

**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

**November 21, 2025  
9:00 AM**

**Robert Kaufman, Chair  
Kathleen Elrod, Member  
John Fuentes, Member  
Lee Rubenstein, Member  
Tarik N. Ayasun, Member  
Ronald J. Doino Jr, 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.1.1. CASE NO: **CESD20200003242**

OWNER: **KLUCKHUHN FAMILY RESIDENTIAL TRUST**

OFFICER: Ryan Kitts

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). Construction of a boat house to include new decking and a roof without the required permits.

FOLIO NO: 52398960004

PROPERTY ADDRESS: 194 Trinidad St, Naples, FL 34113

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

##### **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: **CESD20240004843**

OWNER: **Cathleen Purdy**

OFFICER: Jason Packard

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). Exterior door replaced without Collier County Permits and/or approvals.

FOLIO NO: 432160220

PROPERTY ADDRESS: 211 Deerwood Cir, Naples, FL 34113

5.D.2. CASE NO: **CESD20240011372**

OWNER: **FARO INTERNATIONAL GROUP LLC**

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). Two chicken coops and one pigeon coop constructed on site without proper county permits or inspections.

FOLIO NO: 45965600005  
PROPERTY ADDRESS: 2340 21st St SW, Naples, FL 34117

**5.D.3. CASE NO: CELU20250011084**

OWNER: **Yoandy Herrera Suarez and Yesnicey Bouquet Pena**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95 and 130-96(a). Unlicensed recreational vehicles being occupied in the back of the property.

FOLIO NO: 38904720005  
PROPERTY ADDRESS: 4252 66th Ave NE, Naples, FL 34120

**5.D.4. CASE NO: CESD20240002185**

OWNER: **AZTECA SUPER MARKET 2000 INC**

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). Removal of interior walls in the Laundromat and projection room without first obtaining the authorization of the required Permit(s), Inspections and Certificate(s) of Occupancy as required by the Collier County Building Department.

FOLIO NO: 81681120001  
PROPERTY ADDRESS: 208 W Main St, Immokalee, FL 34142

**5.D.5. CASE NO: CEROW20250010811**

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

OFFICER: Brian Owen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Estates zoned property with permit CEROW20250010811 is in expired status.

FOLIO NO: 37594240006  
PROPERTY ADDRESS: 423 24th Ave NW, Naples, FL 34120

**5.D.6. CASE NO: CESD20240006519**

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

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). Right-of-Way and Single-Family Home building permits are expired.

FOLIO NO: 37594240006  
PROPERTY ADDRESS: 423 24th Ave NW, Naples, FL 34120

5.D.7. CASE NO: **CESD20230002881**

OWNER: **Eduardo Silguero and Natividad Silguero**

OFFICER: Sherry Patterson

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). Required Collier County Building Permits, Inspections and Certificate of Completion/Occupancy was not obtained prior to the initial placement of mobile home, and/or for the after the fact additions.

FOLIO NO: 63863720001

PROPERTY ADDRESS: 709 Broward St, Immokalee, FL 34142

5.D.8. CASE NO: **CEROW20240008767**

OWNER: **Armando Martinez**

OFFICER: Charles Marinos

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1, and Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Existing Right-of-Way driveway apron on an unimproved estates zoned property with two expired Right-of-Way permits pending owed fees.

FOLIO NO: 39322240001

PROPERTY ADDRESS: 735 18th St NE, Naples, FL 34120

5.D.9. CASE NO: **CEPM20240003805**

OWNER: **KINGS CROWN CONDOMINIUM MOTEL ASSOCIATION**

OFFICER: Larry Sweet

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 22-231(12)(b), 22-231(19) and 22-241(1). Boarded entry doors and exterior walls. Electrical systems in disrepair. Exterior walls in disrepair. Pool and pool area are not maintained in sanitary condition.

FOLIO NO: 27531160007

PROPERTY ADDRESS: 10540 Gulf Shore Dr, Naples, FL 34108

5.D.10. CASE NO: **CESD20240006496**

OWNER: **Chad M Kappes and Nicole A Kappes**

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). Kitchen remodel without proper permits.

FOLIO NO: 51960000924

PROPERTY ADDRESS: 14669 Beaufort Cir, Naples, FL 34119

5.D.11. CASE NO: **CESD20230000123**

OWNER: **Yohenis Martinez**

OFFICER: Brian Owen

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). An improved estates zoned property with multiple unpermitted structures and improvements including a large metal building retrofitted with electrical and plumbing, and two smaller sheds.

FOLIO NO: 45847880008

PROPERTY ADDRESS: 1311 11th St SW, Naples, FL 34117

5.D.12. CASE NO: **CEAU20230000125**

OWNER: **Yohenis Martinez**

OFFICER: Brain Owen

VIOLATIONS: The Florida Building Code 7th Edition (2020), Section 105.1. An improved estates zoned property with a fence erected in the front prior to obtaining proper Collier County permitting.

