

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



AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

**August 28, 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: **CESD20230001084**

OWNER: **Erick Padilla**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Large storage building erected in the rear of property without proper permits.

FOLIO NO: 41825120001

PROPERTY ADDRESS: 5245 Hickory Wood Drive, Naples, FL 34119

5.A.2.2. CASE NO: **CESD20250000451**

OWNER: **Maikel Gonzalez and Alberto Gonzalez**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Garage converted to living space, including electrical, plumbing and mini-split A/C. No permit(s) on file for the described work.

FOLIO NO: 35995440009

PROPERTY ADDRESS: 4561 26th Avenue SW, Naples, FL 34116

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: **CESD20240005086**

OWNER: **Sylvia A Del Sordo and Nicholas J Etienne**

OFFICER: Brain 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). Structure

added/built on property without proper county permits or inspections.

FOLIO NO: 37065920004
PROPERTY ADDRESS: 440 11th St SW, Naples, FL 34120

5.D.2. CASE NO: CESD20230007752

OWNER: **Sergio Ruiz and Yusleidy Torres**
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). An Estate-zoned property with a pool cabana installed without permit.

FOLIO NO: 41281560108
PROPERTY ADDRESS: 2639 18th Avenue SE, Naples, FL 34117

5.D.3. CASE NO: CELU20250001718

OWNER: **VANDERBILT LIVING LLC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Piles of dirt and crushed concrete dumped throughout this property.

FOLIO NO: 41827360005
PROPERTY ADDRESS: 5131 Cherry Wood Dr, Naples, FL 34119

5.D.4. CASE NO: CESD20240011507

OWNER: **MI CASA BONITA INVESTMENT GROUP LLC**
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). Single Family Home was modified without permits to include but not limited to: Unpermitted structural alterations/additions, enclosure of carport(s), replacement and addition of windows and doors, installed of a minimum of 5 A/C mini-splits, electrical and roof was modified.

FOLIO NO: 75210280001
PROPERTY ADDRESS: 1610 7th Avenue, Immokalee, FL 34142

5.D.5. CASE NO: CESD20240006446

OWNER: **Maria Ramirez Francisco**
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). Property has three chicken coops on site. No permits or inspections on file for the structure.

FOLIO NO: 36913920005
PROPERTY ADDRESS: 140 21st St Sw, Naples, FL 34120

5.D.6. CASE NO: **CESD20250003027**

OWNER: **FRONTERRA PROPERTY OWNER'S ASSOCIATION INC**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted Pool heater.

FOLIO NO: 34550000063

PROPERTY ADDRESS: 8717 Madrid Cir, Naples, FL 34104

5.D.7. CASE NO: **CESD20250006441**

OWNER: **OLSZEWSKI REVOCABLE TRUST**

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). Violation consist of but are not limited to the following: Interior changes to three car garage to include stud/drywall, electrical and plumbing additions.

FOLIO NO: 71820000206

PROPERTY ADDRESS: 3190 Safe Harbor Dr, Naples, FL 34117

5.D.8. CASE NO: **CESD20250005901**

OWNER: **Paul Alcimeus and Luciennie Mentor**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Bathroom remodel and exterior remodel including plumbing and electric without required permits.

FOLIO NO: 36442400009

PROPERTY ADDRESS: 5067 27th Pl SW, Unit 2, Naples, FL 34116

5.D.9. CASE NO: **CESD20250001575**

OWNER: **Jonathan Turner and Olivia M Turner**

OFFICER: Ryan Kitts

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). Unpermitted Electrical (2 recess lights installed) by an unlicensed contractor and unpermitted drywall installation.

FOLIO NO: 25600102202

PROPERTY ADDRESS: 9006 Cascada Way, Unit 201, Naples, FL 34114

5.D.10. CASE NO: **CENA20240007813**

OWNER: **JAMES L BAKER EST AND STEVE BAKER EST**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Litter and/or prohibited outdoor storage upon/throughout this property.

FOLIO NO: 192840000

PROPERTY ADDRESS: 1767 Acremaker Rd, Naples, FL 34120

5.D.11. CASE NO: **CELU20240004544**

OWNER: **MICELI FAMILY REVOCABLE TRUST**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Food Trailers being stored and/or used on parcel.

FOLIO NO: 53353200009

PROPERTY ADDRESS: 3929 Bayshore Dr, Naples, FL 34112

5.D.12. CASE NO: **CESD20240006181**

OWNER: **895 24TH AVE ANNEX LLC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a) and 110-32. ROW permit is expired.

