

**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 24, 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  
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: **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 to access exterior. Permits required but not obtained. Exterior electrical modifications for A/C unit, power outlet and plumbing modifications for a washer and dryer set. Permits required but not obtained. Wood dog kennels in the rear of the property. Permits required but not obtained. Demolition permits will be required for all electrical and plumbing modifications not retained through a separate permit.

FOLIO NO: 39394880004

PROPERTY ADDRESS: 2380 2nd Avenue SE, Naples, FL 34117

##### **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: **CESD20240001289**

OWNER: **Salvador Gaspar Rodas and Felicia Rodas**

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 an exterior door changed out without proper permitting.

FOLIO NO: 45845080004

PROPERTY ADDRESS: 981 13th St SW, Naples, FL 34117

5.D.2. CASE NO: **CESD20230001084**

OWNER: **Erick Padilla**  
OFFICER: Rickey Migal  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Large storage building erected without proper permits in rear of property.  
FOLIO NO: 41825120001  
PROPERTY ADDRESS: 5245 Hickory Wood Dr, Naples, FL 34119

5.D.3. CASE NO: **CESD20240002785**

OWNER: **Jose L Spinatto and Helena B Spinatto**  
OFFICER: Craig Cooper  
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 containers converted into living space with plumbing, electrical and A/C units. Additional unpermitted structures including outdoor kitchen and sheds constructed prior to obtaining Collier County building permits. A-MHO zoned property occupied with multiple dwellings as multi-family use.  
FOLIO NO: 00097840008  
PROPERTY ADDRESS: 985 Honeybee Dr, Naples, FL 34120

5.D.4. CASE NO: **CESD20250000451**

OWNER: **Maikel Gonzalez and Alberto Gonzalez**  
OFFICER: Wade Cohen  
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

5.D.5. CASE NO: **CESD20240003513**

OWNER: **Jose Da Silva and Wendy Da Silva**  
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). Violations consist of but not limited to: built a bathroom, kitchen, bedroom, living room to include electrical, plumbing and walls without any permits, in existing garage next to primary house, without any permits.  
FOLIO NO: 39210380002  
PROPERTY ADDRESS: 105 16th 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: CESD20210004109**

**OWNER: VIAGE MARINAS LLC**

**OFFICER:** Stephanie Guttum

**VIOLATIONS:** Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Boat storage racks have been constructed without the required permitting.

**FOLIO NO:** 48173280007

**PROPERTY ADDRESS:** 3470 Bayshore Dr., Naples, FL 34112

### **6.B.2. 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 permits.

**FOLIO NO:** 67840120002

**PROPERTY ADDRESS:** 2161 Pinewoods Circle, Naples, FL 34105

### **6.B.3. CASE NO: CELU20230004261**

**OWNER: Alexander G Canto**

**OFFICER:** Craig Cooper

**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). Two shipping containers stored on the property prior to obtaining permits.

**FOLIO NO:** 37640960007

**PROPERTY ADDRESS:** 2960 8th Street NW, Naples, FL 34120

### **6.B.4. CASE NO: CESD20230001825**

**OWNER: Marta Alonzo, Salvador Huex Alonzo and Edna E Castano**

**OFFICER:** Stephanie Guttum

**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). Modifications have been made to this mobile home, including but not limited to enclosing the MH in a framed shell - 4 walls and a roof over roof - and the add-on storage area that were done without the required county permits.

**FOLIO NO:** 61842240009

**PROPERTY ADDRESS:** 3131 Tamiami Trail E, Lot 52, Naples, FL 34112

**6.B.5. CASE NO: CESD20220000870**

**OWNER: David H Levine**

**OFFICER: Rickey Migal**

**VIOLATIONS:** Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(e). Removal of protected/native vegetation with heavy machinery without a permit.

**FOLIO NO: 38169440007**

**PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116**

**6.B.6. CASE NO: CEROW20220009345**

**OWNER: David H Levine**

**OFFICER: Rickey Migal**

**VIOLATIONS:** Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted work in the Collier County right of way; installation of driveway entrance(s)/culvert(s) without required permit(s).

**FOLIO NO: 38169440007**

**PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116**

**6.B.7. CASE NO: CENA20220007701**

**OWNER: TITUS ENTERPRISES LLC**

**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, Sections 54-179 and 54-181. Litter and illegal outside storage, including but not limited to the following: recreational vehicles, furniture, unlicensed trailers, building materials and refuse.

**FOLIO NO: 335800001**

**PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117**

**6.B.8. CASE NO: CESD20220007782**

**OWNER: TITUS ENTERPRISES 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). An agriculturally zoned property with multiple structures requiring permitting including but not limited to the following: multiple greenhouse structures over 100 feet in footprint, a mobile home, and a permanent set of stairs leading up the mobile home's door.

**FOLIO NO: 335800001**

**PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117**

ADDRESS:

6.B.9. CASE NO: **CELU20220004113**

OWNER: **Timothy L Richardson and Tracey M Richardson**

OFFICER: Ricardi Andino

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Unpermitted storage containers on the property.

FOLIO NO: 36660800009

PROPERTY ADDRESS: 4681 3rd Avenue NW, Naples, FL 34119

6.B.10. CASE NO: **CESD20240004693**

OWNER: **Marisol Morales Ponce**

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). Violations consist of but not limited to: Unpermitted electrical throughout the property, unpermitted plumbing throughout the property, unpermitted structures 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 Avenue SW, Naples, FL 34117

6.B.11. CASE NO: **CESD20210013130**

OWNER: **FAIRWAY PRESERVE AT OLDE CYPRESS A CONDOMINIUM**

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 electrical work performed on various carports and expired permits for the following carports: 7905 Preserve Circle-carports 1, 2, and 3; 7915 Preserve Circle-carports 1 and 2; 7925 Preserve Circle-carport 1; 7935 Preserve Circle-carports 1 and 2; 7940 Preserve Circle-carports 1 and 2; 7945 Preserve Circle-carports 1 and 2; 7960 Preserve Circle-carport; 7965 Preserve Circle-carport; 7975 Preserve Circle-carport 1; 7985 Preserve Circle-carports 1 and 2. Unpermitted electrical work completed on storage buildings - installation of new lighting.

FOLIO NO: 186760206

PROPERTY ADDRESS: 7995 Preserve Circle, Clubhouse, Naples, FL 34119

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

**6.D. Motion to Amend Previously Issued Order**

6.D.1. 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

**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. CASE NO:

OWNER:

OFFICER:

VIOLATIONS:

FOLIO NO:

PROPERTY

ADDRESS:

**9. Reports**

**10. Comments**

**11. Nuisance Abatement Board**

**11.A. Hearings**

**12. Next Meeting Date - THURSDAY MAY 22, 2025, AT 9:00AM**

**13. Adjourn**