

**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

**June 25, 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 Travers, 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: **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: **CESD20250005359**

OWNER: **Robert A Espinoza Martinez**

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). 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.A.2.2. CASE NO: **CESD20250006837**

OWNER: **CHRISHELLE LLC**

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). Outdoor seating area constructed prior to obtaining Collier County Building permits.

FOLIO NO: 393640009

PROPERTY ADDRESS: 3785 Tamiami Trail E, Naples, FL 34112

5.A.2.3. CASE NO: **CESD20240002792**

OWNER: **Louissette Beauplan**
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). Unpermitted conversion of a single-family 3 bedrooms, 1 den and 3 bathrooms dwelling into a 4 unit multi-family home. Unpermitted installation of an air conditioning unit.

FOLIO NO: 37995840005
PROPERTY ADDRESS: 1480 39th St SW, 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: 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.2. CASE NO: CESD20250012332

OWNER: **James Sainvilus**
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 alterations to include but not limited to: stucco, new windows, new doors

and roof repair to the vacant commercial building.

FOLIO NO: 56402720000
PROPERTY ADDRESS: 406 S 1st St, Immokalee, FL 34142

5.D.3. CASE NO: CENA20250008324

OWNER: Eugene M Lamento

OFFICER: Craig Cooper

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181 and 54-185(a), and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Pile of vegetative debris stored along southern wall of primary structure and grass and weeds in excess of 18 inches in height on this improved parcel.

FOLIO NO: 70470760007
PROPERTY ADDRESS: 104 Fleur De Lis Ln, Naples, FL 34112

5.D.4. CASE NO: CESD20250001443

OWNER: Barbara C Lightcap

OFFICER: Chance Nipper

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Unpermitted perimeter fence.

FOLIO NO: 221440009
PROPERTY ADDRESS: 1481 Rock Rd, Naples, FL 34120

5.D.5. CASE NO: CEPF20240012572

OWNER: CLAYTON PLAZA LLC

OFFICER: Sherry Patterson

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 PRBD20180210594 expired with \$60.00 permit fees remaining.

FOLIO NO: 61780840008
PROPERTY ADDRESS: 2272 Airport Rd S, Naples, FL 34112

5.D.6. CASE NO: CESD20250005304

OWNER: Scott J Hunt and Denise M Hunt

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRRF20250104134 has expired with conditions open.

FOLIO NO: 54251000009

PROPERTY ADDRESS: 3548 Boca Ciega Dr, Naples, FL 34112

5.D.7. CASE NO: **CESD20240005229**

OWNER: **Nancy Reath Visceglie**

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). unpermitted remodel of kitchen and two bathrooms, including plumbing, electrical, lighting alterations and additions.

FOLIO NO: 37169560001

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

5.D.8. CASE NO: **CENA20250009860**

OWNER: **Patricia M Alonso and Ramon A Decastaneda**

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. Litter and outdoor storage with items including but not limited to: tires, metal, wood, tables, chairs, appliances and RV used for scrap.

FOLIO NO: 40628881001

PROPERTY ADDRESS: 2960 2nd Ave NE, Naples, FL 34120

5.D.9. CASE NO: **CESD20240008233**

OWNER: **Marianne Wolfe and Jeffery A Wolfe**

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 carport, two storage sheds, above-ground pool sunken into ground, screen enclosure and a post with an RV hook-up for electric.

FOLIO NO: 40626200008

PROPERTY ADDRESS: 2780 2nd Ave NE, Naples, FL 34120

5.D.10. CASE NO: **CESD20220001699**

OWNER: **Robert C Harding and Virginia K Harding**

OFFICER: Neal Ashby

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 to structure including but not limited to: A/C, new windows, door and pergola.

FOLIO NO: 61831800007

PROPERTY ADDRESS: 2300 North Rd, Naples, FL 34104

ADDRESS:

5.D.11. CASE NO: **CESD20250012090**

OWNER: **Leinin Massiel Fonte Garcia and Esmeidy Garcia Garzon**

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). Garage conversion done. Permit PRFH20220103095 which is in canceled status, Garage conversion requires active permit with inspections.

FOLIO NO: 37015760007

PROPERTY ADDRESS: 1140 Golden Gate Blvd W, Naples, FL 34120

5.D.12. CASE NO: **CEAU20250012346**

OWNER: **Leinin Massiel Fonte Garcia and Esmeidy Garcia Garzon**

OFFICER: Chance Nipper

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Gate at the front of the property without a permit.

FOLIO NO: 37015760007

PROPERTY ADDRESS: 1140 Golden Gate Blvd W, Naples, FL 34120

5.D.13. CASE NO: **CEV20260000471**

OWNER: **Christine Carlson**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). Recreational vehicle being used for living, sleeping and/or housekeeping purposes.

FOLIO NO: 53351160002

PROPERTY ADDRESS: 4084 New Moon Ct, Naples, FL 3412

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: **CESD20250007024**

OWNER: **Camilo Leon and Teresa Leon**

OFFICER: Delicia 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). Large carport constructed on the property prior to obtaining Collier County Permit.

FOLIO NO: 38966560009

PROPERTY ADDRESS: 2740 50th Avenue NE, Naples, FL 34120

ADDRESS:

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

OWNER: **TREETOPS OF NAPLES**

OFFICER: Jonathan 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, crackling, loose material, hole in center of floor and soft areas throughout.

FOLIO NO: 440080004

PROPERTY ADDRESS: 5405 Treetops Dr Units 5221, 5206 and 5401, Naples, FL 34113

6.B.3. 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.4. CASE NO: **CESD20240002243**

OWNER: **LOPEZ 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). Multiple wood type building structures and carports, large wood house structure (including a living room, bedroom, kitchen areas) and electrical outlets posts built on the property without permits.

FOLIO NO: 305320003

PROPERTY ADDRESS: 1633 Ivy Way, Naples, FL 34117

6.B.5. 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

6.B.6. 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 Cir, Naples, FL 34113

6.B.7. 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.8. CASE NO: CESD20230008795

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 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.9. CASE NO: CESD20250005745

OWNER: Carlos Alberto Angel Hevia and Paola Carolina Urdaneta Arana

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). An improved estates-zoned property with an above-ground pool, shed, gazebo and electrical utilities all constructed without permits.

FOLIO NO: 40985480006

PROPERTY ADDRESS: 2893 12th Ave SE, Naples, FL 34117

6.B.10. CASE NO: **CESD20250000451**

OWNER: **Maikel Gonzalez and Alberto Gonzalez**

OFFICER: Paula Lawrence

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 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 Ave SW, Naples, FL 34116

6.B.11. CASE NO: **CESD20230007234**

OWNER: **Livia Liste**

OFFICER: Nicholas Rammel

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.12. CASE NO: **CEPM20240003805**

OWNER: **KINGS CROWN CONDOMINIUM MOTEL**

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 system 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

6.B.13. 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.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 - JULY 23, 2026, AT 9:00 AM.

13. Adjourn