FOLIO NO: 37594240103

PROPERTY ADDRESS: 407 24th Ave NW, Naples, FL 34120

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: **CESD20210013130**

OWNER: **FAIRWAY PRESERVE AT OLDE CYPRESS A CONDOMINIUM**

OFFICER: Rickey Migal

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). Unpermitted electrical work performed on various carports and expired permits for the following carports: 7905 Preserve Circle-carports 1, 2, and 3; 7915 Preserve Circle-carports 1 and 2; 7925 Preserve Circle-carport 1; 7935 Preserve Circle-carports 1 and 2; 7940 Preserve Circle-carports 1 and 2; 7945 Preserve Circle-carports 1 and 2; 7960 Preserve Circle-carport; 7965 Preserve Circle-carport; 7975 Preserve Circle-carport 1; 7985 Preserve Circle-carports 1 and 2. Unpermitted electrical work completed on storage buildings - installation of new lighting.

FOLIO NO: 186760206
PROPERTY ADDRESS: 7995 Preserve Circle, Clubhouse, Naples, FL 34119

6.B.2. CASE NO: **CESD20230005772**

OWNER: **Jose Martinez**
OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A storage container walk-in freezer with electric placed on commercial zoned property without first obtaining the authorization of the required permit(s).

FOLIO NO: 81681440008
PROPERTY ADDRESS: 218 W Main St, Immokalee, FL 34142

6.B.3. CASE NO: **CEVR20230008759**

OWNER: **EDINGTON PLACE LLC**
OFFICER: Doug Williams

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Mechanical clearing of vegetation on a vacant lot without a permit.

FOLIO NO: 727400006
PROPERTY ADDRESS: 1095 Barefoot Williams Rd, Naples, FL 34113

6.B.4. CASE NO: **CEAU20250002739**

OWNER: **Eduardo Silguero and Natividad Silguero**
OFFICER: Jernell Herard

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. A fence constructed without a permit and blocking a Collier County easement.

FOLIO NO: 63863720001
PROPERTY ADDRESS: 709 Broward Street, Immokalee, FL 34142

6.B.5. CASE NO: **CESD20230007938**

OWNER: **Yordis Gutierrez and Zulema Sol Garcia**
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). Structures, including two (2) sheds/shade structures, electrical box/electric light pole, animal pens, animal coupe(s), and a tiki hut, all in the rear of the home, erected prior to obtaining the proper Collier County permit(s).

FOLIO NO: 40303640004
PROPERTY ADDRESS: 2021 Everglades Boulevard N, Naples, FL 34120

ADDRESS:

6.B.6. CASE NO: **CESD20230006882**

OWNER: **Shane M Shadis**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Bathroom remodel without a valid Collier County permit.

FOLIO NO: 74860880001

PROPERTY ADDRESS: 1430 Green Valley Cir, Unit 702, Naples, FL 34104

6.B.7. CASE NO: **CELU20250006375**

OWNER: **12275 COLLIER BLVD LAND TRUST**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 1.04.01(B), 5.04.01(F) and 2.03.03(D). Unpermitted/unapproved activities including but not limited to: outdoor preparation of food/drink, outdoor sales of food/drink, and seated consumption of food/drink, all in the parking lot/sidewalk area of the plaza.

FOLIO NO: 35778600008

PROPERTY ADDRESS: 12275 Collier Blvd, Naples, FL 34116

6.B.8. CASE NO: **CEPF20240010335**

OWNER: **Abdallah Masoud Mustafa**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1. Permit PRBD20200416629 has expired with fees due and open conditions. Permit PRBD20200416627 has expired with fees due.

FOLIO NO: 45846280007

PROPERTY ADDRESS: 1270 13th Street SW, Naples, FL 34117

6.B.9. CASE NO: **CELU2022002018**

OWNER: **KIRK SANDERS REVOCABLE TRUST**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, 1.04.01(A) and 2.02.03. Junk Including but not limited to car and ATV parts, appliances, unlicensed and/or inoperable vehicles, unlicensed and/or inoperable trailers, unlicensed and/or inoperable boats and unlicensed and/or inoperable RV's stored on an improved AG zoned property.

FOLIO NO: 333320004

PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL 34117

6.B.10. CASE NO: **CENA20220005940**

OWNER: **KIRK SANDERS REVOCABLE TRUST**

OFFICER: Brian Owen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Accumulation of litter, including but not limited to vehicle and ATV parts, trash, remnants from a dismantled RV, and other items laying around on the property.

FOLIO NO: 333320004

PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL 34117

6.B.11. CASE NO: **CESD20240002270**

OWNER: **Yenny Rodriguez Pino and Rockny Garcia Rodriguez**

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). An improved estates zoned property with interior garage renovations, adding walls, split A/C unit, electrical, and a side door added to access exterior. Permits required but not obtained. Exterior electrical modifications for A/C unit, power outlet and plumbing modifications for a washer and dryer set. Permits required but not obtained. Wood dog kennels in the rear of the property. Permits required but not obtained. Demolition permits will be required for all electrical and plumbing modifications not retained through a separate permit.

