



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – December 9, 2025 – 2:00 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) Roll Call

Members Present:

John Krol, Chair
Nicholas Spahr, Vice Chair

Lee Davidson
Richard Landuyt
Michael Faucett
Steven Greenwald
Henry Johnson, Alternate Member 2

Members Absent:

Maria Mair (excused)

Gregory Jarrett, Alternate Member 1 (excused)

Staff Present:

Matthew McConnell, City Attorney
Corey Adamsky, Deputy Fire Chief
Robert Eschenfelder, Board Attorney
Vanessa Acevedo, Admin. Coordinator

Matthew McConnell, City Attorney
Erica Martin, Planning Director
William Quinsey, Code Compliance Manager
David Giron, Code Compliance Officer
Ali Duran, Executive Assistant

Others Present

Mary Brandt

Noel Davies
Lori Bundy, Diamond Court Reporting

3) Pledge of Allegiance

Chair Krol led the Pledge of Allegiance.

3) Approval of Minutes

MOTION by Spahr to APPROVE the October 23, 2025 meeting minutes; seconded by Johnson and carried 7-0 (Davidson-yes, Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-yes, Mair-absent, Spahr-yes, Krol-yes).

[October 23, 2025 Code Enforcement Board Meeting Minutes](#)

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

None.

5) Staff Comments

None.

Docket

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

Code Compliance Officer William Quinsey read the title of the item. The following staff testified on behalf of the City: Code Compliance Manager William Quinsey, Deputy Fire Chief Corey Adamsky, and Planning Director Erica Martin. Noel Davies, Attorney at Davies Duke, appeared on the Respondent's behalf.

Violation: Failure to correct deficiencies of the Florida Fire Prevention Code as documented in the attached Fire Inspection Reports provided by the City of Naples Fire/Rescue Department.

Required Action: Correct deficiencies as documented in the attached City of Naples Fire Inspection Reports from 6/2023 and 8/2023.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEFIRE202403193 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation within 90 days of the rendition of this Order, and if not corrected by that date, a fine of \$250 a day shall be imposed until the violation is corrected. The Respondent shall also be assessed \$120 in administrative costs; seconded by Landuyt and FAILED 3-4 (Davidson-no, Greenwald-yes, Johnson-no, Faucett-no, Landuyt-yes, Mair-absent, Spahr-no, 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 - Notice of Hearing - Return Receipt](#)

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

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

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

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

[EXHIBIT K - City of Naples - Fire Inspection Report](#)

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

[Memorandum \(Respondent Added Attachment\)](#)

[Supplemental Memorandum \(Respondent Added Attachment\)](#)

[Evidence Binder \(Respondent Added Attachment\)](#)

Recess from 3:52 p.m. to 3:59 p.m. It is noted for the record that the same Members were present when the meeting reconvened.

6.2) 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.

City Attorney Matthew McConnell introduced the item and informed the Board that the Respondent had entered into a Stipulation/Agreement with the City, admitted to the violation, and was now in compliance.

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

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

MOTION by Johnson to APPROVE the Stipulation/Agreement; seconded by Spahr and carried 7-0 (Davidson-yes, Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-yes, Mair-absent, Spahr-yes, Krol-yes).

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

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

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

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

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

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

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

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

[EXHIBIT I - VRBO Review Policy](#)

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

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

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

6.3) Case No. CERENT202502229 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: ANNA MOSZKOWICZ; LOCATION: 1122 RORDON AVENUE; VIOLATION: Sec. 58-231. – District purpose, Sec. 58 – 232. – Uses permitted. and Sec. 44-8. – Definitions. Transient lodging facility.

Code Compliance Officer 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 the single-family home as a transient lodging facility. Appear before the City of Naples Code Enforcement Board.

MOTION by Sphar to FIND the Respondent guilty in Case Number CERENT202502229 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to pay a fine of \$5,000 plus \$120 in administrative costs; seconded by Greenwald and carried 7-0 (Davidson-yes, Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-yes, Mair-absent, Spahr-yes, Krol-yes).

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

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

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

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

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

[EXHIBIT F - Picture of Advertisement October 22, 2025](#)

[EXHIBIT G - Advertisement Booking Page October 22, 2025](#)

[EXHIBIT H - Advertisement Reviews October 22, 2025](#)

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

6.4) Case No. CEVEG202502456 - OWNER: STEFAN UNDERWOOD & JULIA FRITSCH; LOCATION: 1260 FOREST AVENUE; VIOLATION: Sec. 16-285. – Residential and commercial property maintenance. (b) (20) Grass, weeds, and uncultivated vegetation.

Code Compliance Officer William Quinsey read the title of the item and testified on behalf of the City. The Respondent was not present.

Violation: Grass and weeds exceeding eight inches in height.

Required Action: Have all grass and weeds on the 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 Johnson to FIND the Respondent guilty in Case Number CEVEG202502456 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to pay a fine of \$2,700 plus \$120 in administrative costs; seconded by Landuyt and carried 7-0 (Davidson-yes, Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-yes, Mair-absent, 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 - Affidavit of Posting at Property](#)

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

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

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

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

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

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

7) Next Meeting Date

To be determined.

8) Adjournment

4:26 p.m.

John Krol, Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 01/22/2026.