

**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

**March 26, 2026
9:00 AM**

**Robert Kaufman, Chair
Kathleen Elrod, Member
Oscar Perez, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, Member
Ronald J. Doino Jr, Member
Sara B. Estrada, Alternate
Robert C. Marsh, 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: **CESD20250002314**

OWNER: **Chante Marie Garcia**

OFFICER: Dee 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). House garage was converted and altered with an A/C mini-split, drywall in front of the original garage door and utilities for sink and bathroom.

FOLIO NO: 38664000007

PROPERTY ADDRESS: 3369 52nd Ave NE, Naples, FL 34120

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

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

OFFICER: Brian Owen

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.2.3. CASE NO: **CECV20240011004**

OWNER: **John C Johnson and Terri M Aaland**

OFFICER: Paula Lawrence

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.01.00(A), 10.02.03(A)(2)(d), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Bar-style and picnic table seating added to service the plaza and Lucky Dawgs II restaurant without Collier County Approval(s). No Building Permit on file for the roof additions with bar-style seating.

FOLIO NO: 67130000023

PROPERTY ADDRESS: 12435 Collier Blvd, Unit 101, Naples, FL 34116

5.A.2.4. CASE NO: **CESD20240000288**

OWNER: **Jose Edgar Flores**

OFFICER: Dee Pulse

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Accessory structure was erected in the back of the property prior to obtaining a Collier County Building Permit.

FOLIO NO: 38850840000

PROPERTY ADDRESS: 6275 Everglades Blvd N, Naples, FL 34120

5.A.2.5. CASE NO: **CESD20220010598**

OWNER: **HGG MANAGEMENT LLC**

OFFICER: Brian Goepfert

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

5.A.2.6. CASE NO: **CESD20240010501**

OWNER: **BAYSHORE TOMORROW LLC**

OFFICER: Dee 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.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: **CESD20250003892**

OWNER: **Fernando Padilla and Jennifer Stephenson**

OFFICER: Stephanie Guttum

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). Four unpermitted structures in rear of yard - Carport, large shed with garage door, shed with double doors, shed with addition.

FOLIO NO: 81730240007
PROPERTY ADDRESS: 2775 Barrett Ave, Naples, FL 34112

5.D.2. CASE NO: **CESD20240009549**

OWNER: **Jeannite Antoine**

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). Repaired fire damage to roof/soffit and also replaced a window without first obtaining a Collier County Building Permit and Inspections through Certificate of Completion/Occupancy.

FOLIO NO: 87840005

PROPERTY ADDRESS: 118 Dixie Ave W, Immokalee, FL 34142

5.D.3. CASE NO: **CESD20240001221**

OWNER: **George F Archibald and Peggy Archibald**

OFFICER: Bradley Holmes

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). 3 unpermitted doors on the dwelling structure. Storage building alterations including but not limited to: removal of a garage-style door - replaced with a wall and window, two exterior doors added on the north side of the structure, two windows installed on the north side of the structure and a large addition on the south side of the structure. An unpermitted storage shed.

FOLIO NO: 189400000

PROPERTY ADDRESS: 100 Nursery Ln, Naples, FL 34119

5.D.4. CASE NO: **CESD20250012910**

OWNER: **Justin T Bailey and Krystal R Bailey**

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). Estates-zoned property with an accessory structure with no county permits or inspections.

FOLIO NO: 37281720004

PROPERTY ADDRESS: 561 2nd St NE, Naples, FL 34120

5.D.5. CASE NO: **CEPF20250002409**

OWNER: **Julio C Rodriguez and Lissette P Rodriguez**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRSPL20230206888 has expired.

FOLIO NO: 37011940009

PROPERTY ADDRESS: 360 15th St SW, Naples, FL 34117

5.D.6. CASE NO: **CESD20250002481**

OWNER: **Henricier Fabe and Jesunay Fabe**

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). Alterations/Improvements at the front door area and additions in the rear, which are unpermitted and determined to require a Collier County Building permit.

FOLIO NO: 63102520001

PROPERTY ADDRESS: 4912 Cortez Cir, Naples, FL 34112

5.D.7. CASE NO: **CESD20250007945**

OWNER: **Daniel P Buettin and Taylor Curry**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRFH20220309857 has expired with inspections performed.

FOLIO NO: 26107006321

PROPERTY ADDRESS: 7690 Hutchinson Ct, Naples, FL 34113

5.D.8. CASE NO: **CESD20250013569**

OWNER: **DS GOLDEN GATE BLVD NAPLES FL LANDLORD LLC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.13(F). Snowy Egret Plaza PUD has failed to submit PUD monitoring report for 2025.

