

**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

**May 28, 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. Doyno Jr, Member
Sara B. Travers, 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: **CESD20230000282**

OWNER: **Gilbert Lordeus and Facilite Liberal**

OFFICER: Mariela Ramirez

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 a permit.

FOLIO NO: 36005240004

PROPERTY ADDRESS: 4483 31st Ave SW, Naples, FL 34116

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

5.A.2.1. CASE NO: **CESD20240006911**

OWNER: **Susana Torres**

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). A garage converted into a family room with a full bathroom.

FOLIO NO: 39715400005

PROPERTY ADDRESS: 4335 45th Ave NE, Naples, FL 34120

5.A.2.2. CASE NO: **CESD20240012618**

OWNER: **Damichel Roviroso Aguila and Maribel Aguila Vidal**

OFFICER: Donald Joseph

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 constructed including but not limited to: a concrete block building, tiki hut, carport structure, front entrance wall and gates without first obtaining the required Collier County Building Permit(s).

FOLIO NO: 455440008

PROPERTY ADDRESS: 6065 Lee Williams Rd, Naples, FL 34117

5.A.3. Motion for Re-Hearing

5.A.3.1. 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

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

5.C. Emergency Cases

5.D. Hearings

5.D.1. CASE NO: **CESD20250011770**

OWNER: **Donald Timothy Hayes**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a). Permit PRAR20231147740 for A/C work has expired with inspections performed.

FOLIO NO: 72205000147

PROPERTY ADDRESS: 820 Augusta Blvd Unit A203, Naples, FL 34113

5.D.2. CASE NO: **CESD20250012612**

OWNER: **Jack E McComber**

OFFICER: Thomas Pitura

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1, and Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Pergola and wood fencing constructed without first obtaining the required county permit(s).

FOLIO NO: 68092960006

PROPERTY ADDRESS: 3323 Corana Way, Naples, FL 34105

5.D.3. CASE NO: **CESD20240004805**

OWNER: **Margarita Navarro**

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 shed converted into living space without first obtaining the Collier County Building Permits, Inspections and Certificate of Completion/Occupancy.

FOLIO NO: 122560004
PROPERTY ADDRESS: 115 N 9th St, Immokalee, FL 34142

5.D.4. CASE NO: **CEOCC20240004574**

OWNER: **KENDALL PERRINE LLC**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Sections 126-111(b) and 126-114(c). No Business Tax Receipt for Unit 104, RENZO GRACIE JIU JITSU ACADEMY.

FOLIO NO: 53750240002

PROPERTY ADDRESS: 4221 Tamiami Trl E Unit 104, Naples, FL 34112

5.D.5. CASE NO: **CESD20260000567**

OWNER: **ALL FOR OTHERS 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). Estates-zoned property with a shed and chain link structure with no permits or inspections on file. Permit PRBD20210941876 has expired with no certificate of completion.

FOLIO NO: 37863360109

PROPERTY ADDRESS: 1830 Randall Blvd, Naples, FL 34120

5.D.6. CASE NO: **CESD20220008061**

OWNER: **Gonzalo Copello**

OFFICER: Cherslon Paul

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). Improved Golden Gate City lot with additions and stand-alone structures in rear of property erected without proper Collier County permits.

FOLIO NO: 36320960001

PROPERTY ADDRESS: 5411 28th Ave SW, Naples, FL 34116

5.D.7. CASE NO: **CEPF20250010584**

OWNER: **GULF WINDS EAST CONDOMINIUM A CONDOMINIUM**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a). Multiple expired permits PRBD20180531291, PRPL20120715619, PRHV20210733193, PRHV20210733181, PRHV20210733174, PRHV20210733160, PRHV20210520916 and PRHV20210733163.

FOLIO NO: 733320002

PROPERTY ADDRESS: 1000 Manatee Rd Bldg A, 1004 Manatee Rd Bldg H, 1008 Manatee Rd Bldg G, 1014 Manatee Rd Bldg F, 1018 Manatee Rd Bldg E, 1020 Manatee Rd Pool, 1022 Manatee Rd Bldg D and 1024 Manatee Rd Bldg C, Naples, FL 34114

5.D.8. CASE NO: **CELU20240005230**

OWNER: **Nancy Reath Visceglie**

OFFICER: Chance Nipper

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). Unpermitted shipping container on estates-zoned property.

FOLIO NO: 37169560001

PROPERTY ADDRESS: 110 1st St SW, Naples, FL 34117

5.D.9. CASE NO: **CESD20250010777**

OWNER: **THOMAS A JOHNS JR EST AND TAMMY LEE JOHNS COMBS**

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). Multiple structures constructed on parcel without Collier County permits and/or approvals.

