



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – February 26, 2026 – 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 acted as a voting member for all items below.

1) Roll Call

Members Present:	Mike Faucett
Nicholas Spahr, Vice Chair	Steven Greenwald
	Henry Johnson, Alternate Member 2
	Maria Mair
Members Absent:	Richard Landuyt
Staff Present:	Matthew McConnell, City Attorney
William Quinsey, Code Compliance Manager	Robert Eschenfelder, Board Attorney
David Giron, Code Compliance Officer	Brian Doyle, Code Compliance Officer
Vanessa Acevedo, Administrative Coordinator	Ali Duran, Executive Assistant
Others Present	Joseph Davidow
Gabriel Garcia	Andrea Garcia

It is noted for the record that Vice Chair Spahr presided over all items below.

2) Pledge of Allegiance

Vice Chair Spahr led the Pledge of Allegiance.

3) Approval of Minutes

MOTION by Johnson to APPROVE the January 22, 2026 meeting minutes; seconded by Mair and carried 5-0 (Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-absent, Mair-yes, Spahr-yes).

[January 22, 2026 Code Enforcement Board Meeting Minutes](#) 

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

MOTION by Johnson to SET the Agenda as presented; seconded by Greenwald and carried 5-0 (Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-absent, Mair-yes, Spahr-yes).

5) Staff Comments

Code Compliance Manager William Quinsey introduced Code Compliance Officer Brian Doyle, who would be responding to calls on the south side of the City.

Vice Chair Spahr congratulated newly elected Council Member Krol and thanked him for his service to the Code Enforcement Board.

Docket

6.1) Case No. CERENT202504647 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: DRD II MANAGEMENT LLC; LOCATION: 1011 11TH STREET NORTH; VIOLATION: Sec. 58-292. - Uses permitted.

City Attorney Matthew McConnell informed the Board that a Stipulation/Agreement was signed on that day by the Respondents and the City.

MOTION by Johnson to APPROVE the Stipulation/Agreement; seconded by Mair and carried 5-0 (Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-absent, Mair-yes, Spahr-yes).

[EXHIBIT A - Notice of Hearing](#)  [EXHIBIT B - Notice of Hearing - 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 - Airbnb Advertisement No. 1](#) 
[EXHIBIT G - Airbnb Advertisement No. 1 Reviews \(1\)](#) 
[EXHIBIT H - Airbnb Advertisement No. 1 Reviews \(2\)](#) 
[EXHIBIT I - Airbnb Advertisement No. 2](#) 
[EXHIBIT J - Airbnb Advertisement No. 2 Reviews](#) 
[EXHIBIT K - VRBO Advertisement No. 1](#) 
[EXHIBIT L - VRBO Advertisement No. 1 Reviews](#) 
[EXHIBIT M - VRBO Advertisement No. 2](#) 
[EXHIBIT N - VRBO Advertisement No. 2 Reviews](#)  [EXHIBIT O - Airbnb Review Policy](#) 
[EXHIBIT P - VRBO Review Policy](#)  [Stipulation \(Staff Added Attachment\)](#) 

6.2) Case No. CERENT202502640 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: FRANK STIER; LOCATION: 1100 SANDPIPER STREET; VIOLATION: Sec. 58-232. - Uses permitted.

Code Compliance Manager William Quinsey read the title of the Item. Joseph Davidow, Attorney at Willis & Davidow, LLC, announced that he was retained by the Respondent on that day and asked that the case be continued until the March 27, 2026 meeting so he may review the documents. City Attorney Matthew McConnell had no objections.

MOTION by Johnson to CONTINUE Case Number CERENT202502640 until the March 27, 2026 meeting; seconded by Faucett and carried 5-0 (Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-absent, Mair-yes, Spahr-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 - Airbnb Advertisement](#)  [EXHIBIT G - Airbnb Advertisement Reviews \(1\)](#) 
[EXHIBIT H - Airbnb Advertisement Reviews \(2\)](#) 
[EXHIBIT I - Airbnb Advertisement Reviews \(3\)](#) 
[EXHIBIT J - Airbnb Advertisement Reviews \(4\)](#) 
[EXHIBIT K - Airbnb Advertisement Reviews \(5\)](#)  [EXHIBIT L - Airbnb Review Policy](#) 

6.3) Case No. CERENT202600214 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: GABRIEL GARCIA; LOCATION: 534 14TH STREET NORTH; VIOLATION: Sec. 58-232. - Uses permitted.

