



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – August 26, 2025 – 2:01 p.m.

It is noted for the record that: 1) all documentation electronically appended hereto is also contained in the file for this meeting in the City Clerk's Office; 2) Notary Public Ali Duran administered an oath to those intending to offer testimony and all responded in the affirmative; 3) all experts who testified during quasi-judicial proceedings were accepted as qualified to do so in their respective fields of expertise; and 4) all added attachments are referenced in red as "Added Attachment".

1) Roll Call

Members Present:

John Krol, Chair

Nicholas Spahr, Vice Chair

Lee Davidson

Michael Faucett

Members Absent:

Steven Greenwald

Maria Mair

Richard Landuyt

Gregory Jarrett, Alternate Member 1

Staff Present:

William Quinsey, Code Compliance Manager

Thomas Trask, Board Attorney

Scott Smolder, Wastewater Supervisor

Vanessa Acevedo, Administrative Coordinator

Sharon Linsner, Attorney representing the City

Heather Shields, Urban Forest Manager

David Giron, Code Compliance Manager

Ali Duran, Executive Assistant

2) Pledge of Allegiance

Chair Krol led the Pledge of Allegiance.

3) Approval of Minutes

MOTION by Spahr to APPROVE the June 26, 2025 meeting minutes; seconded by Faucett and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Mair-absent, Spahr-yes, Krol-yes).

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

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

Code Compliance Manager William Quinsey explained that the Respondents for Item 6.3 were bringing their property into compliance on that day and asked to remove Item 6.3 from the Agenda.

MOTION by Spahr to SET the agenda removing Item 6.3; seconded by Davidson and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

5) Staff Comments

Code Compliance Manager William Quinsey noted that Thomas Trask, Attorney at Trask, Daigneault Attorneys, would be representing the Board, and Sharon Linsner, Attorney at Dickman Law Firm, would be representing the City, on that day.

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.

Code Compliance Manager William Quinsey read the title of the item. Code Compliance Manager William Quinsey and Wastewater Supervisor Scott Smolder testified on behalf of the City.

Violation: "The restaurant's grease trap system had a blockage, causing illicit discharge into the stormwater system."

Required Action: "Appear before the City of Naples Code Enforcement Board."

MOTION by Spahr to FIND the Respondent guilty in Case Number CEEVP202501550, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be fined \$4,000 plus \$120 in administrative costs; seconded by Davidson and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm](#)

[EXHIBIT B - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing](#)

[EXHIBIT C - Affidavit of Personal Service](#)

[EXHIBIT D - City Hall Posting Affidavit](#)

[EXHIBIT E - Picture of Property \(1\)](#)

[EXHIBIT F - Picture of Property \(2\)](#)

[EXHIBIT I - Picture of Property \(3\)](#)

[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

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

Code Compliance Manager William Quinsey read the title of the item. Code Compliance Manager William Quinsey and Urban Forest Manager Heather Shields testified on behalf of the City.

Violation: "Trimming a City tree without a permit"

Required Action: "Hearing scheduled for August 26, 2025."

MOTION by Spahr to FIND the Respondent guilty in Case Number CEEVP202501550, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondents (Elise Brown, owner, and JCK Landscaping Inc.) be fined \$1,000 plus \$120 in administrative costs, to be split evenly between property owner Elise Brown and JCK Landscaping Inc.; seconded by Davidson and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm](#)

[EXHIBIT B - Notice of Violation Notice of Hearing - Irreparable Irreversible Harm - Proof of Mailing](#)

[EXHIBIT C - Affidavit of Posting at Property](#)

[EXHIBIT D - Hall Posting Affidavit](#)

[EXHIBIT E - Picture of Posting at Property](#)

[EXHIBIT F - Picture of Property \(1\)](#)

[EXHIBIT G - Picture of Property \(2\)](#)

[EXHIBIT H - Picture of Property \(3\)](#)

[EXHIBIT I - Picture of Company](#)

[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

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

Removed from the docket (see Item 3).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - Notice of Violation - Proof of Mailing](#)

[EXHIBIT C - Notice of Hearing](#)

[EXHIBIT D - Notice of Hearing - Proof of Mailing](#)

[EXHIBIT E - Affidavit of Posting at Property](#)

[EXHIBIT F - City Hall Posting Affidavit](#)

[EXHIBIT G - Notice of Hearing - Picture of Posting at Property](#)

[EXHIBIT H - Picture of Property \(1\)](#)

[EXHIBIT I - 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.

