

**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

**January 23, 2025  
9:00 AM**

**Robert Kaufman, Chair  
Kathleen Elrod, Member  
Sue Curley, Member  
John Fuentes, Member  
Lee Rubenstein, Member  
Tarik N. Ayasun, Member  
Manmohan "Bart" N. Bhatla, Member  
Vacant, Alternate  
Kevin Johnson, 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: **CESD20220004521**

OWNER: **German Diaz Snachez and Taimi Nunez Martinez**

OFFICER: Payten Curl

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). A residentially zoned property with a previously permitted open side overhang modified to a closed structure prior to obtaining proper permitting.

FOLIO NO: 36314920002

PROPERTY ADDRESS: 5148 23rd Ct SW, Naples, FL 34116

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

5.A.2.1. CASE NO: **CESD20230008412**

OWNER: **Marcelo Castillo and Mireya Farrada Yanez**

OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A permitted open pole barn converted into a garage and storage with electric and stucco. A carport with plumbing and electric, two sheds with electric, and two metal containers all erected without first obtaining the required permit(s), inspections and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 41286080007

PROPERTY ADDRESS: 1875 Everglades Blvd S, Naples, FL 34117

5.A.2.2. CASE NO: **CESD20180012140**

OWNER: **Armando Yzaguirre**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Expired Collier County Building Permit for convenience store under construction.

FOLIO NO: 63865360003

PROPERTY ADDRESS: 233 New Market Rd E, Immokalee, FL 34142

5.A.2.3. CASE NO: **CESD20240003879**

OWNER: **Raimy Blanco Guzman and Roilan Garcia Soto**

OFFICER: Payten Curl

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). Aluminum shed structure built without proper county permits or inspections. Bathroom under construction under shade structure without proper county permits or inspections.

FOLIO NO: 36453040005

PROPERTY ADDRESS: 5088 27<sup>th</sup> Place SW, Naples, FL 34116

5.A.2.4. CASE NO: **CESD20230005772**

OWNER: **Jose Martinez**

OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A storage container walk-in freezer with electric placed on commercial zoned property without first obtaining the authorization of the required permit(s).

FOLIO NO: 81681440008

PROPERTY ADDRESS: 218 W Main St, Immokalee, FL 34142

5.A.2.5. CASE NO: **CESD20240005039**

OWNER: **3195 GGE 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). Addition added on 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

5.A.2.6. CASE NO: **CESD20230009015**

OWNER: **LISA MARIE SILVERMAN EST CO LORI ANN DOUCETTE PR**

OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An enclosure bottom of a stilt home being used for living (2 bedroom and 2 bathrooms) with electric and plumbing and also garage/storage. Two decks, two carports, shed, electric pole for the RV's, all erected 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: 37281760006

PROPERTY ADDRESS: 581 2<sup>nd</sup> St NE, Naples, FL 34120

5.A.2.7. CASE NO: **CESD20240002792**

OWNER: **Louissette Beauplan**

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). 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 39<sup>th</sup> Street SW, Naples, FL 34117

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

## **5.C. Emergency Cases**

## **5.D. Hearings**

5.D.1. CASE NO: **CESD20240003978**

OWNER: **Jeffery J Allman and Bertha L Allman**

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). Violation consist of but are not limited to the following. Shed built without proper county permits or inspections. Dog kennel built onto the shed without proper permits and inspections. Dog run built with chain link fencing, no permits or inspections.

FOLIO NO: 36716680005

PROPERTY ADDRESS: 3340 7<sup>th</sup> Ave NW, Naples, FL 34120

5.D.2. CASE NO: **CESD20240000289**

OWNER: **MARIE L JULES EST**

OFFICER: Maria Rodriguez

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). Un-permitted conversion of garage into office space.

FOLIO NO: 52658000963

PROPERTY ADDRESS: 1138 Serenity Ln, Immokalee, FL 34142

5.D.3. CASE NO: **CESD20220008130**

OWNER: **Marina Nikolic**

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 interior renovations/improvements.

FOLIO NO: 41828240001

PROPERTY ADDRESS: 5125 Teak Wood Dr, Naples, FL 34120

**5.D.4. CASE NO: CESD20240005303**

**OWNER: Donnett A Anderson**

**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 109.1. Permit PRBD20180745011 has expired with outstanding fees due.

**FOLIO NO: 45852080000**

**PROPERTY ADDRESS: 1091 9<sup>th</sup> St SW, Naples, FL 34117**

**5.D.5. CASE NO: CEV20240004700**

**OWNER: Adienou Cherubin, Enithe Cherubin Mortimer and Exerline Cherubin**

**OFFICER: Bradley Holmes**

**VIOLATIONS:** Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. A recreational vehicle that is not immediately operable due to the installation of two mini-split air conditioning units and related electrical. No permits on file for the described work.

