



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – June 25, 2026 –2:03 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) Swearing in New Member

Deputy City Clerk Jessica Rosenberg administered an oath to newly appointed member Garey Cooper.

2) Roll Call

Members Present:

Nicholas Spahr, Chair

Garey Cooper

Mike Faucett

Steven Greenwald (via Zoom)

Henry Johnson

Members Absent:

Richard Landuyt, Vice Chair (excused)

Staff Present:

William Quinsey, Code Compliance Manager

David Giron, Code Compliance Officer

Vanessa Acevedo, Administrative Coordinator

Sharon Linsner, Dickman Law Firm

Rob Eschenfelder, Board Attorney

Brian Doyle, Code Compliance Officer

Ali Duran, Executive Assistant

Others Present:

Michael DiPaola

3) Pledge of Allegiance

Chair Spahr led the Pledge of Allegiance.

4) Approval of Minutes

MOTION by Johnson to APPROVE the April 23, 2026 meeting minutes; seconded by Faucett and carried 5-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-absent, Spahr-yes).

[April 23, 2026 Code Enforcement Board Meeting Minutes](#) 

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

Code Compliance Manager William Quinsey stated that the Respondent for Item 7.1 was out of the country and asked that the hearing be continued until the Respondent returned home. He noted that the violation was brought into compliance. The Board had no objections.

MOTION by Johnson to SET the agenda, subject to continuing Item 7.1 to a future meeting; seconded by Faucett and carried 5-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-absent, Spahr-yes).

6) Staff Comments

Code Compliance Manager William Quinsey welcomed Member Cooper to the Board.

Docket

- 7.1) Case No. CERENT202601304 IRREPARABLE/IRREVERSIBLE HARM - OWNER: CHRISTOPHER CHAMBERS; LOCATION: 1475 CURLEW AVENUE # 2; VIOLATION: Sec. 58-292. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Continued. Please see Item 5.

[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 May 18, 2026](#)  [EXHIBIT G - Airbnb Reviews \(1\)](#) 
[EXHIBIT H - Airbnb Reviews \(2\)](#) 
[EXHIBIT I - Airbnb Review Policy \(SUPPLEMENT 2\)](#) 

- 7.2) Case No. CERENT202601270 - OWNER: JO FRANK GOODMAN REV TRUST; LOCATION: 335 BANYAN BLVD; VIOLATION: Sec. 58-292. - Uses permitted. and Sec. 44-8. - Definitions. 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 the property to the public 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 Respondent guilty in Case Number CERENT202601270 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 July 12, 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 \$80 in administrative costs; seconded by Faucett and carried 5-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-absent, 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 - Airbnb Advertisement May 21, 2026 \(SUPPLEMENT 2\)](#) 
[EXHIBIT I - Airbnb Advertisement June 4, 2026](#) 
[EXHIBIT J - Airbnb Advertisement June 17, 2026](#) 
[Presentation \(Staff Added Attachment\)](#)  [Finding of Fact \(Staff Added Attachment\)](#) 

- 7.3) Case No. CEP202600741 - OWNER: CLEMENT WILLIAM HENNESSEY; LOCATION: 2195 SHEEPSHEAD DRIVE; VIOLATION: Sec. 16-289. - Unsightly conditions.

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

Violation: Property exteriors with trash, litter, and debris.

Required Action: Remove all trash, litter and debris.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEP202600741, 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 Cooper and carried 5-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-absent, 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 - Picture of Property \(1\)](#)

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

[EXHIBIT J - Picture of Property June 12, 2026](#)

[EXHIBIT K - Picture of Property June 12, 2026 \(SUPPLEMENT 1\)](#)

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

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

7.4) Case No. CEVEG202601447 - OWNER: CLEMENT WILLIAM HENNESSEY; LOCATION: 2195 SHEEPSHEAD DRIVE; VIOLATION: Sec. 16-285. - Grass, weeds, uncultivated vegetation.

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

Violation: Grass/weeds uncultivated.

Required Action: Cut grass and remove weeds, keep property maintained.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEVEG202601447, 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 Cooper and carried 5-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-absent, 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 - Picture of Property](#)

[EXHIBIT I - Picture of Property](#)

[EXHIBIT J - Picture of Property June 12, 2026](#)

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

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

7.5) Case No. CEP202601016 - OWNER: GULFSHORE VACATION PROP, LLC; LOCATION: 2102 ALAMANDA DRIVE; VIOLATION: Sec. 32-39. - Placement and screening of containers.

Code Compliance Officer David Giron read the title of the Item and testified on behalf of the City. Michael DiPaola, Property Manager at Premier Property Management, was present on behalf of the Respondent.

Violation: Enclosure Screening in Disrepair.

Required Action: All screenings shall be maintained for function, safety, and appearance, pursuant to City Code Section 32-39. Replace missing locking down rod used for securing gate.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEP202601016, 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 Cooper and carried 5-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-absent, 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 - Notice of Hearing - Return Receipt](#)

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

[EXHIBIT H - Picture of Property](#)

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

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

7.6) Case No. CEP202600933 - OWNER: GULFSHORE PROP, LLC; LOCATION: 2102 ALAMANDA DRIVE; VIOLATION: Sec. 32-35. - Disposal of residential and commercial bulk waste.

Code Compliance Officer David Giron read the title of the Item and testified on behalf of the City. Michael DiPaola, Property Manager at Premier Property Management, was present on behalf of the Respondent.

Violation: Bulk trash items inside enclosure not scheduled or placed curbside as required causing disruption with trash pickup.

Required Action: Contact the Solid Waste Division and schedule a bulk collections pickup.

MOTION by Johnson to FIND the Respondents guilty in Case Number CEP202600933, 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 Cooper and carried 5-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-absent, 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 - Notice of Hearing - Return Receipt](#) 

[EXHIBIT G - City Hall Posting Affidavit](#)  [EXHIBIT H - Picture of Property](#) 

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

8) Next Meeting Date: July 23, 2026

Code Compliance Manager William Quinsey asked Members to notify staff as soon as possible if they could not attend a meeting.

9) Adjournment

2:57 p.m.

Nicholas Spahr, Chair

Patricia L. Rambosk, City Clerk

Minutes Prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 08/20/2026.