



## Code Enforcement Board Nuisance Abatement Board

### **AGENDA**

Board of County Commission Chambers  
Collier County Government Center  
3299 Tamiami Trail East, 3<sup>rd</sup> Floor  
Naples, FL 34112

July 22, 2021

9:00 AM

Robert Kaufman, Chair  
Gerald Lefebvre, Vice-Chair  
Kathleen Elrod, Member  
Danny Blanco, Member  
Chloe Bowman, Member  
Sue Curley, Member  
Lee Rubenstein, Alternate  
George Andreozzi, 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.

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

**IV. APPROVAL OF AGENDA**

**V. PUBLIC HEARINGS/MOTIONS**

**A. MOTIONS**

**MOTION FOR CONTINUANCE**

**MOTION FOR EXTENSION OF TIME**

1. CASE NO: **CESD20190013491**  
OWNER: **Mary S Kress**  
OFFICER: Sherry Patterson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Interior and exterior renovations and electrical work without required permits, inspections, and certificate of completion/occupancy.  
  
FOLIO NO: 24532800000  
PROPERTY ADDRESS: 55 7<sup>th</sup> St, Bonita Springs, FL
2. CASE NO: **CELU20190006474**  
OWNER: **Lisa Marie Silverman**  
OFFICER: Michele McGonagle  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Mobile home on improved parcel in Estates zoning.  
  
FOLIO NO: 37281760006  
PROPERTY ADDRESS: 581 2<sup>nd</sup> St NE, Naples, FL

**B. STIPULATIONS (NON-CONTESTED CASES AND PRESENT AT THE HEARING)**

**C. EMERGENCY CASES**

**D. HEARINGS**

1. CASE NO: **CEVR20200011887**  
OWNER: **Sean C Holcomb**  
OFFICER: Michele McGonagle  
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). Site work, grading, and/or mechanical removal of native vegetation beyond the clearing allowance for construction of the

residence in Upland portions of the site, without a permit that would allow same. Mechanical; removal of vegetation from wetland portions of the site without first obtaining approval or permit from the Florida Department of Environmental Protection for wetland impacts beginning approximately 37' behind rear wall of residence.

FOLIO NO: 39325960003  
PROPERTY ADDRESS: 831 20<sup>th</sup> St NE, Naples, FL

2. CASE NO: **CESD20200007077**  
OWNER: **ACILE KING AND LYSA LIV TRUST**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Sheds and a fence on this parcel have no permits.  
  
FOLIO NO: 81730600003  
PROPERTY ADDRESS: 2575 Barrett Ave, Naples, FL
3. CASE NO: **CESD20200000760**  
OWNER: **Jaime Cisneros and Marie Cisneros**  
OFFICER: Ryan Cathey  
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 structures and fence with no Collier County permits.  
  
FOLIO NO: 436800007  
PROPERTY ADDRESS: 214 Red Bird Ln, Naples, FL
4. CASE NO: **CESD20200009301**  
OWNER: **Jody Lynn Bagley**  
OFFICER: Michele McGonagle  
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). Placed two storage containers on the property before permit PRBD20200622888 was issued.  
  
FOLIO NO: 40300280001  
PROPERTY ADDRESS: 2831 24<sup>th</sup> Ave NE, Naples, FL
5. CASE NO: **CES20210004362**  
OWNER: **Robert Vocisano and Maro Vocisano**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.06.10. Modification of an existing, approved sign-sign painted over.  
  
FOLIO NO: 35640120001  
PROPERTY ADDRESS: 4100 Golden Gate Pkwy, Naples, FL

ADDRESS:

6. CASE NO: **CESD20200012605**  
OWNER: **NORTH NAPLES PROPERTIES LLC**  
OFFICER: Ryan Cathey  
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). Improvements/alterations including, but not limited to, loading dock, and shed.  
  
FOLIO NO: 61942760201  
PROPERTY ADDRESS: 1054 and 1056 Pine Ridge Rd, Naples, FL
7. CASE NO: **CESD20200002094**  
OWNER: **Jose Valdes and Olga L Benitez**  
OFFICER: Michele McGonagle  
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 unpermitted structures on the property.  
  
FOLIO NO: 41342440002  
PROPERTY ADDRESS: 2730 32<sup>nd</sup> Ave SE
8. CASE NO: **CESD20200005017**  
OWNER: **CRYSTAL LAKE JOINT VENTURE**  
OFFICER: Bradley Holmes  
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). An unpermitted “tiki” hut structure with electric.  
  
FOLIO NO: 29582606806  
PROPERTY ADDRESS: 14960 Collier Blvd Unit Small CH, Naples, FL
9. CASE NO: **CEPM20210004962**  
OWNER: **SARAH SCIALABBA EST**  
OFFICER: Delicia Pulse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(15). Unmaintained pool and screen enclosure screens torn, hanging, or missing.  
  
FOLIO NO: 56105509104  
PROPERTY ADDRESS: 11752 Longshore Way W, Naples, FL
10. CASE NO: **CEVR20200013095**  
OWNER: **VERIDITAS LLC**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Removal of

native vegetation from an unimproved property without issued building permit(s) or an approved vegetation removal permit.  
FOLIO NO: 36610040000  
PROPERTY ADDRESS: 4710 7<sup>th</sup> Ave SW, Naples, FL

## VI. OLD BUSINESS

### A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

### B. MOTION FOR RE-HEARING

### C. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20180006559**  
OWNER: **Anthony J Baldoni and Dana S Baldoni**  
OFFICER: Delicia Pulse  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Alterations/improvements made on property and no Collier County building permits obtained.  
  
