[Case No. CERENT202504647 - EXHIBIT C - 1011 11th Street North - Affidavit of Posting at Property](#)
[Case No. CERENT202504647 - EXHIBIT D - 1011 11th Street North - Picture of Posting at Property](#)
[Case No. CERENT202504647 - EXHIBIT E - 1011 11th Street North - City Hall Posting Affidavit](#)
[Case No. CERENT202504647 - EXHIBIT F - 1011 11th Street North - Airbnb](#)

Advertisement #1

Case No. CERENT202504647 - EXHIBIT G - 1011 11th Street North - Airbnb
Advertisement #1 Reviews (1)

Case No. CERENT202504647 - EXHIBIT H - 1011 11th Street North - Airbnb
Advertisement #1 Reviews (2)

Case No. CERENT202504647 - EXHIBIT I - 1011 11th Street North - Airbnb
Advertisement #2

Case No. CERENT202504647 - EXHIBIT J - 1011 11th Street North - Airbnb
Advertisement #2 Reviews

Case No. CERENT202504647 - EXHIBIT K - 1011 11th Street North - VRBO
Advertisement #1

Case No. CERENT202504647 - EXHIBIT L - 1011 11th Street North - VRBO
Advertisement #1 Reviews

Case No. CERENT202504647 - EXHIBIT M - 1011 11th Street North - VRBO
Advertisement #2

Case No. CERENT202504647 - EXHIBIT N - 1011 11th Street North - VRBO
Advertisement #2 Reviews

Case No. CERENT202504647 - EXHIBIT O - 1011 11th Street North - Airbnb
Review Policy

Case No. CERENT202504647 - EXHIBIT P - 1011 11th Street North - VRBO
Review Policy

- 6.2. Case No. CERENT202502640 - IRREPARABLE/IRREVERSIBLE HARM -
OWNER: FRANK STIER; LOCATION: 1100 SANDPIPER STREET; VIOLATION:
Sec. 58-232. - Uses permitted.

Case No. CERENT2025002640 - EXHIBIT A - 1100 Sandpiper Street - Notice of
Hearing - Irreparable Irreversible Harm

Case No. CERENT2025002640 - EXHIBIT B - 1100 Sandpiper Street - Notice of
Hearing - Irreparable Irreversible Harm - Proof of Mailing

Case No. CERENT2025002640 - EXHIBIT C - 1100 Sandpiper Street - Affidavit of
Posting at Property

Case No. CERENT2025002640 - EXHIBIT D - 1100 Sandpiper Street - Picture of
Posting at Property

Case No. CERENT2025002640 - EXHIBIT E - 1100 Sandpiper Street - City Hall
Posting Affidavit

Case No. CERENT2025002640 - EXHIBIT F - 1100 Sandpiper Street - Airbnb
Advertisement

Case No. CERENT2025002640 - EXHIBIT G - 1100 Sandpiper Street - Airbnb
Advertisement Reviews (1)

Case No. CERENT2025002640 - EXHIBIT H - 1100 Sandpiper Street - Airbnb
Advertisement Reviews (2)

Case No. CERENT2025002640 - EXHIBIT I - 1100 Sandpiper Street - Airbnb
Advertisement Reviews (3)

Case No. CERENT2025002640 - EXHIBIT J - 1100 Sandpiper Street - Airbnb
Advertisement Reviews (4)

Case No. CERENT2025002640 - EXHIBIT K - 1100 Sandpiper Street - Airbnb
Advertisement Reviews (5)

Case No. CERENT2025002640 - EXHIBIT L - 1100 Sandpiper Street - Airbnb
Review Policy

