



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting –April 23, 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".

It is noted for the record that Deputy City Clerk Jessica Rosenberg administered an oath to newly appointed regular member Henry Johnson.

1) Roll Call

Members Present:

Nicholas Spahr, Chair
Richard Landuyt, Vice Chair

Mike Faucett
Steven Greenwald
Henry Johnson

Staff Present:

William Quinsey, Code Compliance Manager
David Giron, Code Compliance Officer
Vanessa Acevedo, Administrative Coordinator

Matthew McConnell, City Attorney
Rob Eschenfelder, Board Attorney
Brian Doyle, Code Compliance Officer
Ali Duran, Executive Assistant

Others Present:

Laritza Bonachea Rodriguez

Chair Spahr approved requests from Members Greenwald and Landuyt to be excused from attending meetings from May through October. Members Greenwald and Landuyt asked to appear by Zoom and City Attorney Matthew McConnell stated he would request that the City Council authorize remote attendance by absent members to establish a quorum, due to the Board's inability to achieve a quorum in Council Chambers during those meetings.

2) Pledge of Allegiance

Chair Spahr led the Pledge of Allegiance.

It is noted for the record that Item 3 (Approval of Minutes) was considered prior to Item 1 (Roll Call).

3) Approval of Minutes

MOTION by Johnson to APPROVE the March 27, 2026 meeting minutes; seconded by Landuyt and carried 5-0 (Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-yes).

[March 27, 2026 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. CERENT202502640 IRREPARABLE/IRREVERSIBLE HARM - OWNER: FRANK K STIER; LOCATION: 1100 SANDPIPER STREET; VIOLATION: Sec. 58-232. - Uses permitted.

City Attorney Matthew McConnell requested to continue this item indefinitely, noting that the City and the Respondent are working to resolve outstanding fines and liens recorded with the Collier County Clerk of Courts.

MOTION by Greenwald to CONTINUE Case Number CERENT202502640 indefinitely unless the City decides to re-notice for a hearing; seconded by Johnson and carried 5-0 (Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-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](#) 

6.2) Case No. CERENT202600560 - IRREPARABLE/IRREVERSIBLE HARM - OWNER: LARITZA BONACHEA RODRIGUEZ; LOCATION: 1212 10TH AVENUE 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. Owner Laritza Bonachea Rodriguez was present as the Respondent.

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.

A motion was made by Member Greenwald and seconded by Vice Chair Landuyt to find the Respondent guilty and only impose the administrative costs. Following a discussion, Member Greenwald amended his motion and Vice Chair Landuyt concurred. The amended motion is reflected below.

MOTION by Greenwald to FIND the Respondent guilty in Case Number CERENT202600560 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$2,500 plus \$80 in administrative costs; seconded by Landuyt and carried 5-0 (Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-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 March 31, 2026](#)  [EXHIBIT G - Airbnb Reviews \(1\)](#) 
[EXHIBIT H - Airbnb Reviews \(2\)](#)  [EXHIBIT I - Airbnb Reviews \(3\)](#) 
[EXHIBIT J - Airbnb Advertisement April 10, 2026](#) 
[EXHIBIT K - Airbnb Advertisement April 16, 2026](#)  [EXHIBIT L - Airbnb Review Policy](#) 
[EXHIBIT M - Collier County Appraiser Aerial of Property](#) 
[Presentation \(Staff Added Attachment\)](#)  [Finding of Fact \(Added Attachment\)](#) 

6.3) Case No. CEZONE202403184 - OWNER: TODD GREEN; LOCATION: 1 GULF SHORE BLVD NORTH; VIOLATION: Sec. - 16-52. - Permit fees. (j) Site work permit.

Code Compliance Manager William Quinsey withdrew the Item, noting that staff was working with the Respondent to correct the violation. At the Respondent's request, he agreed to a 28-day

continuance, with the matter to be scheduled for the May 28, 2026 docket if the violation was not resolved.

[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 - Stop Work Order](#)

[EXHIBIT I - Permit Determination Email](#)

[EXHIBIT J - Contracts and Licensing Report](#)

6.4) Case No. CEP202600645 - OWNER: CEMT NAPLES INC; LOCATION: 777 9TH STREET NORTH; VIOLATION: Sec. 16-289. - Unsightly conditions.

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

Violation: Trash, debris, litter, and broken equipment throughout.

Required Action: Remove all accumulation of trash, debris, litter, and broken equipment.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEP202600645 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation by 5:00 p.m. on April 30, 2026, 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 Faucett and carried 5-0 (Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-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 - Affidavit of Posting at Property](#)

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

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

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

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

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

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

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

7) Next Meeting Date

May 28, 2026

8) Adjournment

3:11 p.m.

Nicholas Spahr, Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 06/25/2026.