



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, August 20, 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 June 25, 2026 Code Enforcement Board Meeting Minutes
[June 25, 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. CEZONE202601757 - OWNER: NAPLES643 LLC; LOCATION: 643 7TH STREET NORTH; VIOLATION: Sec. 16-289.- Unsightly conditions.
[Case No. CEZONE202601757 - EXHIBIT A - 643 7th Street North - Notice of Violation](#)
[Case No. CEZONE202601757 - EXHIBIT B - 643 7th Street North - Notice of Violation - Proof of Mailing](#)
[Case No. CEZONE202601757 - EXHIBIT C - 643 7th Street North - Notice of Hearing](#)
[Case No. CEZONE202601757 - EXHIBIT D - 643 7th Street North - Notice of Hearing - Proof of Mailing](#)
[Case No. CEZONE202601757 - EXHIBIT E - 643 7th Street North - Notice of Posting at Property](#)
[Case No. CEZONE202601757 - EXHIBIT F - 643 7th Street North - Picture of Posting at Property](#)

Case No. CEZONE202601757 - EXHIBIT G - 643 7th Street North - City Hall Posting Affidavit
Case No. CEZONE202601757 - EXHIBIT H - 643 7th Street North - Picture of Project
Case No. CEZONE202601757 - EXHIBIT I - 643 7th Street North - Notice of Permit Expiration

- 6.2. Case No. CEZONE202601602 - OWNER: PG REAL ESTATE LP; LOCATION: 3565 FT CHARLES DRIVE; VIOLATION: Sec. 16-52. - Permit fees. (q) Accessory structures (type II) permit. (k) Right-of-way permit.
Case No. CEZONE202601602 - EXHIBIT A - 3565 Ft Charles Drive - Notice of Violation
Case No. CEZONE202601602 - EXHIBIT B - 3565 Ft Charles Drive - Notice of Violation - Proof of Mailing
Case No. CEZONE202601602 - EXHIBIT C - 3565 Ft Charles Drive - Notice of Hearing
Case No. CEZONE202601602 - EXHIBIT D - 3565 Ft Charles Drive - Notice of Hearing - Proof of Mailing
Case No. CEZONE202601602 - EXHIBIT E - 3565 Ft Charles Drive - Notice of Posting at Property
Case No. CEZONE202601602 - EXHIBIT F - 3565 Ft Charles Drive - Picture of Posting at Property
Case No. CEZONE202601602 - EXHIBIT G - 3565 Ft Charles Drive - City Hall Posting Affidavit
Case No. CEZONE202601602 - EXHIBIT H - 3565 Ft Charles Drive - Stop Work Order
Case No. CEZONE202601602 - EXHIBIT I - 3565 Ft Charles Drive - Picture of Driveway April 28, 2026 SC
Case No. CEZONE202601602 - EXHIBIT J - 3565 Ft Charles Drive - Picture of Driveway June 18, 2026 BQ
Case No. CEZONE202601602 - EXHIBIT K - 3565 Ft Charles Drive - Permit Determination
- 6.3. Case No. CEZONE202601255 - OWNER: PG REAL ESTATE LP; LOCATION: 3565 FT CHARLES DRIVE; VIOLATION: Sec 16-52. - Permit fees. (j) Site work permit. (k) Right-of-way permit.
Case No. CEZONE202601255 - EXHIBIT A - 3565 Ft Charles Drive - Notice of Violation
Case No. CEZONE202601255 - EXHIBIT B - 3565 Ft Charles Drive - Notice of Violation - Proof of Mailing
Case No. CEZONE202601255 - EXHIBIT C - 3565 Ft Charles Drive - Notice of Hearing
Case No. CEZONE202601255 - EXHIBIT D - 3565 Ft Charles Drive - Notice of Hearing - Proof of Mailing
Case No. CEZONE202601255 - EXHIBIT E - 3565 Ft Charles Drive - Affidavit of Posting at Property
Case No. CEZONE202601255 - EXHIBIT F - 3565 Ft Charles Drive - City Hall Posting Affidavit
Case No. CEZONE202601255 - EXHIBIT G - 3565 Ft Charles Drive - Picture of Posting at Property

Case No. CEZONE202601255 - EXHIBIT H - 3565 Ft Charles Drive - Stop Work Order
Case No. CEZONE202601255 - EXHIBIT I - 3565 Ft Charles Drive - Picture of Property May 13, 2026 SC
Case No. CEZONE202601255 - EXHIBIT J - 3565 Ft Charles Drive - Picture of Yard June 18, 2026 BQ
Case No. CEZONE202601255 - EXHIBIT K - 3565 Ft Charles Drive - Picture of ROW June 18, 2026 BQ
Case No. CEZONE202601255 - EXHIBIT L - 3565 Ft Charles Drive - Permit Determination

- 6.4. Case No. CEZONE202501521 IMPOSITION OF FINES/LIENS - OWNER: SURINDER S CHANDOK LIV TRUST; LOCATION: 1331 CHESAPEAKE AVENUE; VIOLATION: Sec. 16-52. - Permit fees. (d) additions and alterations permit.