FOLIO NO: 51978012988  
PROPERTY ADDRESS: 14483 Jekyll Island Rd, Naples, FL
2. CASE NO: **CELU20180014672**  
OWNER: **Jonathan F Mejia Ochoa and Maria Doleres Ochoa Almaraz**  
OFFICER: Michele McGonagle  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Mobile home on Estates zoned improved parcel.  
  
FOLIO NO: 40417200000  
PROPERTY ADDRESS: 4395 18<sup>th</sup> Ave NE, Naples, FL
3. CASE NO: **CESD20190007261**  
OWNER: **Esterban C Ramirez, Teresa M Ramirez and Ignacio Ramirez**  
OFFICER: Steven Lopez-Silvero  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Observed an unpermitted single-family dwelling and an unpermitted frame storage shed on improved occupied residential property.  
  
FOLIO NO: 00062560009  
PROPERTY ADDRESS: 5006 Lake Trafford Rd, Immokalee, FL
4. CASE NO: **CESD20180006864**  
OWNER: **Zoelle Cattanio and Scott Cattanio GRDN**  
OFFICER: Michele McGonagle  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

Section 10.021.06(B)(1)(a) and Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(f). Outside stairs and deck do not meet current Building Code as determined by Collier County Building Official.

FOLIO NO: 82641000005  
PROPERTY ADDRESS: 2579 Andrew Dr, Naples, FL

5. CASE NO: **CEPM20200000363**  
OWNER: **OZLYN GARDEN VILLAS A CONDOMINIUM**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Multiple docks in a state of disrepair.
- FOLIO NO: 81780360005  
PROPERTY ADDRESS: 2862 Arbutus St, Naples, FL

6. CASE NO: **CESD20190012387**  
OWNER: **CARLISLE WILSON PLAZA LLC**  
OFFICER: Michele McGonagle  
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). Began renovations/construction prior to obtaining Collier County permits.
- FOLIO NO: 37221120305  
PROPERTY ADDRESS: 50 Wilson Blvd S, Naples, FL

7. CASE NO: **CESD20140017065**  
OWNER: **DAVIS CROSSINGS VIII LLC**  
OFFICER: Jeff Letourneau  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit 2009120450 expired without inspections and certificate of completion/occupancy.
- FOLIO NO: 34690080008  
PROPERTY ADDRESS: 8770 Davis Blvd, Naples, FL

8. CASE NO: **CESD20190013361**  
OWNER: **DISTINCTIVE DWELLINGS LLC AND AISLING HOME PARTNERS LLC**  
OFFICER: John Delia  
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 alterations done to dwelling.
- FOLIO NO: 24980400007  
PROPERTY ADDRESS: 1960 Estey Ave, Naples, FL

9. CASE NO: **CESD20180014963**  
OWNER: **Sylvie Collafarina**  
OFFICER: Eric Short  
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/remodel with electrical, plumbing and carpentry work without required Collier County permits.  
FOLIO NO: 24880960003  
PROPERTY ADDRESS: 1283 Brookside Dr, Naples, FL
10. CASE NO: **CESD20200000492**  
OWNER: **Jose Martinez Hidalgo and Oneyda Maria Diaz**  
OFFICER: Luis Macedo  
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 shed, addition, and fence and voided permits 2011060731 and 2006030782.  
FOLIO NO: 25967801408  
PROPERTY ADDRESS: 14611 Chickee Dr, Naples, FL
11. CASE NO: **CESD20180002262**  
OWNER: **CTPML LLC**  
OFFICER: John Delia  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Interior alterations commenced prior to obtaining proper Collier County permits.  
FOLIO NO: 00384600003  
PROPERTY ADDRESS: 213 and 261 Airport Rd S, Naples, FL
12. CASE NO: **CESD20200001254**  
OWNER: **Jean Fortin**  
OFFICER: Eric Short  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 10.02.06(B)(1)(a). An unpermitted accessory shed-type structure being utilized for living/housekeeping purpose on a Residentially zoned lot with no approved principal use.  
FOLIO NO: 70721000005  
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL
13. CASE NO: **CELU20200011975**  
OWNER: **David N Ahmad**  
OFFICER: Paula Guy  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

FOLIO NO: Sections 1.04.01(A) and 2.02.03. Observed unauthorized  
PROPERTY storage of containers placed on improved Estates zoned parcel.  
ADDRESS: 36962200006  
769 21<sup>st</sup> St SW, Naples, FL

**D. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER**

**E. MOTION TO AMEND PREVIOUSLY ISSUED ORDER**

**VII. NEW BUSINESS**

**VIII. CONSENT AGENDA**

**A. REQUEST TO FORWARD CASES TO COUNTY ATTORNEY'S OFFICE**

**IX. REPORTS**

**X. COMMENTS**

**XI. ADJOURN**

**XII. NUISANCE ABATEMENT BOARD**

**A. HEARINGS**

**XIII. NEXT HEARING DATE - AUGUST 27, 2021 AT 9:00AM**

**XIV. ADJOURN**