FOLIO NO: 45847880008

PROPERTY ADDRESS: 1311 11th St SW, Naples, FL34117

5.D.13. CASE NO: **CESD20240010501**

OWNER: **BAYSHORE TOMORROW LLC**

OFFICER: Delicia Pulse

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 improvements.alterations consisting of but not limited to: Pavers installed outside around building for public use, a canopy installed at doors, a dock with wooden stairway for public use, interior renovations consisting of but not limited to: stairway, bathrooms, a mezzanine for public use, separate office spaces, electric and plumbing.

FOLIO NO: 48171360000

PROPERTY ADDRESS: 3270 Bayshore Dr, Naples, FL 34112

5.D.14. CASE NO: **CEOCC20250003218**

OWNER: **BAYSHORE TOMORROW LLC**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). On the Pontoon Boat LLC needing required parking matrix to operate at 3270 Bayshore Dr, Naples, FL 34112.

FOLIO NO: 48171360000

PROPERTY ADDRESS: 3270 Bayshore Dr, Naples, FL 34112

## 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: **CESD20200003242**

OWNER: **KLUCKHUHN FAMILY RESIDENTIAL TRUST**

OFFICER: Ryan Kitts

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). Construction of a boat house to include new decking and a roof without the required permits.

FOLIO NO: 52398960004

PROPERTY ADDRESS: 194 Trinidad St, Naples, FL 34113

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

OWNER: **TREETOPS OF NAPLES**

OFFICER: Joanathan 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, Unit 5221, 5206, and 5401, Naples, FL 34113

#### 6.B.3. CASE NO: **CESD20180012140**

OWNER: **Armando Yzaguirre**

OFFICER: Joseph Mucha

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Expired Collier County Building Permit for convenience store under construction.

FOLIO NO: 63865360003

PROPERTY ADDRESS: 233 New Market Rd E, Immokalee, FL 34142

#### 6.B.4. CASE NO: **CESD20210004950**

OWNER: **Carlos Valdes and Dulce Valdes**

OFFICER: Donald Joseph

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). Unpermitted additions and alterations consisting of but not limited to: covered storage area with a bathroom, outdoor sink, water softener equipment, commercial refrigerator, and propane tanks.

FOLIO NO: 26081640007

PROPERTY ADDRESS: 191 Smallwood Dr, Chokoloskee, FL 34138

6.B.5. 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 Ave NE, Naples, FL 34120

6.B.6. CASE NO: **CESD20230007234**

OWNER: **Livia Liste**

OFFICER: Rickey Migal

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). Unpermitted addition(s) to the rear portion of the residential structure.

FOLIO NO: 36432200002

PROPERTY ADDRESS: 5431 30th Ave SW, Naples, FL 34116

6.B.7. CASE NO: **CESD20230001825**

OWNER: **Marta Alonzo, Salvador Huex Alonzo and Edna E Castano**

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). Modifications have been made to this mobile home, including but not limited to enclosing the MH in a framed shell - 4 walls and a roof over roof - and the add-on storage area that were done without the required county permits.

FOLIO NO: 61842240009

PROPERTY ADDRESS: 3131 Tamiami Trail E Lot 52, Naples, FL 34112

6.B.8. 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.9. CASE NO: **CESD20230007938**

OWNER: **Yordis Gutierrez and Zulema Sol Garcia**

OFFICER: Jeremiah Matos

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 Blvd N, Naples, FL 34120

6.B.10. 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 Ave SE, Naples, FL 34117

6.B.11. CASE NO: **CESD20230010938**

OWNER: **Mayra L Calvillo**

OFFICER: Thomas Pitura

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). Exterior and interior remodeling to include but not limited to: new exterior window, kitchen and bath remodeling without the required permit(s).

FOLIO NO: 67840120002

PROPERTY ADDRESS: 2161 Pine Woods Cir, Naples, FL 34105

6.B.12. CASE NO: **CESD20230008794**

OWNER: **Santiago Ospina and Jorge Ospina**

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). An improved estates zoned property with conversion of a pre-existing attached garage on

the front of the house including but not limited to plumbing and electrical utilities, installation of HVAC ductwork and exterior penetrations. Construction of an addition on the rear of the home with the appearance of an attached garage. Exterior door and window changeouts throughout the home.

FOLIO NO: 37983600008  
PROPERTY ADDRESS: 3410 13th Ave SW, Naples, FL 34117

6.B.13. CASE NO: **CESD20230008795**

OWNER: **Santiago Ospina and Jorge Ospina**  
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). An improved estates zoned property with a shed under renovation in the rear, originally built with no permits, including but not limited to: electrical, interior renovation, septic, and plumbing all done with no permits.

FOLIO NO: 37983600008  
PROPERTY ADDRESS: 3410 13th Ave SW, Naples, FL 34117

6.B.14. 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.15. 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.16. 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.**

**9. Reports**

**10. Comments**

**11. Nuisance Abatement Board**

**11.A. Hearings**

**12. Next Meeting Date - THURSDAY JANUARY 22, 2026, AT 9:00AM**

**13. Adjourn**