

**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

**July 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 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.2. Motion for Extension of Compliance Deadline

5.A.2.1. 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.A.2.2. CASE NO: **CEROW20230007492**

OWNER: **Don S Johnson and Bianca R Johnson**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-30. Damaged/obstructed culvert pipe.

FOLIO NO: 49584800004

PROPERTY ADDRESS: 18 Sonderhen Dr, Naples, FL 34114

5.A.2.3. CASE NO: **CEPM20240003012**

OWNER: **Nancy A Thorsen**

OFFICER: Charles Marinos

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 4, Sections 454.2.17, 454.2.17.1, 454.2.17.1.1, 454.2.17.1.2 and 454.2.17.1.3. In-ground pool with no pool barrier in place on improved Estates-zoned parcel.

FOLIO NO: 38283761002

PROPERTY ADDRESS: 5230 Palmetto Woods Dr, Naples, FL 34119

5.A.2.4. CASE NO: **CESD20250012612**

OWNER: **Jack E McComber**
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). 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.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: CEROW20250010113

OWNER: **Donna Lynn Denison**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted work in the County Right-of-Way.

FOLIO NO: 53951920008
PROPERTY ADDRESS: 4654 Chippendale Dr, Naples, FL 34112

5.D.2. CASE NO: CENA20240008240

OWNER: **Edgar Padron Ventura**
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. An approved estates-zoned property with litter and prohibited outdoor storage on site including but not limited to the following: construction materials in front of the home, concrete pipes, heavy machinery attachments, black piping, PVC piping, destroyed planting pots, pallets, concrete pavers, fencing materials, cinder blocks, large mounds of dirt approximately 15' tall, tires and rims, construction equipment, chemical containers, roofing materials, automotive parts, wood, plastic, paper, cardboard, concrete, metal and chemical toilets.

FOLIO NO: 37222740001
PROPERTY ADDRESS: 861 2nd St SE, Naples, FL 34117

5.D.3. CASE NO: CEV20240009533

OWNER: **Edgar Padron Ventura**
OFFICER: Brian Owen
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. An improved estates-zoned property with multiple

unlicensed/inoperable vehicles on site including commercial trailers.
FOLIO NO: 37222640004
PROPERTY ADDRESS: 841 2nd St SE, Naples, FL 34117

5.D.4. CASE NO: CESD20260003624

OWNER: **Edgar Padron Ventura**
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), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. An improved estates-zoned property with a chicken coop in the rear, erected without permits.
FOLIO NO: 37222740001
PROPERTY ADDRESS: 861 2nd St SE, Naples, FL 34117

5.D.5. CASE NO: CESD20240005190

OWNER: **Olivio Pozo, Laurie S Pozo, Leocadio O Pozo and Nicolas A Pozo**
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), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. New fence and deck constructed prior to obtaining Collier County Building permits.
FOLIO NO: 422280000
PROPERTY ADDRESS: 6205 Adkins Ave, Naples, FL 34112

5.D.6. CASE NO: CESD20260003632

OWNER: **Jamie L Peek, Brandon Peek and Matthew David Kleist**
OFFICER: Brian Owen
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. Permitted carport has been enclosed and additional awning built on to it. Permit PRBD20151135078 has expired with outstanding fee owed. Permit PRBD20170311337 has expired. Both permits do not have a certificate of Completion/Occupancy.
FOLIO NO: 37692760006
PROPERTY ADDRESS: 2791 Wilson Blvd N, Naples, FL 34120

5.D.7. CASE NO: CESD20240011369

OWNER: **Roger Crews**
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 2 sheds in the rear erected without approved Collier County Building permits.

FOLIO NO: 38391720003
PROPERTY ADDRESS: 1250 Logan Blvd S, Naples, FL 34116

5.D.8. CASE NO: **CELU20210005402**

OWNER: **ANCHOR TREE INVESTMENTS LLC**

OFFICER: Rickey Migal

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). Operation of a Tree Service/Landscaping Company without the required Site Development Plan.

FOLIO NO: 212800001
PROPERTY ADDRESS: 2021 Rock Rd, Naples, FL 34120

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: **CESD20240007938**

OWNER: **EDDY'S FASHION LLC**

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 multiple interior renovations including a garage conversion into an occupied space with electric, plumbing and A/C. Interior renovations including kitchen cabinets, flooring, sink changeout, removal and addition of walls to make new spaces. No permits on record.

FOLIO NO: 45960320005
PROPERTY ADDRESS: 2111 23rd St SW, Naples, FL 34117

6.B.2. CASE NO: **CEOCC20260000746**

OWNER: **BAYSHORE SUITES LLC**

OFFICER: Sherry Patterson

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

6.B.3. 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.4. CASE NO: **CESD20230008967**

OWNER: **Ramiro Trevino**

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). Horse stalls, chicken coops and other accessory structures constructed without Collier County Permits and/or approvals.

FOLIO NO: 758840004

PROPERTY ADDRESS: 11175 Tomato Rd, Naples, FL 34114

6.B.5. CASE NO: **CEPF20250002409**

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

OFFICER: Chance Nipper

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

6.B.6. 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 Building permit.

FOLIO NO: 38966560009

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

6.B.7. CASE NO: **CESD20250007243**

OWNER: **Juliet Ramos and Ever Ramos Monteagudo**

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). Portion of the garage converted into living space without a valid Collier County permit.

FOLIO NO: 39203960002
PROPERTY ADDRESS: 1130 Golden Gate Blvd E, Naples, FL 34117

6.B.8. 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

6.B.9. 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.10. CASE NO: **CESD20240002785**

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

OFFICER: Delicia 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.11. CASE NO: **CESD20250006666**

OWNER: **Yadian Perez Prats**

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), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Fence constructed on perimeter and interior of property without proper permits and inspections. Accessory structures built on property without proper permits and inspections.

FOLIO NO: 37017720003
PROPERTY ADDRESS: 391 9th St SW, Naples, FL 34117

6.B.12. 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.13. CASE NO: **CESD20240008491**

OWNER: **Juan F Arcila**

OFFICER: Chance Nipper

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.14. CASE NO: **CEVR20250008192**

OWNER: **Ana Maria Gomez and Chris Ramirez**

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 3.05.01(B). Clearing land/vegetation removal without a permit and clearing of ground, mid and canopy vegetation.

FOLIO NO: 37283200001
PROPERTY ADDRESS: 336 2nd St SE, Naples, FL 34120

6.B.15. CASE NO: **CENA20250003922**

OWNER: **Todd Palmen**

OFFICER: Chance Nipper

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, 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

6.C. Motion to Rescind Previously Issued Order

6.C.1. CASE NO: **CELU20240002837**

OWNER: **Thomas A Crenna**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 6.05.03(D)(1)(b)(iv) and 6.05.01(C). An improved estates-zoned property with gutters directed onto the neighboring property line causing discharge of stormwater across the property line causing flooding.

FOLIO NO: 39655920001

PROPERTY ADDRESS: 4490 18th St NE, Naples, FL 34120

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. July 23, 2026, Foreclosure Memorandum

9. Reports

10. Comments

11. Nuisance Abatement Board

11.A. Hearings

12. Next Meeting Date - THURSDAY - AUGUST 27, 2026, AT 9:00 AM.

13. Adjourn