Case No. CEZONE202501521 - EXHIBIT A - 1331 Chesapeake Avenue - Notice of Hearing - Imposition of Fines-Liens

Case No. CEZONE202501521 - EXHIBIT B - 1331 Chesapeake Avenue - Notice of Hearing - Imposition of Fines-Liens - Proof of Mailing

Case No. CEZONE202501521 - EXHIBIT C - 1331 Chesapeake Avenue - Notice of Hearing - Imposition of Fines-Liens - Return Receipt

Case No. CEZONE202501521 - EXHIBIT D - 1331 Chesapeake Avenue - Affidavit of Compliance

Case No. CEZONE202501521 - EXHIBIT E - 1331 Chesapeake Avenue - Code Enforcement Board Order - January 22, 2026 Meeting

Case No. CEZONE202501521 - EXHIBIT F - 1331 Chesapeake Avenue - Notice of Violation

Case No. CEZONE202501521 - EXHIBIT G - 1331 Chesapeake Avenue - Affidavit of Posting at Property

Case No. CEZONE202501521 - EXHIBIT H - 1331 Chesapeake Avenue - Picture of Posting at Property

Case No. CEZONE202501521 - EXHIBIT I - 1331 Chesapeake Avenue - City Hall Posting Affidavit

Case No. CEZONE202501521 - EXHIBIT J - 1331 Chesapeake Avenue - Fine Calculation - Copy

Case No. CEZONE202501521 - EXHIBIT K - 1331 Chesapeake Avenue - Permit 1

Case No. CEZONE202501521 - EXHIBIT L - 1331 Chesapeake Avenue - Permit 2

- 6.5. Case No. CERENT202601304 IRREPARABLE/IRREVERSIBLE HARM - OWNER: CHRISTOPHER CHAMBERS; LOCATION: 1475 CURLEW AVENUE #2; VIOLATION: Sec. 58-292. - Uses permitted and Sec. 44-8. - Definitions. Transient lodging facility.

Case No. CERENT202601304 - EXHIBIT A - 1475 Curlew Avenue #2 - Notice of Violation - Irreparable - Irreversible Harm

Case No. CERENT202601304 - EXHIBIT B - 1475 Curlew Avenue # 2 - Notice of Violation - Irreparable - Irreversible Harm - Proof of Mailing

Case No. CERENT202601304 - EXHIBIT C - 1475 Curlew Avenue #2 - Affidavit of Posting at Property

Case No. CERENT202601304 - EXHIBIT D - 1475 Curlew Avenue #2 - Picture of Posting at Property

Case No. CERENT202601304 - EXHIBIT E - 1475 Curlew Avenue #2 - City Hall Posting Affidavit
Case No. CERENT202601304 - EXHIBIT F - 1475 Curlew Avenue #2 - Airbnb Advertisement May 18, 2026
Case No. CERENT202601304 - EXHIBIT G - 1475 Curlew Avenue #2 - Airbnb Reviews (1)
Case No. CERENT202601304 - EXHIBIT H - 1475 Curlew Avenue #2 - Airbnb Reviews (2)
Case No. CERENT202601304 - EXHIBIT I - 1475 Curlew Avenue #2 - Airbnb Review Policy

