

**COLLIER COUNTY
Code Enforcement Board
Nuisance Abatement Board**



AGENDA

Growth Management Community Development Department
Conference Room 609/610
2800 N. Horseshoe Dr
Naples, FL 34104

**July 24, 2025
9:00 AM**

**Robert Kaufman, Chair
Kathleen Elrod, Member
Sue Curley, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, Member
Vacant, Member
Vacant, Alternate
Vacant, Alternate**

Notice: Respondents may be limited to twenty (20) minutes for case presentation unless additional time is granted by the Board. Persons wishing to speak on any agenda item will receive up to five (5) minutes unless the time is adjusted by the Chairman.

All parties participating in the public hearing are asked to observe Roberts Rules of Order and speak one at a time so that the court reporter can record all statements being made.

Any person who decides to appeal a decision of this Board will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Neither Collier County nor the Code Enforcement Board shall be responsible for providing this record.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Minutes**
4. **Approval of Agenda**
5. **Public Hearings/Motions**

5.A. Motions

5.A.1. Motion for Continuance of Imposition of Fines Hearing

5.A.2. Motion for Extension of Compliance Deadline

5.A.2.1. CASE NO: **CESD20230002147**

OWNER: **Victor Manuel R Zacarias and Loyda Avigail Castro Valdez**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). A side-by-side mobile home placed on the property prior to obtaining a Collier County building permit.

FOLIO NO: 00309040004

PROPERTY ADDRESS: 1526 Sugarberry St, Naples, FL 34117

5.A.2.2. CASE NO: **CELU20230002149**

OWNER: **Victor Manuel R Zacarias and Loyda Avigail Castro Valdez**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.03.01(A)(c)(12), and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. An agriculturally zoned property with a large amount of vegetative debris being brought onto the site for composting. Property being used as a recycling/transfer station.

FOLIO NO: 00309040004

PROPERTY ADDRESS: 1526 Sugarberry St, Naples, FL 34117

5.A.3. Motion for Re-Hearing

5.B. Stipulations (Non-Contested Cases and Present at the Hearing)

5.C. Emergency Cases

5.D. Hearings

5.D.1. CASE NO: **CESD20240003974**

OWNER: **Alison Drayton**

OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Determination confirmed a permit is required for restoration of damage to unit.

FOLIO NO: 53701720005
PROPERTY ADDRESS: 3605 Boca Ciega Dr, Unit 104, Naples, FL 34112

5.D.2. CASE NO: CESD20240006911

OWNER: **Susana Torres**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). A garage converted into a family room with a full bathroom.

FOLIO NO: 39715400005
PROPERTY ADDRESS: 4335 45th Ave NE, Naples, FL 34120

5.D.3. CASE NO: CESD20250001191

OWNER: **Jeremy Thompson and Emily Thompson**
OFFICER: Courtney Lynch
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted open-air structure.

FOLIO NO: 37285120008
PROPERTY ADDRESS: 341 Golden Gate Blvd E, Naples, FL 34120

5.D.4. CASE NO: CESD20240009549

OWNER: **Jeannite Antoine**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Repaired fire damage roof/soffit and also replaced a window without first obtaining the required permits, inspections and certificate of completion/occupancy.

FOLIO NO: 00087840005
PROPERTY ADDRESS: 118 Dixie Ave W, Immokalee, FL 34142

5.D.5. CASE NO: CESD20240010924

OWNER: **Mindrey Soris Dominguez and Noslen Ebanks Estevez**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). An electrical post with light and an electrical box/panel installed in the back of the property prior to obtaining permits.

FOLIO NO: 38783240007
PROPERTY ADDRESS: 3260 62nd Ave NE, Naples, FL 34120

5.D.6. CASE NO: **CESD20250002585**

OWNER: **Hoyte Benson Decker III and Guilhermina Sofia Decker**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Multiple animal enclosures, large enclosed barn structure, and a small roof extension without a valid/issued permit.

FOLIO NO: 41046240003
PROPERTY ADDRESS: 3820 12th Ave SE, Naples, FL 34117

5.D.7. CASE NO: **CESD20230000282**

OWNER: **Gilbert Lordeus and Facilite Liberal**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Converted garage into living space, including plumbing and electric, without permit.

FOLIO NO: 36005240004
PROPERTY ADDRESS: 4483 31st Ave SW, Naples, FL 34116

5.D.8. CASE NO: **CESD20250001144**

OWNER: **Arle Gonzalez**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.06(B)(1)(a), and Florida Building Code 8th Edition (2023) Building, Chapter 1, Sections 109.1 and 111.1. Permit PRBD20170728286 has expired with outstanding conditions and unpaid fees. Additionally, the structure is currently being occupied without a Certificate of Occupancy.

FOLIO NO: 39086680004
PROPERTY ADDRESS: 3463 70th Ave NE, Naples, FL 34109

5.D.9. CASE NO: **CESD20250002694**

OWNER: **Anyeley Lopez Lopez and Rafael A H Ojeda**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Accessory structures built without required Collier County Building Permit(s).

FOLIO NO: 37997480007
PROPERTY ADDRESS: 3440 19th Ave SW, Naples, FL 34117

ADDRESS:

5.D.10. CASE NO: **CESD20250000027**

OWNER: **Martin Galvan Mendoza and Esmeralda Guijarro**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Garage has been converted to living space, including electric, plumbing and mini-split A/C unit without required permits.

FOLIO NO: 35999720000

PROPERTY ADDRESS: 4500 28th Ave SW, Naples, FL 34116

5.D.11. CASE NO: **CEPM20240003012**

OWNER: **Nancy A Thorsen**

OFFICER: Rickey Migal

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 4, Sections 454.2.17, 454.2.17.1, 454.2.17.1.1, 454.2.17.1.2 and 454.2.17.1.3. In-ground pool with no pool barrier in place on improved Estates zoned parcel.

FOLIO NO: 38283761002

PROPERTY ADDRESS: 5230 Palmetto Woods Dr, Naples, FL 34119

6. Old Business

6.A. Motion for Reduction/Abatement of Fines

6.B. Motion for Imposition of Fines and Liens

6.B.1. CASE NO: **CESD20220010598**

OWNER: **HGG MANAGEMENT LLC**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Multiple unpermitted renovations in multiple units at a commercial property.

FOLIO NO: 61630200002

PROPERTY ADDRESS: 2493 Linwood Ave, Naples, FL 34112

6.B.2. CASE NO: **CEPM20220002333**

OWNER: **TREETOPS OF NAPLES**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). Flooring in unit 5221, 5206, and 5401 Treetops Dr., in severe disrepair, chipping, cracking, loose material, hole in center of floor and soft areas throughout.

FOLIO NO: 440080004

PROPERTY ADDRESS: 5405 Treetops Dr, Units 5221, 5206, and 5401, Naples, FL 34113

6.C. Motion to Rescind Previously Issued Order

6.D. Motion to Amend Previously Issued Order

7. New Business

8. Consent Agenda

8.A. Request to Forward Cases to County Attorney's Office as Referenced in Submitted Executive Summary.

9. Reports

10. Comments

11. Nuisance Abatement Board

11.A. Hearings

12. Next Meeting Date - THURSDAY AUGUST 28, 2025, AT 9:00AM

13. Adjourn