**FOLIO NO: 36516040007**

**PROPERTY ADDRESS: 3118 41<sup>st</sup> Ter SW, Naples, FL 34116**

**5.D.6. CASE NO: CESD20240002851**

**OWNER: Jorge Almaral Cordovas**

**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). Unpermitted alterations/improvements on property of the following: Attached garage was converted into living space to include a full-size bathroom, Front porch converted to a full bathroom, Sewer lines coming out of both the garage and lanai for the unpermitted bathrooms, Electrical utility pole for RV connection, 900-gallon septic tank.

**FOLIO NO: 37490960008**

**PROPERTY ADDRESS: 1460 Wilson Blvd N, Naples, FL 34120**

**5.D.7. CASE NO: CELU20240008325**

**OWNER: Jose I Cangas and Niurka N Diza**

**OFFICER: Jason Packard**

**VIOLATIONS:** Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 1.04.01(A), and Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). RV being utilized for living/housekeeping purposes in an area not zoned for such use.

**FOLIO NO: 1133400000**

**PROPERTY ADDRESS: 555 Harmon Ter, Copeland, FL 34137**

**5.D.8. CASE NO: CEV20240009101**

OWNER: **Jose I Cangas and Niurka N Diza**  
OFFICER: Jason Packard  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Multiple unlicensed/inoperable vehicles and trailers on parcel.  
FOLIO NO: 1133400000  
PROPERTY ADDRESS: 555 Harmon Ter, Copeland, FL 34137

5.D.9. CASE NO: **CEAU20240009102**

OWNER: **Jose I Cangas and Niurka N Diza**  
OFFICER: Jason Packard  
VIOLATIONS: Florida Building Code 8<sup>th</sup> Edition (2023) Building, Chapter 1, Section 105.1. Fence around property without Collier County permits/approvals.  
FOLIO NO: 1133400000  
PROPERTY ADDRESS: 555 Harmon Ter, Copeland, FL 34137

5.D.10. CASE NO: **CESD20240006468**

OWNER: **Alex Marcial**  
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). Unpermitted electric attached to wooden post.  
FOLIO NO: 40237040000  
PROPERTY ADDRESS: 2740 Randall Blvd, Naples, FL 34120

5.D.11. CASE NO: **CESD20240002270**

OWNER: **Yenny Rodriguez Pino and Rockny Garcia Rodriguez**  
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 interior garage renovations adding walls, split A/C unit, electrical, and a side door added accessing exterior. Permits required. Exterior electrical modifications for A/C unit, power outlet and plumbing modifications for a washer and dryer set. Permits required. Wooden dog kennels in the rear of the property. Permits required. Demolition permits will be required for all electrical and plumbing modifications not retained through a separate permit.  
FOLIO NO: 39394880004  
PROPERTY ADDRESS: 2380 2<sup>nd</sup> Ave 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: CESD20220004521**

**OWNER: German Diaz Sanchez and Taimi Nunez Martinez**

**OFFICER:** Payten Curl

**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). A residentially zoned property with a previously permitted open side overhang modified to a closed structure prior to obtaining proper permitting.

**FOLIO NO:** 36314920002

**PROPERTY ADDRESS:** 5148 23<sup>rd</sup> Ct SW, Naples, FL 34116

**6.B.2. CASE NO: CEVR20220000759**

**OWNER: C&J WRESTLING HAULING CORP**

**OFFICER:** Craig Cooper

**VIOLATIONS:** Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Unpermitted vegetative removal.

**FOLIO NO:** 00098240005

**PROPERTY ADDRESS:** 878 Limpkin Rd, Naples, FL 34120

**6.B.3. CASE NO: CESD20230003212**

**OWNER: BERNHARDT FAMILY TRUST**

**OFFICER:** Doug Williams

**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). Carport converted into living space, and lanai addition without valid Collier County building permit.

**FOLIO NO:** 60780600003

**PROPERTY ADDRESS:** 5340 Myrtle Ln, Naples, FL 34113

**6.B.4. CASE NO: CESD20220010204**

**OWNER: SHORE WOODS A CONDOMINIUM**

**OFFICER:** Adam Collier

**VIOLATIONS:** Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Replacement of siding and exterior lighting without Collier County building permit.