- 6.3. Case No. CERENT202600214 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: GABRIEL GARCIA; LOCATION: 534 14TH STREET NORTH; VIOLATION: Sec. 58-232. - Uses permitted.
Case No. CERENT202600214 - EXHIBIT A - 534 14th Street North - Notice of Hearing - Irreparable Irreversible Harm
Case No. CERENT202600214 - EXHIBIT B - 534 14th Street North - Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing
Case No. CERENT202600214 - EXHIBIT C - 534 14th Street North - Affidavit of Posting at Property
Case No. CERENT202600214 - EXHIBIT D - 534 14th Street North - Picture of Posting at Property
Case No. CERENT202600214 - EXHIBIT E - 534 14th Street North - City Hall Posting Affidavit
Case No. CERENT202600214 - EXHIBIT F - 534 14th Street North - Airbnb Advertisement
Case No. CERENT202600214 - EXHIBIT G - 534 14th Street North - Airbnb Advertisement Reviews (1) pdf
Case No. CERENT202600214 - EXHIBIT H - 534 14th Street North - Airbnb Advertisement Reviews (2) pdf
Case No. CERENT202600214 - EXHIBIT I - 534 14th Street North - Airbnb Review Policy
- 6.4. Case No. CERENT202600055 - OWNER: AARON E BARTZ; LOCATION: 405 RUDDER ROAD; VIOLATION: Sec. 58-142. - Uses permitted, and Sec. 44-8. - Definition. Transient lodging facility.
Case No. CERENT202600055 - EXHIBIT A - 405 Rudder Road - Notice of Violation
Case No. CERENT202600055 - EXHIBIT B - 405 Rudder Road - Notice of Violation - Proof of Mailing
Case No. CERENT202600055 - EXHIBIT C - 405 Rudder Road. - Notice of Hearing
Case No. CERENT202600055 - EXHIBIT D - 405 Rudder Road. - Notice of Hearing - Proof of Mailing
Case No. CERENT202600055 - EXHIBIT E - 405 Rudder Road - Affidavit of Posting at Property
Case No. CERENT202600055 - EXHIBIT F - 405 Rudder Road - Picture of Posting at Property
Case No. CERENT202600055 - EXHIBIT G - 405 Rudder Road - City Hall Posting Affidavit
Case No. CERENT202600055 - EXHIBIT H - 405 Rudder Road - VRBO Advertisement
Case No. CERENT202600055 - EXHIBIT I - 405 Rudder Road - VRBO Booking Page
Case No. CERENT202600055 - EXHIBIT J - 405 Rudder Road - VRBO Advertisement Feb. 13, 2026
Case No. CERENT202600055 - EXHIBIT K - 405 Rudder Road - VRBO Advertisement Review
Case No. CERENT202600055 - EXHIBIT L - 405 Rudder Road - VRBO Review Policy

- 6.5. Case No. CELITE202600008 - RECURRING VIOLATION - OWNER: CHARLES M MUNDT III & KATHLEEN M MUNDT; LOCATION: 1278 FOREST AVENUE; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (23) Exterior lighting.
Case No. CELITE202600008 - EXHIBIT A - 1278 Forest Avenue - Notice of Hearing- Recurring Notice of Violation
Case No. CELITE202600008 - EXHIBIT B - 1278 Forest Avenue - Notice of Hearing - Recurring Notice of Violation - Proof of Mailing
Case No. CELITE202600008 - EXHIBIT C - 1278 Forest Avenue - Notice of Hearing - Recurring Notice of Violation - Return Receipt
Case No. CELITE202600008 - EXHIBIT D -1278 Forest Avenue - City Hall Posting
Case No. CELITE202600008 - EXHIBIT E - 1278 Forest Avenue - Light Violation on Jan 5, 2026 (1)
Case No. CELITE202600008 - EXHIBIT F - 1278 Forest Avenue - Light Violation on Jan 5, 2026 (2)
Case No. CELITE202600008 - EXHIBIT G - 1278 Forest Avenue - Light Violation on Jan 28, 2026
Case No. CELITE202600008 - EXHIBIT H - 1278 Forest Avenue - Light Violation on Feb 9, 2026
Case No. CELITE202600008 - EXHIBIT I - 1278 Forest Avenue - Light Violation Corrected on Feb 18, 2026

7. Next Meeting Date: March 27, 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.