

**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 22, 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.1.1. CASE NO: **CESD20180012140**

OWNER: **Armando Yzaguirre**

OFFICER: Cristina Perez

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. Motion for Extension of Compliance Deadline

5.A.2.1. CASE NO: **CESD20220008942**

OWNER: **Salvatore A. Iannotta**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Steel building and concrete pad completed prior to issuance of Collier County building permit.

FOLIO NO: 00438040001

PROPERTY ADDRESS: 335 Hancos Way, Naples, FL 34114

5.A.2.2. CASE NO: **CESD20240002851**

OWNER: **Jorge Almaral Cordovas**

OFFICER: Jaymie Robertson

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 the property to include an attached garage converted into a living space with a full-size bathroom, a front porch converted into a full bathroom, sewer lines coming out of both the garage and lanai for the unpermitted bathrooms, an electrical utility pole for an RV connection, and a 900-gallon septic tank.

FOLIO NO: 37490960008

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

ADDRESS:

5.A.2.3. 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.2.4. CASE NO: **CESD20240000449**

OWNER: **Monise Etienne**

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). Unpermitted addition on the rear of the residence. Violations to include but are not limited to plumbing, electrical, framing, and drywall work in the addition.

FOLIO NO: 36115880008

PROPERTY ADDRESS: 2342 50th Ter SW, Naples, FL 34116

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: **CELU20220009913**

OWNER: **Richard McElrath Jr**

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 130, Article III, Section 130-96(a). An agriculturally zoned property with multiple RVs being utilized as living space.

FOLIO NO: 212280003

PROPERTY ADDRESS: 820 Deer Run Ln, Naples, FL 34120

5.D.2. CASE NO: **CEROW20230008291**

OWNER: **BRAZUKO GROUP CORP**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), and 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 ROW access onto Green Blvd.

FOLIO NO: 37920400009

PROPERTY ADDRESS: 4510 15th Ave SW, Naples, FL 34116

5.D.3. CASE NO: **CEVR20230008292**

OWNER: **BRAZUKO GROUP CORP**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Cleared vegetation on property without obtaining proper Collier County Vegetation Removal Permit.

FOLIO NO: 37920400009

PROPERTY ADDRESS: 4510 15th Ave SW, Naples, FL 34116

5.D.4. CASE NO: **CESD20250000320**

OWNER: **BRAZUKO GROUP CORP**

OFFICER: Rickey Migal

VIOLATIONS: The Florida Building Code 7th Edition (2020), Section 105.1. Unpermitted fence and gate at south end of property.

FOLIO NO: 37920400009

PROPERTY ADDRESS: 4510 15th Ave SW, Naples, FL 34116

5.D.5. CASE NO: **CEPF20240010335**

OWNER: **Abdallah Masoud Mustafa**

OFFICER: Wade Cohen

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1, and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRBD20200416629 has expired with fees due and open conditions. Permit PRBD20200416627 has expired with fees due.

FOLIO NO: 45846280007

PROPERTY ADDRESS: 1270 13th St SW, Naples, FL 34117

5.D.6. CASE NO: **CELU20250002590**

OWNER: **Dario Rodriguez, Vicky Rodriguez and Jorge Enoc Oviedo Atalaya**

OFFICER: Paula Lawrence

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03 and 5.03.01. Canopy tent and household items in

front yard.

FOLIO NO: 35774040002
PROPERTY ADDRESS: 2281 44th Ter SW, Naples, FL 34116

5.D.7. CASE NO: **CESD20210002521**

OWNER: **Juan Soto**

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). Remodel of exterior and interior of home including, but not limited to: replacing windows, demolished the kitchen, plumbing, electrical, and partial demo of bathroom without permits.

FOLIO NO: 40867280007
PROPERTY ADDRESS: 3765 6th Ave SE, Naples, FL 34117

5.D.8. CASE NO: **CESD20250000162**

OWNER: **Hansan Zengin and Sevcan Zengin**

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). Pool cage installed without permit.

FOLIO NO: 78536002407
PROPERTY ADDRESS: 14579 Tuscany Pointe Trl, Naples, FL 34120

5.D.9. CASE NO: **CEVR20250002447**

OWNER: **Daniel Hadfeg**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Removal of cypress tree, underbrush, and assorted other native vegetation on an unimproved Estates zoned property, including wetlands.

FOLIO NO: 41501960006
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34117

5.D.10. CASE NO: **CESD20240003478**

OWNER: **Monica Zamorano Trujillo and Camila Borja**

OFFICER: Wade Cohen

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). Garage converted into living space without a permit.

FOLIO NO: 36447880006
PROPERTY ADDRESS: 2833 49th Ln SW, Naples, FL 34116

5.D.11. CASE NO: **CEROW20240008421**

OWNER: **Lisa Reisman and Jason Bush**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted extension of the driveway Culver pipe. Pipe now runs the full length of the property's frontage on 7th Ave SW.

FOLIO NO: 36616720007

PROPERTY ADDRESS: 4160 7th Ave SW, Naples, FL 34119

5.D.12. CASE NO: **CELU20240002393**

OWNER: **951 COMMERCE CENTER PROPERTY OWNER'S ASSOCIATION**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Private Road being used as a commercial bus stop.