Code Compliance Manager William Quinsey read the title of the item and testified on behalf of the City.

Violation: "Operating single-family home as a transient lodging facility"

Required Action: "Cease operating single-family home as a transient lodging facility. Appear before the City of Naples Code Enforcement Board."

MOTION by Spahr to FIND the Respondent guilty in Case Number CERENT202501654, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be fined \$3,000 per stay multiplied by 15 violations, totaling \$45,000 plus a \$120 administrative fee; seconded by Davidson and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation Notice of Hearing Irreparable - Irreversible Harm](#)

[EXHIBIT B - Notice of Violation Notice of Hearing Irreparable - Irreversible Harm - Proof of Mailing](#)

[EXHIBIT C - Affidavit of Posting at Property](#)

[EXHIBIT D - City Hall Posting Affidavit](#)

[EXHIBIT E - Picture of Posting at Property](#)

[EXHIBIT F - Picture of Advertisement July 28, 2025](#)

[EXHIBIT G - Rental Reviews](#)

[EXHIBIT H - Picture of Advertisement August 18, 2025](#)

[Exhibit I \(Staff Added Attachment\)](#)

[Exhibit J \(Staff Added Attachment\)](#)

[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

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.

Code Compliance Manager William Quinsey read the title of the item and testified on behalf of the City.

Violation: "Exterior surfaces with peeling paint"

Required Action: "Repair and repaint exterior surfaces with peeling paint."

MOTION by Davidson to FIND the Respondent guilty in Case Number CEP202501093, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be assessed \$120 in administrative

costs; seconded by Spahr and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - Notice of Violation - Proof of Mailing](#)

[EXHIBIT C - Notice of Hearing](#)

[EXHIBIT D - Notice of Hearing - Proof of Mailing](#)

[EXHIBIT E - Affidavit of Posting at Property](#)

[EXHIBIT F - City Hall Posting Affidavit](#)

[EXHIBIT G - Picture of Posting at Property](#)

[EXHIBIT H - Picture of Property \(1\)](#)

[EXHIBIT I - Picture of Property \(2\)](#)

[EXHIBIT J - Picture of Property \(3\)](#)

[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

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

Code Compliance Manager William Quinsey read the title of the item and testified on behalf of the City.

Violation: "Dead, dying damaged or diseased trees are prohibited"

Required Action: "Remove dead trees from property."

MOTION by Faucett to FIND the Respondent guilty in Case Number CEVEG202501402, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be assessed \$120 in administrative costs; seconded by Davidson and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - Notice of Violation -Proof of Mailing](#)

[EXHIBIT C - Notice of Hearing](#)

[EXHIBIT D - Notice of Hearing - Proof of Mailing](#)

[EXHIBIT E - Affidavit of Posting at Property](#)

[EXHIBIT F - City Hall Posting Affidavit](#)

[EXHIBIT G - Picture of Posting at Property](#)

[EXHIBIT H - Picture of Property \(1\)](#)

[EXHIBIT I - Picture of Property \(2\)](#)

[EXHIBIT J - Picture of Property \(3\)](#)

[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

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.

Code Compliance Manager William Quinsey read the title of the item and testified on behalf of the City.

Violation: "Grass and weeds exceeding 8 inches in height."

Required Action: "Have all grass and weeds on property mowed to a height of eight inches or less, including the area between the edge of the street and the lot line."