Code Compliance Manager William Quinsey read the title of the Item and testified on behalf of the City. Owners Gabriel and Andrea Garcia were present as the Respondents.

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 Mair to FIND the Respondent guilty in Case Number CERENT202600214 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$16,000 plus \$120 in administrative costs; seconded by Johnson and FAILED 1-4 (Greenwald-no, Johnson-no, Faucett-no, Landuyt-absent, Mair-yes, Spahr-no).

MOTION by Greenwald to FIND the Respondent guilty in Case Number CERENT202600214 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$4,800 plus \$120 in administrative costs; seconded by Johnson and carried 4-1 (Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-absent, Mair-no, Spahr-yes).

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

[EXHIBIT B - Notice of Hearing - 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 - Airbnb Advertisement](#)

[EXHIBIT G - Airbnb Advertisement Reviews \(1\)](#)

[EXHIBIT H - Airbnb Advertisement Reviews \(2\)](#)

[EXHIBIT I - Airbnb Review Policy](#)

[Handout \(Petitioner Added Attachment\)](#)

Recess from 3:10 p.m. to 3:16 p.m. It was noted for the record that the same Board Members were present when the meeting reconvened.

6.4) Case No. CERENT202600055 - OWNER: AARON E BARTZ; LOCATION: 405 RUDDER ROAD; VIOLATION: Sec. 58-142. - Uses permitted, and Sec. 44-8. - Definition. 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: Advertising and holding out to the public the property as a place regularly rented to guests for periods of less than 30 days; operating as a transient lodging facility.

Required Action: Remove all advertisements indicating this property is available to rent for less than 30 days. The terms of advertised rental activity must be 30 days or greater.

MOTION by Johnson to FIND the Respondents guilty in Case Number CERENT202600055, 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 Greenwald and carried 5-0 (Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-absent, Mair-yes, Spahr-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 - Picture of Posting at Property](#)

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

[EXHIBIT H - VRBO Advertisement](#)

[EXHIBIT I - VRBO Booking Page](#)

[EXHIBIT J - VRBO Advertisement Feb. 13, 2026](#)

[EXHIBIT K - VRBO Advertisement Review](#)

[EXHIBIT L - VRBO Review Policy](#)

6.5) Case No. CELITE202600008 - RECURRING VIOLATION - OWNER: CHARLES M MUNDT III & KATHLEEN M MUNDT; LOCATION: 1278 FOREST AVENUE; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (23) Exterior lighting.

Code Compliance Officer David Giron read the title of the Item. The following testified on behalf of the City: Code Compliance Officer Giron and Code Compliance Manager William Quinsey. The Respondent was not present.

Violation: Outdoor lighting escaping the property line shining onto neighboring property.

Required Action: The outdoor lighting shall be shielded and aimed at the owners' premises. Notify Code Inspector when fixed to inspect for compliance.

MOTION by Greenwald to FIND the Respondents guilty in Case Number CELITE202600008, and to ADOPT the Finding of Fact and Conclusions of Law and Order, ordering that the Respondent be assessed \$220 in administrative costs; seconded by Johnson and carried 5-0 (Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-absent, Mair-yes, Spahr-yes).

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

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

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

[EXHIBIT D - City Hall Posting](#) 

[EXHIBIT E - Light Violation on Jan 5, 2026 \(1\)](#) 

[EXHIBIT F - Light Violation on Jan 5, 2026 \(2\)](#) 

[EXHIBIT G - Light Violation on Jan 28, 2026](#) 

[EXHIBIT H - Light Violation on Feb 9, 2026](#) 

[EXHIBIT I - Light Violation Corrected on Feb 18, 2026](#) 

7) Next Meeting Date

March 27, 2026

8) Adjournment

3:36 p.m.

Nicholas Spahr, Vice Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 03/27/2026.