



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – January 22, 2026 – 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
Mike Faucett
Richard Landuyt
Maria Mair

Members Absent:

Gregory Jarrett, Alternate Member 1

Steven Greenwald
Henry Johnson, Alternate Member 2

Staff Present:

Matthew McConnell, City Attorney
William Quinsey, Code Compliance Manager
Vanessa Acevedo, Administrative Coordinator

Thomas Tucker, Deputy Building Official
Robert Eschenfelder, Board Attorney
Ali Duran, Executive Assistant

Others Present

David Emlaw

Jack Brugger
Matthew Smith

3) Pledge of Allegiance

Chair Krol led the Pledge of Allegiance.

3) Approval of Minutes

MOTION by Spahr to APPROVE the December 9, 2025 meeting minutes; seconded by Landuyt and carried 6-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

[December 9, 2025 Code Enforcement Board Meeting Minutes](#)

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

Code Compliance Manager William Quinsey informed the Board that Case 6.4 would not be heard on that day, citing potential compliance with the Code. He stated that should the respondent not come into compliance, the case would be brought back for a hearing. At the request of the respondent's Attorney for Item 6.3, he asked the Board to consider hearing Item 6.3 first due to a scheduling conflict. The Board had no objections.

5) Staff Comments

None.

Docket

- 6.3) Case No. CEZONE202501521 - OWNER: SURINDER S CHANDOK LIV TRUST; LOCATION: 1331 CHESAPEAKE AVENUE; VIOLATION: Sec. 16-52. - Permit fees (d) Additions and alterations permit.**

Code Compliance Manager William Quinsey read the title of the item. The following individuals testified on behalf of the City: Code Compliance Manager William Quinsey and Deputy Building Official Thomas Tucker. Jack Brugger, Attorney at Forsythe and Brugger appeared on the Respondent's behalf.

Violation: Work without a permit.

Required Action: Apply for and obtain necessary permits as described by Stop Work Order posted on 12/12/2024.

MOTION by Mair to FIND the Respondent guilty in Case Number CEZONE202501521 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation by 4:00 p.m. on March 22, 2026, and if not corrected by that date, a fine of \$200 a day shall be imposed until the violation is corrected. The Respondent shall also be assessed \$120 in administrative costs; seconded by Spahr and carried 6-0 (Davidson-yes, Greenwald-absent, Faucett-yes, 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 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 Posting at Property](#) 
[EXHIBIT H - Picture of Posting at Property](#)  [EXHIBIT I - City Hall Posting Affidavit](#) 
[EXHIBIT J - Stop Work Order No. 1](#)  [EXHIBIT K - Stop Work Order No. 2](#) 
[EXHIBIT L - Permit Determination Email](#)  [EXHIBIT M - Case Details](#) 
[Presentation \(Staff Added Attachment\)](#) 
[Findings of Fact and Conclusion of Law \(Staff Added Attachment\)](#) 

6.1) Case No. CEZONE202501510 - OWNER: DAVID KEITH EMLAW; LOCATION: 333 8TH AVENUE SOUTH; VIOLATION: Sec. 16-52. - Permit fees (d) Additions and alterations permit.

Code Compliance Manager William Quinsey read the title of the item. The following individuals testified on behalf of the City: Code Compliance Manager William Quinsey and Deputy Building Official Thomas Tucker. David Emlaw appeared as the Respondent.

Violation: Work without a permit.

Required Action: Apply for and obtain necessary permits as described by Stop Work Order posted on 12/12/2024.

MOTION by Spahr to FIND the Respondent guilty in Case Number CEZONE202501510 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation by 4:00 p.m. on March 22, 2026, and if not corrected by that date, a fine of \$200 a day shall be imposed until the violation is corrected. The Respondent shall also be assessed \$120 in administrative costs; seconded by Davidson and carried 6-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

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[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 - Picture of posting at Property](#) [EXHIBIT H - City Hall Posting Affidavit](#)
[EXHIBIT I - Stop Work Order](#) [EXHIBIT J - Permit Determination Email](#)
[EXHIBIT K - Case Details](#) [Presentation \(Staff Added Attachment\)](#)
[Findings of Fact and Conclusion of Law \(Staff Added Attachment\)](#)

6.2) Case No. CEZONE202501864 - OWNER: MATHEW C SMITH LIVING TRUST; LOCATION: 2100 GULF SHORE BLVD NORTH #208; VIOLATION: Sec. 16-52. - Permit fees (d) Additions and alterations permit.

Code Compliance Manager William Quinsey read the title of the item. The following individuals testified on behalf of the City: Code Compliance Manager William Quinsey and Deputy Building Official Thomas Tucker. Matthew Smith appeared as the Respondent.

Violation: Work without a permit

Required Action: Apply for and obtain necessary permits as described by Stop Work Order posted on 12/12/2024.

MOTION by Spahr to FIND the Respondent guilty in Case Number CEZONE202501510 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation by 4:00 p.m. on March 22, 2026, and if not corrected by that date, a fine of \$200 a day shall be imposed until the violation is corrected. The Respondent shall also be assessed \$120 in administrative costs; seconded by Landuyt and carried 6-0 (Davidson-yes, Greenwald-absent, Faucett-yes, Landuyt-yes, Mair-yes, Spahr-yes, Krol-yes).

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[EXHIBIT I - Stop Work Order](#) [EXHIBIT J - Permit Determination Email](#)
[EXHIBIT K - Case Details](#) [Presentation \(Staff Added Attachment\)](#)
[Findings of Fact and Conclusion of Law \(Staff Added Attachment\)](#)

6.4) Case No. CEZONE202500410 - OWNER: PARK SHORE TOWER OWNERS ASSOCIATION; REGISTERED AGENT: RUSSELL WILLIAMS; LOCATION: 4251 GULF SHORE BLVD NORTH; VIOLATION: Sec. 16-52. - Permit fees (d) Additions and alterations permit.

Item was removed from the Docket. Please see Item 4.

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[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](#)
[EXHIBIT I - Stop Work Order](#) [EXHIBIT J - Permit Determination Email](#)
[EXHIBIT K - Case Details](#) [EXHIBIT L - Picture of Property](#)

7) Next Meeting Date
February 26, 2026

8) Adjournment

2:59 p.m.

John Krol, Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 02/26/2026.