**FOLIO NO:** 24532200008

**PROPERTY ADDRESS:** 64 4<sup>th</sup> St, Bonita Springs, FL 34134

**6.B.5. CASE NO: CEP20240002894**

**OWNER: PACIFICA LAUREL RIDGE LLC CO PACIFICA COMPANIES LLC**

**OFFICER:** Jonathan Musse

**VIOLATIONS:** Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(1), 22-231(9) and 22-231(12)(p). Missing drywall and vanity in the downstairs bedroom and bathroom, water damage to the plywood located

in the ceiling and possible microbial growth, missing plate on the light switch, missing caulking on the upstairs tub that can potentially create water intrusion, and water damage to the upstairs bedroom.

FOLIO NO: 36180080008

PROPERTY ADDRESS: 5436 Laurel Ridge Ln Unit 32, Naples, FL 34116

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

OWNER: **Santiago Ospina and Jorge Ospina**

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 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 13<sup>th</sup> Ave SW, Naples, FL 34117

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

OWNER: **Santiago Ospina and Jorge Ospina**

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 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 13<sup>th</sup> Ave SW, Naples, FL 34117

**6.B.8. CASE NO: CEVR20230008310**

OWNER: **Joseph Lawrence Williams**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B). Removal of vegetation and underbrush on unimproved parcel.

FOLIO NO: 41501960006

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34117

**6.B.9. CASE NO: CESD20230007234**

OWNER: **Livia Liste**

OFFICER: Rickey Migal

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 30<sup>th</sup> Ave SW, Naples, FL 34116

6.B.10. CASE NO: **CELU20230010096**

OWNER: **Henal Myrthil**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Property is being used as a storage yard for vehicles, storage containers, and commercial vehicles in a district not zoned for such use.

FOLIO NO: 740840009

PROPERTY ADDRESS: 10411 Greenway Rd, Naples, FL 34114

6.B.11. 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 units 5221, 5206, and 5401 Treetops Dr, in severe disrepair, chipping, cracking, 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.12. CASE NO: **CELU20230001418**

OWNER: **Jose R Espinoza and Miguel Espinoza**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Outside storage of equipment being used for commercial businesses coming and going from unimproved property.

FOLIO NO: 00302840007

PROPERTY ADDRESS: 1210 Ivy Way, Naples, FL 34117

6.B.13. CASE NO: **CESD20210002415**

OWNER: **Melva Padilla and Nalaria Angelica Nunez**

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). Alterations to garage area without a required Collier County building permit.

FOLIO NO: 56324013549

PROPERTY ADDRESS: 8322 Valiant Dr, Naples, FL 34104

6.B.14. CASE NO: **CESD20220005165**

OWNER: **Gene Nailon and Maylin Nailon**

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). Prefab metal building was improved, including utilities without permit.  
FOLIO NO: 72620000104  
PROPERTY ADDRESS: 830 7<sup>th</sup> St SW, Naples, FL 34117

6.B.15. CASE NO: **CESD20220010928**

OWNER: **Gene Nailon and Maylin Nailon**  
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 interior buildout of large metal (permitted) building, including kitchen, mezzanine/office. Installation of CNC machine, and spray booth.  
FOLIO NO: 72620000104  
PROPERTY ADDRESS: 830 7<sup>th</sup> St SW, Naples, FL 34117

6.B.16. CASE NO: **CEPM20230001023**

OWNER: **Vincent Lennon and Ruth A Lennon**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-240(2)(m) and 22-228(1). Section of the storefront window broken and covered with wood.  
FOLIO NO: 35640720003  
PROPERTY ADDRESS: 11655 Collier Blvd, Naples, FL 34116

6.B.17. CASE NO: **CESD20210011051**

OWNER: **NAPLES PRESERVE VILLAS LLC**  
OFFICER: Delicia Pulse  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unfinished construction with expired building permits.  
FOLIO NO: 00418680009  
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL 34112

## **6.C. Motion to Rescind Previously Issued Order**

6.C.1. CASE NO: **CENA20240005005**

OWNER: **Richard Lash and Shirley Watson**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 2, Article IX, Section 2-2027. The Collier County Sheriff's Office has received numerous complaints regarding suspected criminal activities on this property. The Sheriff's Office has made numerous arrests for criminal activities on this property and/or involving individuals residing at this property. Arrests include for multiple drug related offenses. The Sheriff's Office has asked Code Enforcement to pursue a public

nuisance violation regarding this issue.

37984440005

3455 17<sup>th</sup> Ave SW, Naples, FL 34117

#### 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. Memorandum Foreclosure - Collection Authorization

## 9. Reports

## 10. Comments

## 11. Nuisance Abatement Board

## 11.A. Hearings

## 12. Next Meeting Date

THURSDAY FEBRUARY 27, 2025, AT 9:00AM

### 13. Adjourn