



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
Tuesday, August 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 June 26, 2025 Code Enforcement Board Meeting Minutes
[June 26, 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. CEEVP202501550 - IRREPARABLE/IRREVERSIBLE HARM - OWNER; 460 5TH SOUTH PROPERTY, LLC; LOCATION: 460 5TH AVENUE SOUTH; VIOLATION: Sec. 42-5. - Control of pollutant discharge.
[Case No. CEEVP202501550 - EXHIBIT A - 460 5th Avenue South - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm](#)
[Case No. CEEVP202501550 - EXHIBIT B - 460 5th Avenue South - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing](#)
[Case No. CEEVP202501550 - EXHIBIT C - 460 5th Avenue South - Affidavit of Personal Service](#)
[Case No. CEEVP202501550 - EXHIBIT D - 460 5th Avenue South - City Hall Posting Affidavit](#)
[Case No. CEEVP202501550 - EXHIBIT E - 460 5th Avenue South - Picture of Property \(1\)](#)
[Case No. CEEVP202501550 - EXHIBIT F - 460 5th Avenue South - Picture of Property \(2\)](#)

Case No. CEEVP202501550 - EXHIBIT I - 460 5th Avenue South - Picture of Property (3)

- 6.2. Case No. CETREE2025001500 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: ELISE A BROWN; LOCATION: 3370 FT CHARLES DRIVE; VIOLATION: Sec. 38-122. - Prohibitions.

Case No. CETREE202501500 - EXHIBIT A - 3370 Ft Charles Drive - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm

Case No. CETREE202501500 - EXHIBIT B - 3370 Ft Charles Drive - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing

Case No. CETREE202501500 - EXHIBIT C - 3370 Ft Charles Drive - Affidavit of Posting at Property

Case No. CETREE202501500 - EXHIBIT D - 3370 Ft Charles Drive - City Hall Posting Affidavit

Case No. CETREE202501500 - EXHIBIT E - 3370 Ft Charles Drive - Picture of Posting at Property

Case No. CETREE202501500 - EXHIBIT F - 3370 Ft Charles Drive - Picture of Property (1)

Case No. CETREE202501500 - EXHIBIT G - 3370 Ft Charles Drive - Picture of Property (2)

Case No. CETREE202501500 - EXHIBIT H - 3370 Ft Charles Drive - Picture of Property (3)

Case No. CETREE202501500 - EXHIBIT I - 3370 Ft Charles Drive - Picture of Company

- 6.3. Case No. CEZONE202501069 - OWNER: BRANDON MILES; LOCATION: 409 3RD AVENUE NORTH; VIOLATION: Article 1.- Public Right of Way Construction Standards handbook[1] Section 5: - Requirements for Right of Way Permits.

Case No. CEZONE202501069 - EXHIBIT A - 409 3rd Avenue North - Notice of Violation

Case No. CEZONE202501069 - EXHIBIT B - 409 3rd Avenue North - Notice of Violation - Proof of Mailing

Case No. CEZONE202501069 - EXHIBIT C - 409 3rd Avenue North - Notice of Hearing

Case No. CEZONE202501069 - EXHIBIT D - 409 3rd Avenue North - Notice of Hearing - Proof of Mailing

Case No. CEZONE202501069 - EXHIBIT E - 409 3rd Avenue North - Affidavit of Posting at Property

Case No. CEZONE202501069 - EXHIBIT F - 409 3rd Avenue North - City Hall Posting Affidavit

Case No. CEZONE202501069 - EXHIBIT G - 409 3rd Avenue North - Notice of Hearing - Picture of Posting at Property

Case No. CEZONE202501069 - EXHIBIT H - 409 3rd Avenue North - Picture of Property (1)

Case No. CEZONE202501069 - EXHIBIT I - 409 3rd Avenue North - Picture of Property (2)

- 6.4. Case No. CERENT202501654 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: LBCAV CAPITAL LLC; LOCATION: 549 7TH AVENUE NORTH; VIOLATION: Sec. 58-171. - District purpose., Sec. 58-172. - Uses permitted., and

Sec. 44-8.- Definitions. Transient lodging facility.

