



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – October 23, 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; 4) all added attachments are referenced in red as "Added Attachment"; and 5) Alternate Member Johnson participated as a voting member for all items below.

1) Swearing in of New Member

Deputy City Clerk Jessica Rosenberg administered an Oath to newly appointed Alternate Member Henry Johnson.

2) Roll Call

Members Present:	Lee Davidson
John Krol, Chair	Richard Landuyt
Nicholas Spahr, Vice Chair	Maria Mair
	Henry Johnson, Alternate Member 2
Members Absent:	Michael Faucett
Steven Greenwald	Gregory Jarrett, Alternate Member 1
Staff Present:	Sharon Linsner, Attorney at Dickman Law
Jessica Rosenberg, Deputy City Clerk	William Quinsey, Code Compliance Manager
Robert Eschenfelder, Board Attorney	David Giron, Code Compliance Officer
Vanessa Acevedo, Administrative Coordinator	Ali Duran, Executive Assistant
Others Present	Vincenzo Betulia
Marcello Palazzi	James Peck
Daniel Barrios	Ellinor Barios

3) Pledge of Allegiance

Chair Krol led the Pledge of Allegiance.

It is noted for the record that Items 4.1 and 4.2 were acted upon concurrently.

4) Approval of Minutes

4.1) Approval of August 26, 2025, Code Enforcement Board Meeting Minutes

4.2) Approval of September 25, 2025, Code Enforcement Board Meeting Minutes

MOTION by Spahr to APPROVE the August 26, 2026 and September 25, 2025 meeting minutes; seconded by Mair and carried 6-0 (Davidson-yes, Greenwald-absent, Johnson-yes, Faucett-absent, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

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

[September 25, 2025 Code Enforcement Board Meeting Minutes](#) 

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

Code Compliance Manager William Quinsey informed the Board that Items 7.1 and 7.3 would be continued until the December 9, 2025 meeting, and at the respondent's request, asked the Board to consider Item 7.8 first. The Board had no objections.

6) Staff Comments

None.

Docket

7.8) Case No. CEEVP202501550 - REQUEST FOR REDUCTION IN FINES - 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 and testified on behalf of the City. The following testified as Respondents: Vincenzo Betulia, Restaurant Owner; and Marcello Palazzi, Director of Operations at Campagna Hospitality Group.

Original 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 Johnson to DENY the request for reduction of fines; seconded by Mair and carried 6-0 (Davidson-yes, Greenwald-absent, Johnson-yes, Faucett-absent, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

[EXHIBIT A - Reduction Request Form](#)  [EXHIBIT B - Finding of Fact August 26, 2025.](#) 

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

[Presentation \(Staff Added Attachment\)](#)  [Exhibit 1 \(Respondent Added Attachment\)](#) 

7.1) Case No. CEFIRE202403193 - OWNER: MLB GROUP LLC; LOCATION: 290 5TH AVENUE SOUTH; VIOLATION: Sec. 24-81. - Florida Fire Prevention Code adopted.

Continued until December 9, 2025. See Item 5.

[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 - Notice of Hearing - Return Receipt](#) 

[EXHIBIT G - City Hall Posting Affidavit](#)  [EXHIBIT H - Affidavit of Personal Service](#) 

[EXHIBIT I - City of Naples Fire Inspection Report - June 15, 2023](#) 

[EXHIBIT J - City of Naples Fire Inspection Report - January 30, 2025](#) 

7.2) Case No. CERENT202501957 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: JAMES T & VICKIE W PECK; LOCATION: 611 18TH AVENUE SOUTH; 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. Property Owner James Peck testified as the Respondent.

Violation: Operating a 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 Mair to FIND the Respondent guilty in Case Number CERENT202501957 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$30,000 plus \$120 in administrative costs; seconded by Johnson and carried 6-0 (Davidson-yes,

Greenwald-absent, Johnson-yes, Faucett-absent, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Hearing](#)

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

[EXHIBIT C - Notice of Hearing Irreparable - Irreversible Harm - Return Receipt](#)

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

[EXHIBIT E - Picture of Advertisement September 11, 2025](#)

[EXHIBIT F - Picture of Advertisement Booking September 11, 2025](#)

[EXHIBIT G - Reviews of Stays September 11, 2025\(1\)](#)

[EXHIBIT H - Reviews of Stays September 11, 2025 \(2\)](#)

[EXHIBIT I - VRBO Review Policy](#)

[EXHIBIT J - VRBO Booking Fees Policy](#)

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

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

7.3) Case No. CERENT202501882 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: TRENT M & KELLY S MURCH; LOCATION: 635 FOUNTAINHEAD LANE; VIOLATION: Sec. 58-201. - District purpose. Sec. 58-202. - Uses permitted. and Sec. 44-8. Definitions. Transient lodging facility.

Continued to December 9, 2025. See Item 5.

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

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

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

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

[EXHIBIT E - Picture of Advertisement October 1, 2025](#)

[EXHIBIT F - October 1, 2025 Reviews \(1\)](#)

[EXHIBIT G - October 1, 2025 Reviews \(2\)](#)

[EXHIBIT H - VRBO Review Policy](#)

[EXHIBIT I - Naples Luxury Rentals Website](#)

[EXHIBIT J - Naples Luxury Rentals Website Calendar](#)

[EXHIBIT K - Naples Luxury Rentals Website Calendar](#)

7.4) Case No. CERENT202502079 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: SELTMAN, RUEDINGER, CHRISTIANA PAULA HEDWIG WENZEL; LOCATION: 1490 CHESAPEAKE AVENUE; VIOLATION: Sec. 58-231. - District purpose. Sec. 58-232. - 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. The respondent was not present.