MOTION by Davidson to FIND the Respondent guilty in Case Number CEVEG202501583, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be assessed \$120 in administrative costs; seconded by Spahr and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - Notice of Violation - Proof of Mailing](#)

[EXHIBIT C - Notice of Hearing](#)

[EXHIBIT D - Notice of Hearing - Proof of Mailing](#)

[EXHIBIT E - Affidavit of Posting at Property](#)

[EXHIBIT F - City Hall Posting Affidavit](#)

[EXHIBIT G - Picture of Posting at Property](#)

[EXHIBIT H - Picture of Property \(1\)](#)

[EXHIBIT I - Picture of Property \(2\)](#)

[EXHIBIT J - Picture of Property \(3\)](#)

[EXHIBIT K - Picture of Property \(4\)](#)

[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

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

Code Compliance Manager William Quinsey read the title of the item and testified on behalf of the City.

Violation: "Grass and weeds exceeding eight inches in height."

Required Action: "Have all grass and weeds on property mowed to a height of eight inches or less, including the area between the edge of the street and the lot line."

MOTION by Faucett to FIND the Respondent guilty in Case Number CEVEG202501502, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be assessed \$120 in administrative costs; seconded by Spahr and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - Notice of Violation - Proof of Mailing](#)

[EXHIBIT C - Notice of Hearing](#)

[EXHIBIT D - Notice of Hearing - Proof of Mailing](#)

[EXHIBIT E - Affidavit of Posting at Property](#)

[EXHIBIT F - City Hall Posting](#)

[EXHIBIT G - Picture of Posting at Property](#)

[EXHIBIT H - Picture of Property \(1\)](#)

[EXHIBIT I - Picture of Property \(2\)](#)

[EXHIBIT J - Picture of Property \(3\)](#)

[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

6.9) Case No. CEP202501501 - OWNER: STEFAN UNDERWOOD AND JULIA FRITSCH; LOCATION: 1260 FOREST AVENUE; VIOLATION: Sec. 16-289. - Unsightly conditions.

Violation: "Unsightly conditions throughout property"

Required Action: "Remove all broken equipment and debris from exterior of property."

MOTION by Spahr to FIND the Respondent guilty in Case Number CEP202501501, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be assessed \$120 in administrative costs; seconded by Davidson and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - Notice of Violation - Proof of Mailing](#)

[EXHIBIT C - Notice of Hearing](#)

[EXHIBIT D - Notice of Hearing - Proof of Mailing](#)

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[Finding of Fact \(Staff Added Attachment\)](#)

[Presentation \(Staff Added Attachment\)](#)

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.

Code Compliance Manager William Quinsey read the title of the item and testified on behalf of the City.

Violation: "Fence in disrepair."

Required Action: "Repair fence to a safe and structurally sound condition."

MOTION by Spahr to FIND the Respondent guilty in Case Number CEFEN202501041, and to ADOPT the Finding of Fact, Conclusions of Law and Order, as presented, ordering the removal of the unsecured fence panel by 4:00 p.m. on September 5, 2025, and to either fully repair or fully remove the fence by October 30, 2025. If the violation is not corrected by those dates, a fine of \$150 per day shall be imposed until the violation is corrected. The Respondent shall also be assessed \$120 in administrative costs; seconded by Faucett and carried 4-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-absent, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - Notice of Violation - Proof of Mailing](#)

[EXHIBIT C - Notice of Violation - Return Receipt](#)

[EXHIBIT D - Notice of Hearing](#)

[EXHIBIT E - Notice of Hearing - Proof of Mailing](#)

[EXHIBIT F - Affidavit of Posting at Property](#)

[EXHIBIT G - City Hall Posting Affidavit](#)

[EXHIBIT H - Picture of Posting at Property](#)

[EXHIBIT I - Picture of Property \(1\)](#)

[EXHIBIT J - Picture of Property \(2\)](#)

[Finding of Fact \(Staff Added Attachment\)](#)

7) Next Meeting Date: September 25, 2025

8) Adjournment

3:38 p.m.

John Krol, Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: _____.