

**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

**April 23, 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.1.1. CASE NO: **CESD20240004843**

OWNER: **Cathleen Purdy**

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

FOLIO NO: 432160220

PROPERTY ADDRESS: 211 Deerwood Cir, Naples, FL 34113

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

5.A.2.1. CASE NO: **CES20250000447**

OWNER: **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

OFFICER: Joseph Mucha

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 Boulevard without first obtaining required Collier County Sign Permits.

FOLIO NO: 22671001788

PROPERTY ADDRESS: 5167 Ave Maria Blvd, Ave Maria, FL 34142

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: **CEAU20230005361**

OWNER: **Todd Palmen**

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 a shade structure in the rear and a shed with no

permits on file.
FOLIO NO: 45968680006
PROPERTY ADDRESS: 2330 19th St SW, Naples, FL 34117

5.D.2. CASE NO: CENA20250003922

OWNER: **Todd Palmen**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Property has an accumulation of litter/trash to include but not limited to the following: plastic plant containers, glass, metal, wood, appliances, paddle boats, golf cart, etc.
FOLIO NO: 45968680006
PROPERTY ADDRESS: 2330 19th St SW, Naples, FL 34117

5.D.3. CASE NO: CESD20250009143

OWNER: **Eliani Isidron Canizarez**
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 a permitted storage building with improvements to consist of but not limited to: framing, drywall, electrical, plumbing and mini-split AC units. All done without proper County permits or inspections.
FOLIO NO: 39265720002
PROPERTY ADDRESS: 120 12th St NE, Naples, FL 34120

5.D.4. CASE NO: CEROW20240006466

OWNER: **COLLEGE PARK HOLDINGS LTD**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Work performed in Right-of-Way without Collier County Permits and/or approvals.
FOLIO NO: 432680001
PROPERTY ADDRESS: 6404 College Park Cir, Naples, FL 34113

5.D.5. CASE NO: CELU20260002604

OWNER: **Alejandro Ceron Finley and Christina Marie Finley**
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 54, Article VI, Section 54-181. Wood piles, vegetation debris piles, pallets, rebar piles and pipes in the rear of the property.
FOLIO NO: 40802000006
PROPERTY ADDRESS: 4267 4th Ave SE, Naples, FL 34117

ADDRESS:

5.D.6. CASE NO: **CEROW20260002972**

OWNER: **Alejandro Ceron Finley and Christina Marie Finley**

OFFICER: Brian Owen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). 2nd driveway added to the property without a Collier County Right-Of-Way Permit.

FOLIO NO: 40802000006

PROPERTY ADDRESS: 4267 4th Ave SE, Naples, FL 34117

5.D.7. CASE NO: **CESD20260002976**

OWNER: **Alejandro Ceron Finley and Christina Marie Finley**

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 shaded structure in the rear of the property.

FOLIO NO: 40802000006

PROPERTY ADDRESS: 4267 4th Ave SE, Naples, FL 34117

5.D.8. CASE NO: **CEAU20260002995**

OWNER: **Alejandro Ceron Finley and Christina Marie Finley**

OFFICER: Brian Owen

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Wood fencing on the property without a permit.

FOLIO NO: 40802000006

PROPERTY ADDRESS: 4267 4th Ave SE, Naples, FL 34117

5.D.9. CASE NO: **CEOCC20260000746**

OWNER: **BAYSHORE SUITES LLC**

OFFICER: Brian Goepfert

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). Multiple businesses operating without required Collier County approvals and/or business tax receipts.

FOLIO NO: 48171320008

PROPERTY ADDRESS: 3200 Bayshore Dr, Naples, FL 34112

5.D.10. CASE NO: **CESD20250001534**

OWNER: **BTLP 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). Expired pool permit PRSPL20230416832.

FOLIO NO: 37281920008
PROPERTY ADDRESS: 481 2nd St NE, Naples, FL 34120

5.D.11. CASE NO: **CEAU20260001914**

OWNER: **Frank Vicente Garcia Loret De Mola and Lizyan Hernandez Hernandez**

OFFICER: Brian Owen

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Wood fencing installed without a permit at the rear of the property. Chain link fencing in the process of being installed without an issued Collier County building permit.

FOLIO NO: 40801200108

PROPERTY ADDRESS: 4215 4th Ave SE, Naples, FL 34117

5.D.12. CASE NO: **CESD20250008682**

OWNER: **Juan Carlos Gonzalez Zaldivar and Dixsi Marisel Cordovi Hevia**

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 multiple unpermitted structures including a shipping container, shed with awning, above-ground swimming pool, and an aluminum roof awning attached to the rear of the primary structure.

FOLIO NO: 39388320004

PROPERTY ADDRESS: 881 20th St SE, Naples, FL 34117

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: **CESD20240008491**

OWNER: **Juan Felipe Arcila**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted shipping container in side-yard of property.

FOLIO NO: 222000008

PROPERTY ADDRESS: 1485 Rock Rd, Naples, FL 34120

6.B.2. CASE NO: **CESD20250001144**

OWNER: **Arle Gonzalez**

OFFICER: Dee Pulse

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 10.02.06(B)(1)(a), and The Florida Building Code 8th Edition (2023), 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 34120

6.B.3. CASE NO: CESD20200008452

OWNER: **Daniel Busto and Mayensy Cubas**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A garage-type structure is being constructed without a building permit.

FOLIO NO: 38281360007
PROPERTY ADDRESS: 420 Logan Blvd S, Naples, FL 34119

6.B.4. CASE NO: CESD20230002663

OWNER: **Gerry Gonzalez and Laura Gonzalez**

OFFICER: Joseph Mucha

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 interior home renovations consisting of new drywall installed in the living room, dining room, hallway and two bedrooms. Plumbing pipes replaced between the kitchen and bathroom; plumbing pipes modified outside at the right rear corner of the house. Toilet and/or plumbing removed in the bathroom, leaving floor drain open. Small washroom demoed/removed on the left rear corner of the house and an open porch was added to the back of the house.

FOLIO NO: 63863680002
PROPERTY ADDRESS: 119 Jefferson Ave E, Immokalee, FL 34142

6.B.5. CASE NO: CESD20240006181

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

OFFICER: Charles Marinos

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

FOLIO NO: 37594240103
PROPERTY ADDRESS: 407 24th Ave NW, Naples, FL 34120

6.B.6. CASE NO: CESD20240004693

OWNER: **Marisol Morales Ponce**

OFFICER: Chance Nipper

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 not limited to: unpermitted electrical throughout the property, unpermitted plumbing throughout the property, unpermitted structure on the property, unpermitted conversion of detached garage to a living space, unpermitted changes to a lanai to partial enclosing it and an addition of laundry

room on back of detached garage.
FOLIO NO: 37986320000
PROPERTY ADDRESS: 3511 19th Ave SW, Naples, FL 34117

6.B.7. 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.8. CASE NO: CEROW20240008421

OWNER: **Lisa Reisman and Jason Bush**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted extension of the driveway culvert pipe. Pipe now runs the full length of the property's frontage on 7th Avenue SW.
FOLIO NO: 36616720007
PROPERTY ADDRESS: 4160 7th Ave SW, Naples, FL 34119

6.B.9. CASE NO: CESD20240004843

OWNER: **Cathleen Purdy**
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). Exterior door replaced without Collier County Permits and/or approval.
FOLIO NO: 432160220
PROPERTY ADDRESS: 211 Deerwood Cr, 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.

8.A.1. April 23, 2026, Foreclosure Memorandum

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