



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – August 20, 2026 – 2:16 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 Jessica Rosenberg 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, Chair

Richard Landuyt, Vice Chair (via Zoom)

Garey Cooper

Mike Faucett

Steven Greenwald (via Zoom)

Henry Johnson

Staff Present:

William Quinsey, Code Compliance Manager

David Giron, Code Compliance Officer

Stephen Beckman, Building Official

Vanessa Acevedo, Administrative Coordinator

Matthew McConnell, City Attorney

Rob Eschenfelder, Board Attorney

Thomas Tucker, Deputy Building Official

Jessica Rosenberg, Deputy City Clerk

Jessica Hernandez, Deputy City Clerk

Others Present:

Michael DePaola

John Brugger

2) Pledge of Allegiance

Chair Spahr led the Pledge of Allegiance.

3) Approval of Minutes

MOTION by Johnson to APPROVE the June 25, 2026 meeting minutes; seconded by Faucett and unanimously carried, all Members present and voting (Cooper-yes, Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-yes, Spahr -yes).

June 25, 2026 Code Enforcement Board Meeting Minutes

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

MOTION by Johnson to SET THE AGENDA; seconded by Faucett and unanimously carried, all Members present and voting (Cooper-yes, Greenwald-yes, Johnson-yes, Faucett-yes, Landuyt-yes, Spahr -yes).

5) Staff Comments

Code Compliance Manager William Quinsey noted that there were a variety of cases on the docket that day and reminded Members that the motion guidebook would assist in formulating the motions for the types of cases that would be heard.

Docket

6.6) Case No. CERENT202601763 IRREPARABLE/IRREVERSIBLE HARM - OWNER: NICHOLAS A. ROSS LOCATION: 1049 BROAD AVENUE NORTH; VIOLATION: Sec. 58-232. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Code Compliance Manager William Quinsey read the title of the Item. Chair Spahr opened the meeting and Code Compliance Manager Quinsey informed the Board that the respondent wished to accept responsibility for the violation and noted that the case would be heard before Item 6.1. Nicholas Ross was present as the respondent.

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: Cease operating as a transient lodging facility. Appear before the City of Naples Code Enforcement Board.

Mr. Ross accepted responsibility and apologized for the violation.

MOTION by Johnson to FIND the Respondent guilty in Case Number CERENT202601763 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$900 plus \$100 in administrative costs; seconded by Cooper and carried 5-1 (Cooper-yes, Faucett-yes, Greenwald-no, Johnson-yes, Landuyt-yes, Spahr-yes).

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

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

[EXHIBIT C - Affidavit of Posting at Property](#) 

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

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

[EXHIBIT G - Airbnb Booking Page July 15, 2026](#) 

[EXHIBIT F - Airbnb Advertisement July 15, 2026](#) 

[EXHIBIT H - Airbnb Reviews \(1\)](#) 

[EXHIBIT I - Airbnb Reviews \(2\)](#) 

[EXHIBIT J - Airbnb Reviews \(3\)](#) 

[EXHIBIT K - Airbnb Review Policy](#) 

[EXHIBIT L - VRBO Advertisement July 22, 2026](#) 

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

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

6.1) Case No. CEZONE202601757 - OWNER: NAPLES643 LLC; LOCATION: 643 7TH STREET NORTH; VIOLATION: Sec. 16-289.- Unsightly conditions.

Code Compliance Manager William Quinsey read the title of the Item. The following staff testified on behalf of the City: Code Compliance Manager Quinsey, Building Official Stephen Beckman, and Deputy Building Official Thomas Tucker. The Respondent was not present.

Violation: Expired Building Permit prior to completion of project.

Required Action: Apply for and obtain the necessary permits from the City of Naples Building Department to complete the single family new development under Permit No. PRSF2005357 or apply for and obtain necessary permits to demolish structure.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEZONE202601757 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be assessed \$120 in administrative costs; seconded by Faucett and unanimously carried, all Members present and voting (Cooper-yes, 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 Hearing](#) 

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

[EXHIBIT E - Notice of Posting at Property](#) 

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

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

[EXHIBIT H - Picture of Project](#) 

[EXHIBIT I - Notice of Permit Expiration](#) 

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

6.2) Case No. CEZONE202601602 - OWNER: PG REAL ESTATE LP; LOCATION: 3565 FT CHARLES DRIVE; VIOLATION: Sec. 16-52. - Permit fees. (q) Accessory structures (type II) permit. (k) Right-of-way permit.

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

Violation: Driveway installed without a permit.