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

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

MOTION by Davidson to FIND the Respondent guilty in Case Number CERENT202502079 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$35,000 plus \$120 in administrative costs; seconded by Johnson and carried 6-0 (Davidson-yes, Greenwald-absent, Johnson-yes, Faucett-absent, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

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

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

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

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

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

[EXHIBIT F - Advertisement September 25, 2025](#)

[EXHIBIT G - September 25, 2025 - Reviews \(1\)](#)

[EXHIBIT H – September 25, 2025 - Reviews \(2\)](#)

[EXHIBIT I - VRBO Review Policy](#)

[EXHIBIT J - VRBO Booking Fees Policy](#)

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

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

7.5) Case No. CEOBST202502114 - OWNER: WAGNER BARRIOS, ELLINOR, DANIEL MARC BARRIOS; LOCATION: 1220 11TH STREET NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (b)(22) Trees.

Code Compliance Manager William Quinsey read the title of the Item. Code Compliance Officer David Giron testified on behalf of the City. Owners Daniel and Ellinor Barrios testified as the Respondents.

Violation: Overgrown hedges obstructing sidewalk.

Required Action: Trim all vegetation that obstructs the free and full use of the sidewalk. Appear for a Code Enforcement Board Hearing on October 23, 2025.

MOTION by Johnson to FIND the Respondent guilty in Case Number 202502114, 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 Mair and carried 6-0 (Davidson-yes, Greenwald-absent, Johnson-yes, Faucett-absent, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Hearing - Notice of Violation - Recurring Violation](#)

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

[EXHIBIT C - Notice of Violation - Case No. CEOBST202200908](#)

[EXHIBIT D - Notice of Violation Case No. CEOBST202200908 - Proof of Mailing](#)

[EXHIBIT E - Notice of Violation Case No. CEOBST202200908 - Return Receipt](#)

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

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

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

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

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

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

[Exhibit 1 \(Respondent Added Attachment\)](#)

[Exhibit 2 \(Respondent Added Attachment\)](#)

[Exhibit 3 \(Respondent Added Attachment\)](#)

[Exhibit 4 \(Respondent Added Attachment\)](#)

[Exhibit 5 \(Respondent Added Attachment\)](#)

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

7.6) Case No. CEVEG202502018 - OWNER: ANDREA M AND MATTHEW MINK; LOCATION: 1686 MANDARIN ROAD; VIOLATION: 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

Code Compliance Officer David Giron testified on behalf of the City. The respondent was not present.

Violation: Grasses and weeds in excess of eight inches in height.

Required Action: Have all grasses and weeds on the property mowed to a height of eight inches or less.

MOTION by Spahr to FIND the Respondent guilty in Case Number CEVEG202502018, 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 Johnson and carried 6-0 (Davidson-yes, Greenwald-absent, Johnson-yes, Faucett-absent, Landuyt-yes, Mair-yes, 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 - City Hall Posting Affidavit](#) [EXHIBIT F - Notice of Posting at Property](#)
[EXHIBIT G - Picture of Posting at Property](#) [EXHIBIT H - Picture of Property \(1\)](#)
[EXHIBIT I - Picture of Property \(2\)](#) [Presentation \(Staff Added Attachment\)](#)
[Finding of Fact \(Staff Added Attachment\)](#)

7.7) Case No. CEVEG202502150 - OWNER: NAPLES LUXURY LLC; LOCATION: 531 SPRINGLINE DRIVE; VIOLATION: Sec. 16-284. - Vacant lot maintenance.

Code Compliance Officer David Giron testified on behalf of the City. The respondent was not present.

Violation: Grass and weeds in excess of eight inches in height.

Required Action: Have all grasses and weeds on the property mowed to a height of eight inches or less. Attend a Code Enforcement Board Hearing on October 23, 2025.

MOTION by Spahr to FIND the Respondent guilty in Case Number CEVEG202502150 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to be fined \$1,600, to be paid within 30 days of the rendition of the order, plus \$120 in administrative costs; seconded by Johnson and carried 6-0 (Davidson-yes, Greenwald-absent, Johnson-yes, Faucett-absent, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

[EXHIBIT A - Notice of Hearing - Notice of Repeat Violation](#)
[EXHIBIT B - Notice of Hearing - Notice of Repeat Violation - Proof of Mailing](#)
[EXHIBIT C - City Hall Posting Affidavit](#) [EXHIBIT D - Affidavit of Posting at Property](#)
[EXHIBIT E - Picture of Posting at Property](#) [EXHIBIT F - Picture of Property \(1\)](#)
[EXHIBIT G - Picture of Property \(2\)](#) [Presentation \(Staff Added Attachment\)](#)
[Finding of Fact \(Staff Added Attachment\)](#)

8) Review of Code Board Attendance Policy

Code Compliance Manager William Quincey informed the Board that enforcement of the Attendance Policy would commence and emphasized the importance of notifying Administrative Coordinator and Board Liaison Vanessa Acevedo in advance if a Member is unable to attend a meeting. He further explained that the information will be forwarded to the Chair to determine whether an absence is excused or unexcused.

Board Attorney Rob Eschenfelder then read the Board's Attendance Policy, including what is determined as "good cause". Chair Krol urged Members to respond to Administrative Coordinator Acevedo's meeting notice email promptly so staff can identify any concerns regarding quorum.

Regarding Alternate Member Johnson's question about attending remotely (via Zoom, for example), Chair Krol stated that it had been previously discussed and was not permitted. Code Compliance Manager Quincey concurred, noting technical concerns associated with remote attendance. Board Attorney Eschenfelder advised that best practices support physical presence as most appropriate for quasi-judicial hearings.

Alternate Member Johnson asked staff to investigate whether remote attendance could be permitted.

9) Next Meeting Date

Tuesday, December 9, 2025

10) Adjournment

4:32 p.m.

John Krol, Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 12/09/2025.