FOLIO NO: 21785002302

PROPERTY ADDRESS: 8845 Davis Blvd, Naples, FL 34104

5.D.13. CASE NO: **CEAU20250002739**

OWNER: **Eduardo Silguero and Natividad Silguero**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. A fence constructed without a permit and blocking a Collier County easement.

FOLIO NO: 63863720001

PROPERTY ADDRESS: 709 Broward St, Immokalee, FL 34142

5.D.14. CASE NO: **CELU20240008433**

OWNER: **12275 COLLIER BLVD LAND TRUST**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 1.04.04(B), 5.04.01(F) and 2.03.03(D).
Unpermitted/unapproved activities including, but not limited to: outdoor preparation of food/drink, outdoor sales of food/drink, and seated consumption of food/drink in the parking lot/sidewalk area of the plaza. Sometimes to include the operation of a Mobile Food Dispensing Vehicle.

FOLIO NO: 35778600008

PROPERTY ADDRESS: 12275 Collier Blvd, Naples, FL 34116

ADDRESS:

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: **CESD20220010426**

OWNER: **Ricahrd McElrath Jr**

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 a modified trailer erected prior to obtaining proper permitting.

FOLIO NO: 212280003

PROPERTY ADDRESS: 820 Deer Run Ln, Naples, FL 34120

6.B.2. CASE NO: **CESD20230008967**

OWNER: **Ramiro Trevino**

OFFICER: Adam Collier

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.3. CASE NO: **CESD20230005511**

OWNER: **Nixo A Lopez and Nixaide Lopez**

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). Unpermitted interior renovation work conducted without first obtaining a valid Building Permit.

FOLIO NO: 41661560003

PROPERTY ADDRESS: 3931 42nd Ave SE, Naples, FL 34117

6.B.4. CASE NO: **CEVR20230007645**

OWNER: **Alberto Flores Maldonado**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). An agriculturally zoned property with land clearing of native

and exotic vegetation prior to the issuance of proper Collier County permits.

FOLIO NO: 335440005
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34117

6.B.5. CASE NO: **CELU20220004457**

OWNER: **LOWE'S HOME CENTERS INC**

OFFICER: Ryan Kitts

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, Sections 1.04.01(A), 4.02.12 and 10.02.03(A)(2)(d). Illegal outside storage of retail merchandise, litter, wood pallets, cardboard, plastic, building materials, etc. stored along/around the perimeter of the building.

FOLIO NO: 25368002589
PROPERTY ADDRESS: 12730 Tamiami Trail E, Naples, FL 34113

6.B.6. CASE NO: **CESD20230009928**

OWNER: **Marco Antonio Vasquez, Olga Resendez Vasquez and Irma Jovita Gallegos**

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). Rear addition and converted permitted carport attached to the single-family home into two efficiencies with electric and plumbing. All structures erected without first obtaining authorization of the required permit(s), inspections, and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 63855920000
PROPERTY ADDRESS: 602 Jefferson Ave W, Immokalee, FL 34142

6.B.7. CASE NO: **CELU20230011037**

OWNER: **Christian M Lopez, Misleydis C Rodriguez and Ricardo M Rodriguez Leyva**

OFFICER: Cristina Perez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, 5.02.03, 5.02.03(A) and 5.02.03(D), and Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). Estates zoned property with multiple commercial trailers/vehicles parked/stored and utilized to operate an unauthorized commercial trucking business not in conformance with regulations of the zoning district and without the issuance of a Business Tax receipt.

FOLIO NO: 40574960005

PROPERTY ADDRESS: 2719 10th Ave NE, Naples, FL 34120

6.B.8. CASE NO: **CESD20240001038**

OWNER: **Lazaro Y Ebanks Estevez**

OFFICER: Jaymie Robertson

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). Multiple buildings/structures and alterations/improvements have been erected or constructed on this property without first obtaining the required Collier County Building permits; to include the following: an above-ground pool installed in the ground with pool pump and filter, the garage has been converted to an efficiency/apt. with kitchen, bedroom, bath, an A/C mini-split and added electric and plumbing. The kitchen to the principal structure has been remodeled to include new cabinets and countertops. Structure 1 - Free stand roof/porch, Structure 2 - purple shed, Structure 3 - large, metal canopy, Structure 4 - dog kennel, Structure 5 - horse barn with electric and plumbing, Structure 6 - roof structure situated between trees, and Structure 7 - large, animal-enclosure roof.

FOLIO NO: 40240280006

PROPERTY ADDRESS: 2885 27th Ave NE, Naples, FL 34120

6.B.9. CASE NO: **CESD20220007688**

OWNER: **Erick Innis and Alyssa Innis**

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 conversion of a horse barn to dog kennels.

FOLIO NO: 45853060003

PROPERTY ADDRESS: 1470 9th St SW, Naples, FL 34117

6.B.10. CASE NO: **CESD20180012140**

OWNER: **Armando Yzaguirre**

OFFICER: Cristina Perez

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

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 26, 2025, AT 9:00AM

13. Adjourn