Required Action: Apply for and obtain necessary permits for artificial grass installation as prescribed by SWO (Stop Work Order) posted on April 28, 2026.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEZONE202601602 and 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 unanimously carried, all Members present and voting (Cooper-yes, 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 Hearing](#) [EXHIBIT D - Notice of Hearing - Proof of Mailing](#)

[EXHIBIT E - Notice of Posting at Property](#) [EXHIBIT F - Picture of Posting at Property](#)

[EXHIBIT G - City Hall Posting Affidavit](#) [EXHIBIT H - Stop Work Order](#)

[EXHIBIT I - Picture of Driveway April 28, 2026](#)

[EXHIBIT J - Picture of Driveway June 18, 2026](#) [EXHIBIT K - Permit Determination](#)

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

6.3) Case No. CEZONE20601255 - OWNER: PG REAL ESTATE LP; LOCATION: 3565 FT CHARLES DRIVE; VIOLATION: Sec. 16-52. - Permit fees. (j) Site work permit. (k) Right-of-way permit.

Code Compliance Manager William Quinsey read the title of the Item. The Respondent was not present.

Violation: Installation of artificial grass without permits

Required Action: Apply for and obtain necessary permits for artificial grass installation as prescribed by SWO (Stop Work Order) posted on April 28, 2026. Site Work and Right-of-Way permits required. Cease all work until proper permits are obtained.

Code Compliance Manager Quinsey stated that the Respondent asked for a continuance to obtain a permit for the artificial grass. He explained that, if the Respondent did not obtain the permit, the case would be presented at the September 24, 2026 meeting. The Board had no objections.

[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 - City Hall Posting Affidavit](#)

[EXHIBIT G - Picture of Posting at Property](#) [EXHIBIT H - Stop Work Order](#)

[EXHIBIT I - Picture of Property May 13, 2026 SC](#)

[EXHIBIT J - Picture of Yard June 18, 2026](#)

[EXHIBIT K - Picture of ROW June 18, 2026](#) [EXHIBIT L - Permit Determination](#)

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

Recess from 3:20 p.m. to 3:25 p.m., during consideration of Item 6.4 below. It is noted for the record that the same Board Members were present when the meeting was reconvened.

6.4) Case No. CEZONE202501521 IMPOSITION OF FINES/LIENS - 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 staff testified on behalf of the City: Code Compliance Manager Quinsey and Deputy Building Official Thomas Tucker. The following individuals testified on behalf of the Respondent: Michael DePaola, Property Manager at Premier Property Management, and John Brugger, General Contractor.

City Attorney Matthew McConnell confirmed, after reviewing the Management Agreement and speaking with the owner during a brief recess, that Property Manager DePaola was able to represent the Respondent.

Member Johnson stated that he would recuse himself from the hearing due to a longstanding professional relationship with John Brugger. Member Johnson then left the dais for the remainder of the hearing.

Original Violation: Work without a permit.

Required Action: Apply for and obtain necessary permits as described by Stop Work Order posted on December 12, 2024. Cease all work until proper permits are obtained. Multifamily Additional/Alteration Permit required for units 3 and 4.

MOTION by Faucett to FIND that having been notified by Code Compliance that the Board's prior Enforcement Order in this case had not been complied with by the date and time required by that Order, and with Respondent having been provided notice of this imposition hearing, and with Respondent having stipulated to the violation and agreed to pay \$6,000, that the daily fine set forth in that Order be modified to a total \$6,000. Failure to pay the entire amount imposed by 5:00 p.m. on Monday, August 24, 2026 will result in the original amount of \$9,120 being reimposed; seconded by Cooper and carried 5-0-1 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-abstain, Landuyt-yes, Spahr-yes).

[EXHIBIT A - Notice of Hearing - Imposition of Fines-Liens](#)

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

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

[EXHIBIT D - Affidavit of Compliance](#)

[EXHIBIT E - Code Enforcement Board Order - January 22, 2026 Meeting](#)

[EXHIBIT F - Notice of Violation](#)

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

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

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

[EXHIBIT J - Fine Calculation - Copy](#)

[EXHIBIT K - Permit 1](#)

[EXHIBIT L - Permit 2](#)

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

[Management Agreement \(Respondent Added Attachment\)](#)

[Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers \(Johnson Added Attachment\)](#)

6.5) Case No. CERENT202601304 IRREPARABLE/IRREVERSIBLE HARM - OWNER: CHRISTOPHER CHAMBERS; LOCATION: 1475 CURLEW AVENUE No. 2; 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 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: Cease operating as a transient lodging facility. Appear before the City of Naples Code Enforcement Board.

