

**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 26, 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: **CESD20240008371**

OWNER: **Urbino Hernandez Suarez**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and Florida Building Code 8th Edition (2023), Section 109.1. Permit PRBD20180532241 expired with a \$65.00 fee owed and CO holds on spot survey and elevation certificate expired on June 28, 2024. Permit PRBD20180635504 CO hold spot survey and expired on June 28, 2024. Permit PRBD20180851020 inspection commenced, numerous CO holds and expired on August 14, 2024. Permit PRBD20180955810 CO hold on two conditions and expired on August 26, 2024.

FOLIO NO: 37163360003

PROPERTY ADDRESS: 333 5th Street SW, Naples, FL 34117

5.A.2.2. CASE NO: **CESD20220005510**

OWNER: **Priscilla Cisneros and Sergio Garcia**

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). A mobile home and a roof structure were added to this property before obtaining a Collier County Building Permit.

FOLIO NO: 00111720004

PROPERTY ADDRESS: 571 Platt Rd, Naples, FL 34120

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: **CEAU20240008436**

OWNER: **Juan Felipe Arcila**
OFFICER: Brian Owen
VIOLATIONS: Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1, 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 chain link fence with 110v electrified gate around perimeter of property.
FOLIO NO: 222000008
PROPERTY ADDRESS: 1485 Rock Rd, Naples, FL 34120

5.D.2. CASE NO: **CESD20240008491**

OWNER: **Juan Felipe Arcila**
OFFICER: Brian Owen
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

5.D.3. CASE NO: **CESD20230007752**

OWNER: **Sergio Ruiz and Yusleidy Torres**
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 Estates zoned property with a pool cabana installed without a permit.
FOLIO NO: 41281560108
PROPERTY ADDRESS: 2639 18th Ave SE, Naples, FL 34117

5.D.4. CASE NO: **CESD20240007889**

OWNER: **12275 COLLIER BLVD LAND TRUST**
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). Renovation/alteration work being conducted without required Collier County Permit(s), including penetrating through a firewall for a passage-way between units.
FOLIO NO: 35778600008
PROPERTY ADDRESS: 12275 Collier Blvd, Units 6, 7, 8, and 9, Naples, FL 34116

5.D.5. CASE NO: **CELU20250006375**

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 this plaza.

FOLIO NO: 35778600008
PROPERTY ADDRESS: 12275 Collier Blvd, Naples, FL 34116

5.D.6. CASE NO: CENA20240008342

OWNER: **HOLE IN ONE FAIRWAY LLC**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Litter including, but not limited to: lumber, garbage, food and drink wrappers/containers, and possible loose and bagged waste/excrement.

FOLIO NO: 36444600001
PROPERTY ADDRESS: 4820 Golden Gate Pkwy, Naples, FL 34116

5.D.7. CASE NO: CESD20220005464

OWNER: **Cory Cooper and Beatrice Cooper**

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 multiple structures on site without permits or expired / void permits including but not limited to the following: single family home, 1000 sq ft barn, electrical service to pole barn, and a approximately 30' x 80' metal building.

FOLIO NO: 41047140005
PROPERTY ADDRESS: 3909 14th Ave SE, Naples, FL 34117

5.D.8. CASE NO: CEPF20240010727

OWNER: **Hasan Zengin and Sevcan Zengin**

OFFICER: Rickey Migal

VIOLATIONS: Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1, and Collier Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRBD20210944074 has expired with fees due.

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

5.D.9. CASE NO: CESD20240003974

OWNER: **Alison Drayton**

OFFICER: Delicia Pulse

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Determination confirmed a permit is required for restoration of damage to unit.

FOLIO NO: 53701720005
PROPERTY ADDRESS: 3605 Boca Ciega Dr, Unit 104, Naples, FL 34112

5.D.10. CASE NO: **CESD20240002243**

OWNER: **Pedro Lopez Jr**

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). 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: 00305320003

PROPERTY ADDRESS: 1633 Ivy Way, Naples, FL 34117

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 culvert 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: **CESD20240011981**

OWNER: **AVE MARIA DEVELOPMENT LLLP**

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). A commercial property strip unit on the north side of the Ave Maria Publix, units 102, 104 and 106 that have had extensive interior modification and alterations without permits, including but not limited to the following: electrical, plumbing utilities, framing, buildouts, lighting, and interior roof modifications.

FOLIO NO: 22671200327

PROPERTY ADDRESS: 5052 Pope John Paul II Blvd, Units 102, 104 and 106, Ave Maria, FL 34142

5.D.13. CASE NO: **CESD20240010783**

OWNER: **Orgearly Parsley**

OFFICER: Delicia Pulse

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). Investigation yielded interior renovations were performed by the property owner and family in a commercial building. The property owner admitted to remodeling the kitchen, bathrooms, and lanai prior to having an issued permit.

FOLIO NO: 53600360003

PROPERTY ADDRESS: 3655 Boca Ciega Dr, Unit 109, Naples, FL 34112

5.D.14. CASE NO: **CEVR20250005302**

OWNER: **Mary G Millet**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(D)(3)(e)(i) and 10.02.06(D)(3)(ii). Property has had mechanical clearing without approved county permits and required reports for gopher tortoise.

FOLIO NO: 37980480108

PROPERTY ADDRESS: 3244 15th Ave SW, Naples, FL 34117

5.D.15. CASE NO: **CESD20230004107**

OWNER: **Richard Fredrick Goodrich and Verania Lane**

OFFICER: Jason Packard

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 Collier County Code of Laws and Ordinances, Chapter 22, Article X, Section 22-350(b). Installation of dock and boat launch without required Collier County Permits or Approvals. Dock also not marked with address or approved reflectors.

FOLIO NO: 734240000

PROPERTY ADDRESS: 1229 Skyline Dr, Naples, FL 34114

5.D.16. CASE NO: **CEPF20250001112**

OWNER: **Michael Gerald McGill Jr, Matthew Tyler McGill and Makade Hugh McGill**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and Florida Building Code 8th Edition (2023), Chapter 1, Part 2, Section 109.1. Permits PRBD20180212891 and PRBD20151134607 have expired with outstanding fees due.

FOLIO NO: 38044200003

PROPERTY ADDRESS: 3518 23rd Ave SW, Naples, FL

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: **CESD20230003117**

OWNER: **Ahmad Dahish Ahmad**

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). Made improvements to the property prior to the issuance of required Collier County Building Permit(s) including but not limited to; tub to shower conversions in two bathrooms, removal of tub and extension of shower in a bathroom, change in position of kitchen island and location of stove top.

FOLIO NO: 27690008181
PROPERTY ADDRESS: 3642 Treasure Cove Ct, Naples, FL 34114

6.B.2. CASE NO: **CESD20220008565**

OWNER: **Craig A Ream and Heather L Ream**
OFFICER: Alphonse Jones
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.
FOLIO NO: 62782560000
PROPERTY ADDRESS: 845 100th Ave N, Naples, FL 34108

6.B.3. 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

6.B.4. 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.5. 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

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.

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 JULY 24, 2025, AT 9:00AM

13. Adjourn