FOLIO NO: 37169520009

PROPERTY ADDRESS: 30 Golden Gate Blvd W, Naples, FL 34117

5.D.9. CASE NO: **CESD20250005069**

OWNER: **Nancy C Bunney**

OFFICER: Stephanie Guttum

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). Garage converted into guest house without required permits.

FOLIO NO: 61780600002

PROPERTY ADDRESS: 3140 Caledonia Ave, Naples, FL 34112

5.D.10. CASE NO: **CESD20250006532**

OWNER: **CAMELOT AT KINGS LAKE CONDOMINIUM ASSOCIATION INC**

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). Unpermitted Soffit installation on multiple buildings prior to obtaining a Collier County Building permit.

FOLIO NO: 52950120004
PROPERTY ADDRESS: 3044, 3060, 3130, 3124, 3108 and 3076 Kings Lake Blvd, Naples, FL 34112

5.D.11. CASE NO: **CESD20250007479**

OWNER: **Nikolay Gerasimenko, Larissa Gerasimenko and Ivand Geras**

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 two carports constructed. Permits PRCP20250834723 and PRCP20250834730 are currently in abandoned status and require inspections to issue a Certificate of Completion.

FOLIO NO: 39652200009

PROPERTY ADDRESS: 1660 47th Ave NE, Naples, FL 34120

5.D.12. CASE NO: **CEOCC20260001099**

OWNER: **Garrett Farlander, ON THE PONTOON BOAT 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 is operating without required Collier County approvals in canal at 3200 Bayshore Dr, Naples, FL 34112.

FOLIO NO: 48171320008

PROPERTY ADDRESS: 3200 Bayshore Dr, Naples, FL 34112

5.D.13. CASE NO: **CELU20260000641**

OWNER: **ROBERT E WILLIAMS, DANIEL J WELCH TRUST, DIANE WELCH AND HELGA KELM**

OFFICER: Brian Owen

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, Section 130-95. Estate-zoned property with recreational vehicle in disrepair, not operable, not registered.

FOLIO NO: 307480006

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34117

5.D.14. CASE NO: **CESD20250006319**

OWNER: **Rafael Almanza Hernandez, M Dolores Arreguin and Maurico Almanza Arreguin**

OFFICER: Bradley Holmes

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). Pole barn with electrical service and additional roofed extensions. Wood construction storage building. Electrical hookup post for an RV. Mini-split A/C unit on the Eastern side of the residence.

FOLIO NO: 36962880002

PROPERTY ADDRESS: 261 21st St SW, Naples, FL 34117

ADDRESS:

5.D.15. CASE NO: **CES20250012934**

OWNER: **PULTE HOME COMPANY LLC**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.06.11(A)(1), 5.06.02(B)(1)(g) and 5.06.04(C)(10). Multiple signs installed along Ave Maria Blvd. without first obtaining required Collier County Sign Permits.

FOLIO NO: 22673901983, 22673902047 and 22688002068

PROPERTY ADDRESS: Ave Maria, FL 34142

5.D.16. CASE NO: **CESD20250005359**

OWNER: **Robert A Espinoza Martinez**

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). Metal building built under permit PRCP20250835308. Permit is in rejected status with no valid inspections or Certificate of Completion.

FOLIO NO: 37286360003

PROPERTY ADDRESS: 742 4th St NE, Naples, FL 34120

5.D.17. CASE NO: **CES20230007015**

OWNER: **AVE MARIA STEWARDSHIP COM DIST**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.06.11(A)(1), 5.06.02(B)(1)(g) and 5.06.04(C)(10). Multiple signs installed along Anthem Parkway without first obtaining required Collier County Sign Permits.

FOLIO NO: 2212000023, 56530012787, 22275008022, 22275000046 and 22275000062

PROPERTY ADDRESS: Ave Maria, FL 34142

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: **CESD20240002785**

OWNER: **Jose L Spinatto and Helena B Spinatto**

OFFICER: Dee Pulse

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 1.04.01(A), 2.02.03, 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Several unpermitted storage containers converted into living space with plumbing, electrical and A/C units. Additional unpermitted structures including outdoor kitchens and sheds constructed prior to obtaining

permits. A -MHO zoned property occupied with multiple dwellings as multi-family use.