MOTION by Johnson to FIND the Respondent guilty in Case Number CERENT202601304 and ADOPT the Finding of Fact and Conclusions of Law

and Order, ordering the Respondent be fined \$1,800 plus \$80 in administrative costs; seconded by Greenwald and unanimously carried, all Members present and voting (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-yes).

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

[EXHIBIT B - Notice of Violation - 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](#)

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

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

6.6) Case No. CERENT202601763 IRREPARABLE/IRREVERSIBLE HARM - OWNER: NICHOLAS A. ROSS LOCATION: 1049 BROAD AVENUE NORTH; VIOLATION: Sec. 58-232. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Code Compliance Manager William Quinsey read the title of the Item. Following Chair Spahr's Call to Order, Code Compliance Manager Quinsey informed the Board that the respondent wished to accept responsibility of the violation and noted that the case would be heard before Item 6.1. Nicholas Ross was present as the respondent.

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: Cease operating as a transient lodging facility. Appear before the City of Naples Code Enforcement Board.

Mr. Ross accepted responsibility and apologized for the violation.

MOTION by Johnson to FIND the Respondent guilty in Case Number CERENT202601763 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$900 plus \$100 in administrative costs; seconded by Cooper and carried 5-1 (Cooper-yes, Faucett-yes, Greenwald-no, Johnson-yes, Landuyt-yes, Spahr-yes).

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

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

[EXHIBIT C - Affidavit of Posting at Property](#)

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

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

[EXHIBIT G - Airbnb Booking Page July 15, 2026](#)

[EXHIBIT F - Airbnb Advertisement July 15, 2026](#)

[EXHIBIT H - Airbnb Reviews \(1\)](#)

[EXHIBIT I - Airbnb Reviews \(2\)](#)

[EXHIBIT J - Airbnb Reviews \(3\)](#)

[EXHIBIT K - Airbnb Review Policy](#)

[EXHIBIT L - VRBO Advertisement July 22, 2026](#)

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

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

6.7) Case No. CEP202601524 - OWNER: KIMBERLY RAE WILLIAMS; LOCATION; 3701 PARKVIEW WAY; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance.

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

Violation: Unsightly swimming pool.

Required Action: Maintain the swimming pool so it does not create a safety hazard or harbor an insect infestation. Water should not be allowed to stagnate or become polluted.

MOTION by Greenwald to FIND the Respondent guilty in Case Number CEP202601524 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 August 27, 2026, and if not corrected by that date, a fine of \$250 shall be imposed until the violation is corrected. The Respondent shall also be assessed \$100 in administrative costs; seconded by Faucett and unanimously carried, all Members present and voting (Cooper-yes, 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 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 - Collier County Property Appraiser Aerial 2026](#)

[EXHIBIT J - Collier County Property Appraiser Aerial 2022](#)

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

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

6.8) Case No. CEP202602001 - OWNER: DENNIS LEE & MICHIO KUEHN; LOCATION: 1030 22ND AVENUE NORTH; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

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

Violation: High grass and weeds.

Required Action: Appear for a Code Enforcement Board Hearing on August 20, 2026.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEP202602001 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 August 25, 2026, and if not corrected by that date, a fine of \$200 shall be imposed until the violation is corrected. The Respondent shall also be assessed \$120 in administrative costs; seconded by Cooper and carried 5-1 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-no).

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

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

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

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

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

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

6.9) Case No. CEP202602023 - OWNER: ANDREA M. MINK, MATTHEW MINK; LOCATION: 1686 MANDARIN ROAD; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and uncultivated vegetation.

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

Violation: Grasses and weeds in excess of eight inches in height.

Required Action: Have all grasses and weeds on the property mowed to a height of eight inches or less. Due to a repeat violation, this matter is scheduled to be heard before the Code Enforcement Board on August 20, 2026.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEP202602023 and that the Respondent is a repeat violator, and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the

Respondent be fined \$2,800 plus \$120 in administrative costs; seconded by Faucett and carried 5-1 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-no).

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

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

[EXHIBIT C - Notice of Posting at Property](#)

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

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

[EXHIBIT F - Original Notice of Violation](#)

[EXHIBIT G - Code Enforcement Board Order October 23, 2025](#)

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

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

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

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

7) Next Meeting Date

September 24, 2026

8) Adjournment

4:44 p.m.

Nicholas Spahr, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica Rosenberg, Deputy City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 09/24/2026.