FOLIO NO: 435560005

PROPERTY ADDRESS: 6911 Johns Rd, Naples, FL 34114

5.D.10. CASE NO: **CEPM20260002508**

OWNER: **YOUNG INVESTORS OF NAPLES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 22-231(12)(i) and 22-231(19). Active ant and rat infestation in the dwelling.

FOLIO NO: 36309521005

PROPERTY ADDRESS: 5387 24th Ave SW Unit B, Naples, FL 34116

5.D.11. CASE NO: **CENA20250014464**

OWNER: **John Pineros**

OFFICER: Sherry Patterson

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. Litter and/or prohibited outdoor storage consisting of but not limited to: toilets, sinks, furniture, cardboard boxes, broken furniture, buckets, aluminum, appliances etc. front side and rear yard.

FOLIO NO: 53351640001

PROPERTY ADDRESS: 3950 Harvest Ct, 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: **CESD20230000282**

OWNER: **Gilbert Lordeus and Facilite Liberal**

OFFICER: Mariela Ramirez

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 a permit.

FOLIO NO: 36005240004

PROPERTY ADDRESS: 4483 31st Ave SW, Naples, FL 34116

6.B.2. CASE NO: **CESD20230002147**

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

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). 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

6.B.3. CASE NO: **CESD20240002185**

OWNER: **AZTECA SUPER MARKET 2000 INC**

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). 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 West Main St, Immokalee, FL 34142

6.B.4. CASE NO: **CESD20210005400**

OWNER: **CENTURY 21 HOMES LLC**

OFFICER: Cherlson Paul

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a). Expired building permit PRBD20200518310. Expired

5/3/2022.

FOLIO NO: 36308160001
PROPERTY ADDRESS: 5255 Coronado Pkwy, Naples, FL 34116

6.B.5. CASE NO: **CELU20240008950**

OWNER: **WBC CAMBRIA GRANDE VILLAS INC**

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 54, Article VI, Sections 54-179 and 54-181. Prohibited outdoor storage in the street and on the property consisting of but not limited to: Port-a-Pottys, a truck bed, roof trusses and excessive litter.

FOLIO NO: 25117860040
PROPERTY ADDRESS: 174 Cambria Ln, Naples, FL 34112

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

OWNER: **Santiago Ospina and Jorge Ospina**

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). 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.7. 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.8. CASE NO: **CESD20230002881**

OWNER: **Eduardo Silguero and Natividad Silguero**

OFFICER: Jernell Herard

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 the after the fact additions.

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

6.B.9. CASE NO: CELU20250008012

OWNER: **Carolina Diaz**
OFFICER: Chance Nipper

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, Sections 54-179 and Chapter 130, Article III, Section 130-95. Violations consist of but not limited to the following: Accumulation of trash/litter/debris on the property, such as metals, wood, plastics, glass, toilets, sink, bathtubs, etc. Two vehicles on site without current registration and appear to be inoperable.

FOLIO NO: 37990040004
PROPERTY ADDRESS: 3730 White Blvd, Naples, FL 34117

6.B.10. CASE NO: CESD20250007024

OWNER: **Camilo Leon and Teresa Leon**
OFFICER: Jeremiah Matos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Large carport constructed on the property prior to obtaining Collier County Building Permit.

FOLIO NO: 38966560009
PROPERTY ADDRESS: 2740 50th Ave NE, Naples, FL 34120

6.B.11. CASE NO: CESD20230000123

OWNER: **Yohenis Martinez**
OFFICER: Chance Nipper

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

6.B.12.CASE NO: **CEAU20230000125**

OWNER: **Yohenis Martinez**

OFFICER: Chance Nipper

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, FL 34117

6.B.13.CASE NO: **CEOCC20250014530**

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, is required to obtain Collier County approvals and/or permits to operate business at 3270 Bayshore Drive, Naples, FL 34112.

FOLIO NO: 48171360000

PROPERTY
ADDRESS: 3270 Bayshore Dr, Naples, FL 34112

6.B.14.CASE NO: **CEROW20250010811**

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

OFFICER: Chance Nipper

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Estates-zoned property with permit PRROW20220944355 in expired status.

FOLIO NO: 37594240006

PROPERTY
ADDRESS: 423 24th Ave NW, Naples, FL 34120

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 - JUNE 25, 2026, AT 9:00 AM.

13. Adjourn