



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Code Enforcement Board Meeting – September 24, 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; and 3) 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

Steven Greenwald (via Zoom)

Henry Johnson

Michael Faucett

Staff Present:

William Quinsey, Code Compliance Manager

David Giron, Code Compliance Officer

Vanessa Acevedo, Administrative Coordinator

Matthew McConnell, City Attorney

Robert Eschenfelder, Board Attorney

Brian Doyle, Code Compliance Officer

Ali Duran, Executive Assistant

Others Present

Danielle Smith

Orkun Aslan

3) Pledge of Allegiance

Chair Spahr led the Pledge of Allegiance.

3) Approval of Minutes

MOTION by Johnson to APPROVE the August 20, 2026 meeting minutes; seconded by Cooper and carried 6-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-yes).

[August 20, 2026 Code Enforcement Board Meeting Minutes](#)

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

Code Compliance Manager William Quinsey informed the Board that the respondent for Item 6.5 wished to accept responsibility for the violation and asked that the item be considered first.

MOTION by Johnson to SET THE AGENDA with Item 6.5 considered prior to Item 6.1; seconded by Faucett and carried 6-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-yes).

5) Staff Comments

Code Compliance Manager William Quinsey announced that it was Chair Spahr's last meeting. He thanked him for his service to the City and the Code Enforcement Board.

Docket

- 6.5) Case No. CERENT202602175 IRREPARABLE IRREVERSIBLE HARM - OWNER: DANIELLE SMITH; LOCATION: 981 8TH TERRACE NORTH; VIOLATION: Sec. 58-232. - Uses permitted and Sec. 44-8. - Definitions. Transient lodging facility.

Code Compliance Manager Willaim Quinsey read the title of the Item and testified on behalf of the City. Owner Danielle Smith 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.

981 8th Terrace North is located in the R1-7.5 Zoning District. The uses permitted are single family residences, along with accessory structures. Rental activity of less than 30 days, more than three times in a calendar year and/or advertising or holding the property out to the public as a place regularly rented to guests for periods of less than 30 days creates a transient lodging facility which is not a permitted use and a violation of Section 58-232 of the Naples City Code.

MOTION by Johnson to FIND the Respondent guilty in Case Number CERENT202602175 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent be fined \$750 plus \$80 in administrative costs; seconded by Cooper and carried 6-0 (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 September 2, 2026](#)

[EXHIBIT G - Airbnb Booking Page](#)

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

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

[EXHIBIT J - Airbnb Review Policy](#)

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

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

- 6.7) Case No. CEP202601989 - OWNER: NAPLES AVENUE LLC; LOCATION: 998 6TH AVENUE SOUTH; VIOLATION: Sec. 16-289. - Unsightly conditions.

Code Compliance Manager William Quinsey read the title of the Item and testified on behalf of the City. Store Manager Orkun Aslan was present on behalf of the Respondent.

Violation: Junk and debris on exterior of property.

Required Action: Remove all junk, litter, debris, broken equipment and furniture from exterior of property.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEP202601989 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to be assessed \$100 in administrative costs; seconded by Cooper and carried 6-0 (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 \(1\)](#)

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

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

[EXHIBIT K - Picture of Property \(4\)](#)

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

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

6.8) Case No. CEZONE202602128 - OWNER: NAPLES AVENUE LLC; LOCATION: 998 6TH AVENUE SOUTH; VIOLATION: Sec. 56-50. - Temporary buildings and structures.

Code Compliance Manager Willaim Quinsey read the title of the Item and testified on behalf of the City. Store Manager Orkun Aslan was present on behalf of the Respondent.

Violation: Unpermitted temporary structure.

Required Action: Remove storage pod from property.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEZONE202602128 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation by October 5, 2026, and if not corrected by that date, a fine of \$100 a day shall be imposed until the violation is corrected; seconded by Cooper and carried 6-0 (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](#)

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

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

6.1) Case No. CEVEG202602110 - OWNER: FUSION NAPLES LLC; LOCATION: 1100 8TH TER NORTH; VIOLATION: Sec. 16-284. - Vacant lot 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: high grass and weeds.

Required Action: Have all grass and weeds on property mowed to a height of eight inches or less, including the area between the edge of the street and the lot line. Appear for a Code Enforcement Board Hearing on 9/24/2026.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEVEG202602110 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to be assessed \$120 in administrative costs; seconded by Cooper and carried 6-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-yes).

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

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

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

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

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

6.2) Case No. CEVEG202602111 - OWNER: TYLER ROBERT ENGEL, MONIKA FAYE ENGEL; LOCATION: 950 11TH STREET NORTH; VIOLATION: Sec. 26-284. - Vacant lot 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: High grass and weeds.

Required Action: Have all grass and weeds on property mowed to a height of eight inches or less, including the area between the edge of the street and the lot line. Appear for a Code Enforcement Board Hearing on 9/24/2026.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEVEG202602111 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to be assessed \$120 in administrative costs; seconded by Cooper and carried 6-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-yes).