FOLIO NO: 97840008
PROPERTY ADDRESS: 985 Honeybee Dr, Naples, FL 34120

6.B.2. CASE NO: **CEROW20240008767**

OWNER: **Armando Martinez**

OFFICER: Brian Owen

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

6.B.3. CASE NO: **CELU20220010924**

OWNER: **FASH PROPERTIES LLC**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.03(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Operating a Tree Service/Landscaping Company without the required Site Development Plan.

FOLIO NO: 213920003
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34120

6.B.4. CASE NO: **CELU20210003385**

OWNER: **FASH PROPERTIES LLC**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.03(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Operating a Tree Service/Landscaping Company without the required Site Development Plan.

FOLIO NO: 213760001
PROPERTY ADDRESS: 2020 Rock Rd, Naples, FL 34120

6.B.5. CASE NO: **CELU20220004457**

OWNER: **LOWE'S HOME CENTERS INC**

OFFICER: Stephanie Guttum

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, 1.04.01(A), 4.02.12 and 10.02.03(A)(2)(d). Illegal outside storage of retail merchandise, litter, wood pallets, cardboard, plastic, building materials, etc. stored along/around the perimeter of the building.

FOLIO NO: 25368002589

PROPERTY ADDRESS: 12730 Tamiami Trl E, Naples, FL 34113

6.B.6. CASE NO: **CESD20240010783**

OWNER: **Orgeary Parsley**

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). Installation of unpermitted windows on the lanai.

FOLIO NO: 53600360003

PROPERTY ADDRESS: 3655 Boca Ciega Dr. Unit 109, Naples, FL 34112

6.B.7. CASE NO: **CEPF20250008800**

OWNER: **Hugh T Walsh and Veronica L Walsh**

OFFICER: Charles Marinos

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 PRHV20180315830 has expired with outstanding fees due. Permit PRBD20200310863 has expired with additional inspections required.

FOLIO NO: 81194001989

PROPERTY ADDRESS: 8239 Parkstone Pl. Unit 308, Naples, FL 34120

6.B.8. CASE NO: **CESD20250005901**

OWNER: **Paul Alcimeus and Luciennie Mentor**

OFFICER: Cherslon Paul

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

6.B.9. CASE NO: **CEROW20220009345**

OWNER: **David H Levine**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted work in the Collier County Right-of-Way; installation of driveway entrance(s)/culvert(s) without required permit(s).

FOLIO NO: 38169440007

PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116

6.B.10. CASE NO: **CESD20240005039**

OWNER: **3195 GGE LLC**

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). Addition added to the rear of the residence. Accessory structure built on property. No proper permits or County inspections for either improvement.

FOLIO NO: 36860040009

PROPERTY ADDRESS: 3195 Golden Gate Blvd W, Naples, FL 34120

6.B.11. CASE NO: **CESD20240010345**

OWNER: **Karla M Mendez Ramirez and Rafael De La Cruz**

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). Multiple permits expired on site. Permits PRBD202001147862 and PRBD202001147843.

FOLIO NO: 64650008207

PROPERTY ADDRESS: 2235 Vermont Ln, Naples, FL 34120

6.B.12. CASE NO: **CESD20220004502**

OWNER: **Erind Cuka**

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), 10.02.06(B)(1)(e)(i) and 1.04.01(A), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 111.1. A single-family residence being occupied without a valid Certificate of Occupancy or Temporary Certificate of Occupancy. Single-family residence permit is in expired status.

FOLIO NO: 36763240100

PROPERTY ADDRESS: 3640 5th Ave SW, Naples, FL 34117

6.B.13. CASE NO: **CESD20220011248**

OWNER: **PLN PROPERTIES LLC**

OFFICER: Paula Lawrence

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). Interior remodel without first obtaining Collier County Building Permit(s).

FOLIO NO: 35778740007

PROPERTY ADDRESS: 12215 Collier Blvd Unit 3, Naples, FL 34116

6.B.14. CASE NO: **CEROW20230008291**

OWNER: **BRAZUKO GROUP CORP**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), and 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 Right-of-Way access onto Green Blvd.

FOLIO NO: 37920400009

PROPERTY ADDRESS: 4510 15th Ave SW, Naples, FL 34116

6.B.15. CASE NO: **CESD20250000027**

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

OFFICER: Paula Lawrence

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

FOLIO NO: 35999720000

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

6.B.16. CASE NO: **CESD20250006441**

OWNER: **OLSZEWSKI REVOCABLE TRUST**

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

FOLIO NO: 71820000206

PROPERTY ADDRESS: 3190 Safe Harbor Dr, 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 - APRIL 23, 2026, AT 9:00 AM.

13. Adjourn