



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, June 26, 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 April 24, 2025 Code Enforcement Board Meeting Minutes
[April 24, 2025 Code Enforcement Board Meeting Minutes](#)

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

5. Staff Comments

6. Docket

- 6.1. Case No. CERENT202501073 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: DANJAK INVESTMENT GROUP LLC; REGISTERED AGENT: ROBERT D RIESS; LOCATION: 339 4TH AVENUE NORTH; VIOLATION: Sec. 58-171. - District purpose., Sec. 58-171. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.
[Case No. CERENT202501073 - EXHIBIT A - 339 4th Avenue North - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm](#)
[Case No. CERENT202501073 - EXHIBIT B - 339 4th Avenue North - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing](#)
[Case No. CERENT202501073 - EXHIBIT C - 339 4th Avenue North - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm - Return Receipts](#)
[Case No. CERENT202501073 - EXHIBIT D - 339 4th Avenue North - Affidavit of Posting at Property](#)
[Case No. CERENT202501073 - EXHIBIT E - 339 4th Avenue North - City Hall Posting Affidavit](#)

Case No. CERENT202501073 - EXHIBIT F - 339 4th Avenue North - Picture of Posting at Property
Case No. CERENT202501073 - EXHIBIT G - 339 4th Avenue North - Advertisement May 22, 2025
Case No. CERENT202501073 - EXHIBIT H - 339 4th Avenue North - Corrected Advertisement May 22, 2025
Case No. CERENT202501073 - EXHIBIT I - 339 4th Avenue North - Airbnb Reviews
Case No. CERENT202501073 - EXHIBIT J - 339 4th Avenue North - VRBO Reviews

- 6.2. Case No. CERENT202501141 - OWNER: JEFFERY R. LAUTENBACH & PATRICIA M. LAUTENBACH; LOCATION: 428 RUDDER ROAD; VIOLATION: Sec. 58-141. - District purpose., Sec. 58-142. - Uses permitted., and Sec. 44-8. - Definitions. Transient lodging facility.
Case No. CERENT202501141 - EXHIBIT A - 428 Rudder Road - Notice of Violation
Case No. CERENT202501141 - EXHIBIT B - 428 Rudder Rd - Notice of Violation - Proof of Mailing
Case No. CERENT202501141 - EXHIBIT C - 428 Rudder Road - Notice of Violation - Return Receipt
Case No. CERENT202501141 - EXHIBIT D - 428 Rudder Road - Notice of Hearing
Case No. CERENT202501141 - EXHIBIT E - 428 Rudder Road - Notice of Hearing - Proof of Mailing
Case No. CERENT202501141 - EXHIBIT F - 428 Rudder Road - Affidavit of Posting at Property
Case No. CERENT202501141 - EXHIBIT G - 428 Rudder Road - City Hall Posting Affidavit
Case No. CERENT202501141 - EXHIBIT H - 428 Rudder Road - Picture of Posting at Property
Case No. CERENT202501141 - EXHIBIT I - 428 Rudder Road - Advertisement May 29, 2025
Case No. CERENT202501141 - EXHIBIT J - 428 Rudder Road - Advertisement June 4, 2025
Case No. CERENT202501141 - EXHIBIT K - 428 Rudder Road - Corrected Advertisement June 18, 2025
- 6.3. Case No. CEP202500460 - OWNER: NECO 649-663 5TH AVENUE SOUTH LLC; LOCATION: 651 5TH AVENUE SOUTH; VIOLATION: Sec. 16-289.- Unsightly conditions.
Case No. CEP202500460 - EXHIBIT A - 651 5th Avenue South - Notice of Violation
Case No. CEP202500460 - EXHIBIT B - 651 5th Avenue South - Notice of Violation - Proof of Mailing
Case No. CEP202500460 - EXHIBIT C - 651 5th Avenue South - Notice of Violation - Return Receipt
Case No. CEP202500460 - EXHIBIT D - 651 5th Avenue South - Notice of Violation - Returned Mail
Case No. CEP202500460 - EXHIBIT E - 651 5th Avenue South - Notice of Hearing

Case No. CEPM202500460 - EXHIBIT F - 651 5th Avenue South - Notice of Hearing - Proof of Mailing
Case No. CEPM202500460 - EXHIBIT G - 651 5th Avenue South - Affidavit of Posting at Property
Case No. CEPM202500460 - EXHIBIT H - 651 5th Avenue South - City Hall Posting Affidavit
Case No. CEPM202500460 - EXHIBIT I - 651 5th Avenue South - Picture of Posting at Property
Case No. CEPM202500460 - EXHIBIT J - 651 5th Avenue South - Picture of Property (1)
Case No. CEPM202500460 - EXHIBIT K - 651 5th Avenue South - Picture of Property (2)
Case No. CEPM202500460 - EXHIBIT L - 651 5th Avenue South - Picture of Property (3)

- 6.4. Case No. CEZONE202402507 - OWNER: KIRSTEN L. WORKINGER & MARJORIE F. WORKINGER; LOCATION: 2240 14TH STREET NORTH; VIOLATION: Sec. 16-52. - Permit fees.
Case No. CEZONE202402507 - EXHIBIT A - 2240 14th Street North - Notice of Violation
Case No. CEZONE202402507 - EXHIBIT B - 2240 14th Street North - Notice of Violation - Proof of Mailing
Case No. CEZONE202402507 - EXHIBIT C - 2240 14th Street North - Notice of Violation - Return Receipt
Case No. CEZONE202402507 - EXHIBIT D - 2240 14th Street North - Notice of Hearing
Case No. CEZONE202402507 - EXHIBIT E - 2240 14th Street North - Notice of Hearing - Proof of Mailing
Case No. CEZONE202402507 - EXHIBIT F - 2240 14th Street North - Notice of Hearing - Return Receipt
Case No. CEZONE202402507 - EXHIBIT G - 2240 14th Street North - Affidavit of Posting at Property
Case No. CEZONE202402507 - EXHIBIT H - 2240 14th Street North - City Hall Posting Affidavit
Case No. CEZONE202402507 - EXHIBIT I - 2240 14th Street North - Picture of Posting at Property
Case No. CEZONE202402507 - EXHIBIT J - 2240 14th Street North - Picture of Property (1)
Case No. CEZONE202402507 - EXHIBIT K - 2240 14th Street North - Picture of Property (2)

7. Next Meeting Date: Wednesday, August 27, 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.