[EXHIBIT A - Notice of Recurring Violation - 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 - Picture of Property \(1\)](#)

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

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

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

6.3) Case No. CELITE202602108 - OWNER: RICHARD P DAVIS; LOCATION: 695 GULF SHORE BLVD NORTH; VIOLATION: Sec. 52-61. - Marine turtle protection.

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

Violation: Sea turtle lighting

Required Action: Extinguish all non-compliant lighting by 9:00 p.m., ensure all visible lighting is compliant with Section 52-61 Marine Turtle Protection Regulations, of the Naples City Code.

MOTION by Johnson to FIND the Respondent guilty in Case Number CELITE202602108 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to correct the violation by 9:00 p.m. on September 28, 2026, and if not corrected by that date, a fine of \$250 a day shall be imposed until the violation is corrected. The respondent will also be assessed \$120 in administrative costs; seconded by Faucett and carried 5-1 (Cooper-yes, Faucett-no, 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 \(2\)](#)

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

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

6.4) Case No. CEVEG202602217 REPEAT VIOLATION - OWNER: DENNIS LEE & MICHICO 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: Have all grass and weeds on property mowed to a height of eight inches or less, including the area between the edge of the street and the lot line. Appear for a Code Enforcement Board Hearing on 9/24/2026.

MOTION by Johnson to FIND the Respondent is a repeat violator and guilty in Case Number CEVEG202602217 and ADOPT the Finding of Fact and Conclusions of Law and Order, imposing a daily fine of \$500 starting on September 14, 2026 and continuing until compliance is achieved, plus \$120

in administrative costs; seconded by Faucett and carried 6-0 (Cooper-yes, Faucett-yes, Greenwald-yes, Johnson-yes, Landuyt-yes, Spahr-yes).

[EXHIBIT A - Notice of Hearing Repeat Violation](#)
[EXHIBIT B - Notice of Hearing Repeat 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 - Picture of Property \(1\)](#) [EXHIBIT G - Picture of Property \(2\)](#)
[Presentation \(Petitioner Added Attachment\)](#)
[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 September 2, 2026](#)
[EXHIBIT G - Airbnb Booking Page](#) [EXHIBIT H - Airbnb Reviews \(1\)](#)
[EXHIBIT I - Airbnb Reviews \(2\)](#) [EXHIBIT J - Airbnb Review Policy](#)
[Presentation \(Petitioner Added Attachment\)](#) [Finding of Fact \(Added Attachment\)](#)

6.6) Case No. CERENT202602179 - OWNER: CHELSEA MAY BURGESS; LOCATION: 1475 BLUE POINT AVENUE; VIOLATION: Sec. 58-292. - Uses permitted. and Sec. 44-8. - Definitions. Transient lodging facility.

Code Compliance Manager William Quincy 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.

1475 Blue Point Avenue is located in the R3-12 Zoning District. The uses permitted are single family residences, multi-family residences and accessory structures. Rental activity of less than 30 days, more than three times in a calendar year and/or advertising or holding the property out to the public as a place regularly rented to guests for periods of less than 30 days creates a transient lodging facility which is not a permitted use and a violation of Section 58-232 of the Naples City Code.

MOTION by Johnson to FIND the Respondent guilty in Case Number CERENT202602179 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to be assessed \$80 in administrative costs; seconded by Cooper and carried 6-0 (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 - Airbnb Advertisement September 3, 2026](#)
[EXHIBIT I - Airbnb Advertisement September 10, 2026](#)
[EXHIBIT J - Airbnb Advertisement Corrected September 18, 2026](#)
[Presentation \(Petitioner Added Attachment\)](#) [Finding of Fact \(Added Attachment\)](#)

6.9) Case No. CEVEG202602151 - OWNER: DAVID P BUSER; LOCATION: 5187 STARFISH AVENUE; VIOLATION: Sec. 16-285. - Residential and commercial property maintenance. (20) Grass, weeds, and 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: High grass.

Required Action: Have all grass and weeds on property mowed to a height of eight inches or less.

MOTION by Johnson to FIND the Respondent guilty in Case Number CEVEG202602151 and ADOPT the Finding of Fact and Conclusions of Law and Order, ordering the Respondent to be assessed \$100 in administrative fees; seconded by Faucett and carried 6-0 (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 \(1\)](#)

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

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

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

6.10) Case No. CEP202602023 REQUEST FOR REDUCTION OF FINES - 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 Manager William Quinsey informed the Board that the Respondent could not be present and asked to continue this item until the October 22, 2026 Code Enforcement Board Meeting. There were no objections.

[EXHIBIT A - Notice of Hearing Request for Reduction of Fines](#)

[EXHIBIT B - Finding of Fact Order - August 20, 2026](#)

[EXHIBIT C - Request for Reduction of Fines Form](#)

[EXHIBIT D - Affidavit of Compliance](#)

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

7) Next Meeting Date

October 22, 2026.

8) Adjournment

3:30 p.m.

Nicholas Spahr, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: _____