- 6.6. Case No. CERENT202601763 IRREPARABLE/IRREVERSIBLE HARM - OWNER: NICHOLAS A. ROSS LOCATION: 1049 BROAD AVENUE NORTH; VIOLATION: Sec. 58-232. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Case No. CERENT202601763 - EXHIBIT A - 1049 Broad Avenue North - Notice of Hearing Notice of Violation Irreparable - Irreversible Harm
Case No. CERENT202601763 - EXHIBIT B - 1049 Broad Avenue North - Notice of Hearing Notice of Violation Irreparable Irreversible Harm - Proof of Mailing
Case No. CERENT202601763 - EXHIBIT C - 1049 Broad Avenue North - Affidavit of Posting at Property
Case No. CERENT202601763 - EXHIBIT E - 1049 Broad Avenue North - City Hall Posting Affidavit
Case No. CERENT202601763 - EXHIBIT D - 1049 Broad Avenue North - Picture of Posting at Property
Case No. CERENT202601763 - EXHIBIT G - 1049 Broad Avenue North - Airbnb Booking Page July 15, 2026
Case No. CERENT202601763 - EXHIBIT F - 1049 Broad Avenue North - Airbnb Advertisement July 15, 2026
Case No. CERENT202601763 - EXHIBIT H - 1049 Broad Avenue North - Airbnb Reviews (1)
Case No. CERENT202601763 - EXHIBIT I - 1049 Broad Avenue North - Airbnb Reviews (2)
Case No. CERENT202601763 - EXHIBIT J - 1049 Broad Avenue North - Airbnb Reviews (3)
Case No. CERENT202601763 - EXHIBIT K - 1049 Broad Avenue North - Airbnb Review Policy
Case No. CERENT202601763 - EXHIBIT L - 1049 Broad Avenue North - VRBO Advertisement July 22, 2026

- 6.7. Case No. CEP202601524 - OWNER: KIMBERLY RAE WILLIAMS; LOCATION: 3701 PARKVIEW WAY; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance.

Case No. CEP202601524 - EXHIBIT A - 3701 Parkview Way - Notice of Violation
Case No. CEP202601524 - EXHIBIT B - 3701 Parkview Way - Notice of Violation - Proof of Mailing
Case No. CEP202601524 - EXHIBIT C - 3701 Parkview Way - Notice of Hearing
Case No. CEP202601524 - EXHIBIT D - 3701 Parkview Way - Notice of Hearing - Proof of Mailing
Case No. CEP202601524 - EXHIBIT E - 3701 Parkview Way - Affidavit of

Posting at Property

Case No. CEPM202601524 - EXHIBIT F - 3701 Parkview Way - Picture of Posting at Property

Case No. CEPM202601524 - EXHIBIT G - 3701 Parkview Way - City Hall Posting Affidavit

Case No. CEPM202601524 - EXHIBIT H - 3701 Parkview Way - Picture of Property

Case No. CEPM202601524 - EXHIBIT I - 3701 Parkview Way - Collier County Property Appraiser Aerial 2026

Case No. CEPM202601524 - EXHIBIT J - 3701 Parkview Way - Collier County Property Appraiser Aerial 2022

- 6.8. Case No. CEVEG202602001 - OWNER: DENNIS LEE & MICHICO KUEHN; LOCATION: 1030 22ND AVENUE NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Case No. CEVEG202602001 - EXHIBIT A - 1030 22nd Avenue North - Notice of Hearing Recurring Violation

Case No. CEVEG202602001 - EXHIBIT B - 1030 22nd Avenue North - Notice of Hearing Recurring Violation - Proof of Mailing

Case No. CEVEG202602001 - EXHIBIT C - 1030 22nd Avenue North - Affidavit of Posting at Property

Case No. CEVEG202602001 - EXHIBIT D - 1030 22nd Avenue North - Picture of Posting at Property

Case No. CEVEG202602001 - EXHIBIT E - 1030 22nd Avenue North - City Hall Posting Affidavit

Case No. CEVEG202602001 - EXHIBIT F - 1030 22nd Avenue North - Original Notice of Violation

Case No. CEVEG202602001 - EXHIBIT G - 1030 22nd Avenue North - Picture of Property (1)

Case No. CEVEG202602001 - EXHIBIT H - 1030 22nd Avenue North - Picture of Property (2)

- 6.9. Case No. CEPM202602023 - OWNER: ANDREA M. MINK, MATTHEW 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 Road - Notice of Hearing Repeat Violation

Case No. CEVEG202602023 - EXHIBIT B - 1686 Mandarin Road - Notice of Hearing Repeat Violation - Proof of Mailing

Case No. CEVEG202602023 - EXHIBIT C - 1686 Mandarin Road - Notice of Posting at Property

Case No. CEVEG202602023 - EXHIBIT D - 1686 Mandarin Road - Picture of Posting at Property

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

Case No. CEVEG202602023 - EXHIBIT F - 1686 Mandarin Rd - Original Notice of Violation

Case No. CEVEG202602023 - EXHIBIT G - 1686 Mandarin Road - Code

Enforcement Board Order October 23, 2025

Case No. CEVEG202602023 - EXHIBIT H - 1686 Mandarin Road - Picture of Property (1)

Case No. CEVEG202602023 - EXHIBIT I - 1686 Mandarin Road - Picture of Property (2)

7. Next Meeting Date: September 24, 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.