



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – March 27, 2026 – 9:12 a.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:

Nicholas Spahr, Vice Chair

Mike Faucett

Maria Mair

Richard Landuyt

Members Absent:

Steven Greenwald

Henry Johnson

Staff Present:

William Quinsey, Code Compliance Manager

David Giron, Code Compliance Officer

Vanessa Acevedo, Administrative Coordinator

Matthew McConnell, City Attorney

Thomas Trask, Board Attorney

Brian Doyle, Code Compliance Officer

Ali Duran, Executive Assistant

Recess from 9:18 a.m. to 9:24 a.m. The same Board Members were present when the meeting reconvened.

2) Pledge of Allegiance

Vice Chair Spahr led the Pledge of Allegiance.

3) Election of Chair and Vice Chair

Mair NOMINATED Spahr as Chair.

There being no further nominations, the following motion was proffered.

MOTION by Mair to ELECT Spahr as Chair; seconded by Landuyt and carried 4-0 (Faucett-yes, Greenwald-absent, Johnson-absent, Landuyt-yes, Mair-yes, Spahr-yes).

Mair NOMINATED Landuyt as Vice Chair.

There being no further nominations, the following motion was proffered.

MOTION by Mair to ELECT Landuyt as Vice Chair; seconded by Spahr and carried 4-0 (Faucett-yes, Greenwald-absent, Johnson-absent, Landuyt-yes, Mair-yes, Spahr-yes).

4) Approval of Minutes

MOTION by Landuyt to APPROVE the February 26, 2026 meeting minutes; seconded by Mair and carried 4-0 (Faucett-yes, Greenwald-absent, Johnson-absent, Landuyt-yes, Mair-yes, Spahr-yes).

[February 26, 2026 Code Enforcement Board Meeting Minutes](#)

5) **Additions / Deletions / Corrections to Agenda / Motion to Accept Agenda**
None.

6) **Staff Comments**

Code Compliance Manager thanked Member Mair for her service to the Board and the City and wished her luck in her future endeavors.

Docket

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

Code Compliance Manager William Quinsey asked that this case be continued until the April 23, 2026 meeting to allow staff to conduct necessary research on this property.

MOTION by Mair to CONTINUE Case CERENT202502640 until the April 23, 2026 meeting; seconded by Landuyt and carried 4-0 (Faucett-yes, Greenwald-absent, Johnson-absent, Landuyt-yes, 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](#)

[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](#)

7.2) **Case No. CERENT202600372 - OWNER: MICHAEL R STEVENS; LOCATION: 2325 LANTERN LANE; VIOLATION: Sec. 58-112 - Uses permitted. Sec. Sec. 44-8 - 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 Mair to FIND the Respondent guilty in Case Number CERENT202600372 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation by 11:59 p.m. on March 27, 2026, and if not corrected by that date and time, 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 carried 4-0 (Faucett-yes, Greenwald-absent, Johnson-absent, Landuyt-yes, Mair-yes, Spahr-yes).

[EXHIBIT A - Notice of Violation](#)

[EXHIBIT B - 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 - Airbnb Advertisement February 24, 2026](#)

[EXHIBIT I - VRBO Advertisement February 24, 2026](#)

[EXHIBIT J - Airbnb Advertisement March 4, 2026](#) 

[EXHIBIT K - VRBO Advertisement March 4, 2026](#) 

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

[Finding of Fact, Conclusions of Law and Order, signed \(Added Attachment\)](#) 

7.3) Case No. CERENT202600475 - OWNER: FL-8 INC; LOCATION: 2587 HALF MOON WALK; VIOLATION: Sec. 58-12 - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Case withdrawn.

[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 - Airbnb Advertisement March 4, 2026](#) 

[EXHIBIT I - Airbnb Advertisement March 10, 2026](#) 

8) Next Meeting Date

April 23, 2026

9) Adjournment

9:45 a.m.

Nicholas Spahr, Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 04/23/2026.