Case No. CERENT202501654 - EXHIBIT A - 549 7th Avenue North - Notice of Violation Notice of Hearing Irreparable - Irreversible Harm

Case No. CERENT202501654 - EXHIBIT B - 549 7th Avenue North - Notice of Violation Notice of Hearing Irreparable - Irreversible Harm - Proof of Mailing

Case No. CERENT202501654 - EXHIBIT C - 549 7th Avenue North - Affidavit of Posting at Property

Case No. CERENT202501654 - EXHIBIT D - 549 7th Avenue North - City Hall Posting Affidavit

Case No. CERENT202501654 - EXHIBIT E - 549 7th Avenue North - Picture of Posting at Property

Case No. CERENT202501654 - EXHIBIT F - 549 7th Avenue North - Picture of Advertisement July 28, 2025

Case No. CERENT202501654 - EXHIBIT G - 549 7th Avenue North - Rental Reviews

Case No. CERENT202501654 - EXHIBIT H - 549 7th Avenue North - Picture of Advertisement August 18, 2025

- 6.5. Case No. CEP202501093 - OWNER: SCOTT GREVEY; LOCATION: 2710 LEEWARD LANE; VIOLATION: Sec. 16-285.- Residential and commercial property maintenance. (7) *Exterior surface treatment*.

Case No. CEP202501093 - EXHIBIT A - 2710 Leeward Lane - Notice of Violation

Case No. CEP202501093 - EXHIBIT B - 2710 Leeward Lane - Notice of Violation - Proof of Mailing

Case No. CEP202501093 - EXHIBIT C - 2710 Leeward Lane - Notice of Hearing

Case No. CEP202501093 - EXHIBIT D - 2710 Leeward Lane - Notice of Hearing - Proof of Mailing

Case No. CEP202501093 - EXHIBIT E - 2710 Leeward Lane - Affidavit of Posting at Property

Case No. CEP202501093 - EXHIBIT F - 2710 Leeward Lane - City Hall Posting Affidavit

Case No. CEP202501093 - EXHIBIT G - 2710 Leeward Lane - Picture of Posting at Property

Case No. CEP202501093 - EXHIBIT H - 2710 Leeward Lane - Picture of Property (1)

Case No. CEP202501093 - EXHIBIT I - 2710 Leeward Lane - Picture of Property (2)

Case No. CEP202501093 - EXHIBIT J - 2710 Leeward Lane - Picture of Property (3)

- 6.6. Case No. CEVEG202501402 - OWNER: SCOTT GREVEY; LOCATION: 2710 LEEWARD LANE; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (22) *Trees*.

Case No. CEVEG202501402 - EXHIBIT A - 2710 Leeward Lane - Notice of Violation

Case No. CEVEG202501402 - EXHIBIT B - 2710 Leeward Lane - Notice of Violation -Proof of Mailing

Case No. CEVEG202501402 - EXHIBIT C - 2710 Leeward Lane - Notice of Hearing

Case No. CEVEG202501402 - EXHIBIT D - 2710 Leeward Lane - Notice of

Hearing - Proof of Mailing

Case No. CEVEG202501402 - EXHIBIT E - 2710 Leeward Lane - Affidavit of Posting at Property

Case No. CEVEG202501402 - EXHIBIT F - 2710 Leeward Lane - City Hall Posting Affidavit

Case No. CEVEG202501402 - EXHIBIT G - 2710 Leeward Lane - Picture of Posting at Property

Case No. CEVEG202501402 - EXHIBIT H - 2710 Leeward Lane - Picture of Property (1)

Case No. CEVEG202501402 - EXHIBIT I - 2710 Leeward Lane - Picture of Property (2)

Case No. CEVEG202501402 - EXHIBIT J - 2710 Leeward Lane - Picture of Property (3)

- 6.7. Case No. CEVEG202501583 - OWNER: JOHN J KIPP REV TRUST; LOCATION: 1424 10TH STREET NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) *Grass, Weeds, and uncultivated vegetation.*

Case No. CEVEG202501583 - EXHIBIT A - 1424 10th Street North - Notice of Violation

Case No. CEVEG202501583 - EXHIBIT B - 1424 10th Street North - Notice of Violation - Proof of Mailing

Case No. CEVEG202501583 - EXHIBIT C - 1424 10th Street North - Notice of Hearing

Case No. CEVEG202501583 - EXHIBIT D - 1424 10th Street North - Notice of Hearing - Proof of Mailing

Case No. CEVEG202501583 - EXHIBIT E - 1424 10th Street North - Affidavit of Posting at Property

Case No. CEVEG202501583 - EXHIBIT F - 1424 10th Street North - City Hall Posting Affidavit

Case No. CEVEG202501583 - EXHIBIT G - 1424 10th Street North - Picture of Posting at Property

Case No. CEVEG202501583 - EXHIBIT H - 1424 10th Street North - Picture of Property (1)

Case No. CEVEG202501583 - EXHIBIT I - 1424 10th Street North - Picture of Property (2)

Case No. CEVEG202501583 - EXHIBIT J - 1424 10th Street North - Picture of Property (3)

Case No. CEVEG202501583 - EXHIBIT K - 1424 10th Street North - Picture of Property (4)

- 6.8. Case No. CEVEG202501502 - OWNER: STEFAN UNDERWOOD & JULIA FRITSCH; LOCATION: 1260 FOREST AVENUE; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance.