FOLIO NO: 39394880004

PROPERTY ADDRESS: 2380 2nd Avenue SE, Naples, FL 34117

6.B.12. CASE NO: **CELU20240002393**

OWNER: **951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A). A private road being used as a commercial bus stop.

FOLIO NO: 21785002302

PROPERTY ADDRESS: 8845 Davis Blvd, Naples, FL 34104

6.B.13. CASE NO: **CESD20210012586**

OWNER: **William N Kogok Jr**

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). Unpermitted structures, pump house, and garage on Estates property.

FOLIO NO: 37987840000

PROPERTY ADDRESS: 3620 White Blvd, Naples, FL 34117

ADDRESS:

6.B.14. CASE NO: **CENA20240008342**

OWNER: **HOLE IN ONE FAIRWAY LLC**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Litter, including but not limited to: lumber, garbage, food and drink wrappers/containers, and loose and bagged waste excrement.

FOLIO NO: 36444600001

PROPERTY ADDRESS: 4820 Golden Gate Parkway, Naples, FL 34116

6.B.15. CASE NO: **CENA20230003369**

OWNER: **DHOME BUILDERS INC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. An improved estates zoned property with an accumulation of litter, including but not limited to the following: A/C equipment, roofing tiles, building materials, a shipping container, vehicle parts, appliances, tools, furniture, organic materials, wood, plastic, paper, cardboard, metal, and glass.

FOLIO NO: 37591560006

PROPERTY ADDRESS: 711 18th Avenue NW, Naples, FL 34120

6.B.16. CASE NO: **CELU20230011037**

OWNER: **Cristhian M Lopez, Misleydis C Rodriguez and Ricardo M Rodriguez Leyva**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, 5.02.03, 5.02.03(A) and 5.02.03(D), and Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). Estates zoned property with multiple commercial trailers/vehicles parked/stored and utilized to operate an unauthorized commercial trucking business not in conformance with regulations of the zoning district and without the issuance of a Business Tax Receipt.

FOLIO NO: 40574960005

PROPERTY ADDRESS: 2719 10th Avenue NE, Naples, FL 34120

6.B.17. CASE NO: **CEVR20240002227**

OWNER: **Cristhian M Lopez, Misleydis C Rodriguez and Ricardo M Rodriguez Leyva**

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 3.05.01(B). Removal of native

vegetation where the total area cleared exceeds the one (1) acre allowed to be cleared by the building permit issued for construction of the principal structure and alteration of land through placement of fill that removed or otherwise destroyed vegetation without first obtaining approval from the County.

FOLIO NO: 40574960005
PROPERTY ADDRESS: 2719 10th Avenue NE, Naples, FL 34120

6.B.18. CASE NO: **CESD20240003978**

OWNER: **Jeffrey J Allman and Bertha L Allman**
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). Violations consist of but are not limited to the following: shed built without proper county permits or inspections. Dog kennel built onto the shed without proper permits and inspections. Dog run built with chain link fencing, no permits or inspections.

FOLIO NO: 36716680005
PROPERTY ADDRESS: 3340 7th Avenue NW, Naples, FL 34120

6.B.19. CASE NO: **CEVR20210009902**

OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). Removal of native and/or Prohibited Exotic vegetation from unimproved property using heavy machinery without first obtaining required vegetation removal permit from Collier County and local and/or State approval.

FOLIO NO: 304320004
PROPERTY ADDRESS: 1370 Dove Tree St, Naples, FL 34117

6.B.20. CASE NO: **CELU20210010367**

OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Storing vehicles, mobile homes, and storage containers is not allowable use for this undeveloped Ag zoned property. Office trailers on property without permits or county approval.

FOLIO NO: 304280005
PROPERTY ADDRESS: 1340 Dove Tree St, Naples, FL 34117

6.B.21. CASE NO: **CEVR20210010368**

OWNER: **IRON RANCH CONTAINERS INC**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). Removal of native and/or Prohibited Exotic vegetation from unimproved property using heavy machinery without first obtaining required vegetation removal permit from Collier County and local and/or State approval.

FOLIO NO: 304280005

PROPERTY ADDRESS: 1340 Dove Tree St, Naples, FL 34117

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.

8.A.1. CASE NO:

OWNER:

OFFICER:

VIOLATIONS:

FOLIO NO:

PROPERTY

ADDRESS:

9. Reports

10. Comments

11. Nuisance Abatement Board

11.A. Hearings

12. Next Meeting Date - THURSDAY SEPTEMBER 25, 2025, AT 9:00AM

13. Adjourn