Case No. CEVEG202501502 - EXHIBIT A - 1260 Forest Avenue - Notice of Violation

Case No. CEVEG202501502 - EXHIBIT B - 1260 Forest Ave - Notice of Violation - Proof of Mailing

Case No. CEVEG202501502 - EXHIBIT C - 1260 Forest Avenue - Notice of Hearing

Case No. CEVEG202501502 - EXHIBIT D - 1260 Forest Avenue - Notice of Hearing - Proof of Mailing
Case No. CEVEG202501502 - EXHIBIT E - 1260 Forest Avenue - Affidavit of Posting at Property
Case No. CEVEG202501502 - EXHIBIT F - 1260 Forest Avenue - City Hall Posting
Case No. CEVEG202501502 - EXHIBIT G - 1260 Forest Avenue - Picture of Posting at Property
Case No. CEVEG202501502 - EXHIBIT H - 1260 Forest Avenue - Picture of Property (1)
Case No. CEVEG202501502 - EXHIBIT I - 1260 Forest Avenue - Picture of Property (2)
Case No. CEVEG202501502 - EXHIBIT J - 1260 Forest Avenue - Picture of Property (3)

- 6.9. Case No. CEPM202501501 - OWNER: STEFAN UNDERWOOD & JULIA FRITSCH; LOCATION: 1260 FOREST AVENUE ; VIOLATION: Sec. 16-289. - Unsightly conditions.
Case No. CEPM202501501 - EXHIBIT A - 1260 Forest Avenue - Notice of Violation
Case No. CEPM202501501 - EXHIBIT B - 1260 Forest Avenue - Notice of Violation - Proof of Mailing
Case No. CEPM202501501 - EXHIBIT C - 1260 Forest Avenue - Notice of Hearing
Case No. CEPM202501501 - EXHIBIT D - 1260 Forest Avenue - Notice of Hearing - Proof of Mailing
Case No. CEPM202501501 - EXHIBIT E - 1260 Forest Avenue - Affidavit of Posting at Property
Case No. CEPM202501501 - EXHIBIT F - 1260 Forest Avenue - City Hall Posting Affidavit
Case No. CEPM202501501 - EXHIBIT G - 1260 Forest Avenue - Picture of Posting at Property
Case No. CEPM202501501 - EXHIBIT H - 1260 Forest Avenue - Picture of Property (1)
Case No. CEPM202501501 - EXHIBIT I - 1260 Forest Avenue - Picture of Property (2)
Case No. CEPM202501501 - EXHIBIT J - 1260 Forest Avenue - Picture of Property (3)
- 6.10. Case No. CEFEN202501041 - JAMES J MITCHELL JR; LOCATION: 888 10TH STREET SOUTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (24) *Fences and walls*.
Case No. CEFEN202501041 - EXHIBIT A - 888 10th Street South - Notice of Violation
Case No. CEFEN202501041 - EXHIBIT B - 888 10th Street South - Notice of Violation - Proof of Mailing
Case No. CEFEN202501041 - EXHIBIT C - 888 10th Street South - Notice of Violation - Return Receipt
Case No. CEFEN202501041 - EXHIBIT D - 888 10th Street South - Notice of Hearing
Case No. CEFEN202501041 - EXHIBIT E - 888 10th Street South - Notice of Hearing - Proof of Mailing

Case No. CEFEN202501041 - EXHIBIT F - 888 10th Street South - Affidavit of Posting at Property
Case No. CEFEN202501041 - EXHIBIT G - 888 10th Street South - City Hall Posting Affidavit
Case No. CEFEN202501041 - EXHIBIT H - 888 10th Street South - Picture of Posting at Property
Case No. CEFEN202501041 - EXHIBIT I - 888 10th Street South - Picture of Property (1)
Case No. CEFEN202501041 - EXHIBIT J - 888 10th Street South - Picture of Property (2)

7. Next Meeting Date: September 25, 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.