



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

August 27, 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: 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
- 2. CASE NO: CESD20200010389**
OWNER: BRIDGE WF FL WAVERLEY PL, LLC
OFFICER: Saylys Coutin
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Interior alteration of the clubhouse including the floor, windows, and demolition of walls without a permit.
FOLIO NO: 36180122005
PROPERTY ADDRESS: 5300 Hemingway Ln W, Naples, FL
- 3. CASE NO: CELU20210001048**
OWNER: Dominick Cammuso
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. The processing, recycling, transferring, and storage of earthly materials (including vegetation) that exceeds 20% of the approved wholesale nursery area. Also allowing 3rd party businesses to dump these materials on the property. These are businesses not owned and operated by the property owner on this property.
FOLIO NO: 770080800

PROPERTY ADDRESS: 11820 Riggs Road, Naples, FL

4. CASE NO: **CESD20210005432**
OWNER: **HIGHLAND PROPERTIES OF LEE AND COLLIER, LIMITED**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 6.01.05. Soil Erosion and Sediment Control system (silt fencing) has not been completely installed as required by the approved site development plan, silt fencing installed is not being used properly.
FOLIO NO: 407360000
PROPERTY ADDRESS: 4886 Santa Barbara Blvd, Naples, FL
5. CASE NO: **CESD20200011986**
OWNER: **Leon Gerald Austin, Jacqueline Franklin, and Lori Andersen**
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). Unpermitted addition/alterations to rear of home.
FOLIO NO: 68096840009
PROPERTY ADDRESS: 2545 Poinciana Dr, Naples, FL

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20200000828**
OWNER: **Mario Antonio Gutierrez Ruiz, Karla Maria Melara Rodriguez and Sergio Canu Duenas**
OFFICER: Virginie Giguere
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). Pergola/accessory type structure erected by owner in rear yard prior to obtaining Collier County Building permits.
FOLIO NO: 60782760006
PROPERTY ADDRESS: 5308 Cypress Ln, Naples, FL
2. CASE NO: **CESD20210002873**
OWNER: **Yoelvis Ruiz Escobar**
OFFICER: Saylys Coutin
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 garage conversion into an office space consisting of but not limited to, two rooms with electrical modifications, A/C, and door alterations.

FOLIO NO: 35690440003
PROPERTY ADDRESS: 4226 25th Ave SW, Naples, FL

3. CASE NO: **CESD20190012596**
OWNER: **Dezilia Vital**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Renovations/alterations including, but not limited to, a new wall dividing the bathroom into two and a new shower and toilet.

FOLIO NO: 77390000866
PROPERTY ADDRESS: 13356 Covenant Rd, Naples, FL
4. CASE NO: **CELU20200011248**
OWNER: **Veronica Tressler, Barbara Dethloff and Elizabeth Lucky**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-181 and 54-179 and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter and debris on the property. Also, prohibited outside storage of items on the property.

FOLIO NO: 161080008
PROPERTY ADDRESS: 231 Willoughby Dr, Naples, FL
5. CASE NO: **CESD20210001477**
OWNER: **FOUR AMIGOS 3 LLC**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.006(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted improvements/alterations including, but not limited to, kitchen, classroom, office, and bathroom on the second floor.

FOLIO NO: 281720002
PROPERTY ADDRESS: 544 Commercial Blvd, Naples, FL
6. CASE NO: **CESD20180015567**
OWNER: **CHRISTINE C SULLIVAN REV/TRUST**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Dock that was expanded without first obtaining a Collier County building permit. Due to the unpermitted expansion, the dock no longer

- meets the side setback requirement of 7.5 feet.
- FOLIO NO: 52400760008
PROPERTY ADDRESS: 149 Pago Pago Dr E, Naples, FL
7. CASE NO: **CESD20190000758**
OWNER: **Xueping Yang**
OFFICER: William Marchand
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A structure was observed being built with no Collier County Building Permit.
- FOLIO NO: 53955640009
PROPERTY ADDRESS: 533 Landmark Dr, Naples, FL
8. CASE NO: **CESD20180006675**
OWNER: **MED-LIFE ENTERPRISE INC**
OFFICER: Jonathan Musse
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). Interior demolition without a valid Collier County building permit.
- FOLIO NO: 55151480003
PROPERTY ADDRESS: 5101 Tamiami Trl E, Naples, FL
9. CASE NO: **CESD20190000755**
OWNER: **Philip J Ricossa Trust**
OFFICER: William Marchand
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Remodel work was observed being conducted including new cabinetry installation, plumbing, and electrical without a Collier County Building Permit.
- FOLIO NO: 35093120001
PROPERTY ADDRESS: 364 Tern Drive Unit 592, Naples, FL
10. CASE NO: **CESD20200007975**
OWNER: **Jessica Doyle and Marc C Berry**
OFFICER: Ryan Cathey
VIOLATIONS: Florida Building Code 6th Edition (2017), Chapter 4, Section 454.2.17 and 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 pool being built without a permit and a barrier around it.
- FOLIO NO: 38160200000
PROPERTY ADDRESS: 3180 63rd St 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: **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
2. CASE NO: **CESD20180006864**
OWNER: **Zoele Cattanio and Scott Cattanio as Guardian**
OFFICER: Michele Mcgonagle
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 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
3. CASE NO: **CEAU20200004120**
OWNER: **Melanie Ann Carter and Reginald Von Carter**
OFFICER: Arthur Ford
VIOLATIONS: Florida Building Code 6th Edition (2017) Building, Chapter 1, Section 105.1, and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e)(i). A fence installed without required permits, inspections, and certificate of completion.

FOLIO NO: 62762480003
PROPERTY ADDRESS: 700 94th Ave N, Naples, FL
4. CASE NO: **CESD20210005432**
OWNER: **HIGHLAND PROPERTIES OF LEE AND COLLIER, LIMITED**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 6.01.05. Soil Erosion and Sediment Control system (silt fencing) has not been completely installed as required by the approved site development plan, silt fencing installed is not being used properly.

FOLIO NO: 407360000
PROPERTY ADDRESS: 4886 Santa Barbara Blvd, Naples, FL

5. 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
6. CASE NO: **CESD20200000596**
OWNER: **MAROON INVESTMENTS LLC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Alterations and renovations to garage structure with no permits.
FOLIO NO: 37068440002
PROPERTY ADDRESS: 260 9th Street NW, Naples, FL
7. CASE NO: **CESD20200011986**
OWNER: **Leon Gerald Austin, Jacqueline Franklin, and Lori Andersen**
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). Unpermitted addition/alterations to rear of home.
FOLIO NO: 68096840009
PROPERTY ADDRESS: 2545 Poinciana Dr, Naples, FL
8. CASE NO: **CESD20170006435**
OWNER: **MIDLAND IRA INC SCOTT TOTH IRA**
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). Remodeling improvements to include electrical and plumbing made to the kitchen and bathroom without Collier County Building Permits.
FOLIO NO: 51493480008
PROPERTY ADDRESS: 2224 Regal Way, Naples, FL

9. CASE NO: **CESD20190011745**
OWNER: **Diane M Moore**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Interior building/alteration without permit.

FOLIO NO: 81623040000
PROPERTY ADDRESS: 140 Lime key Ln, Naples, FL
10. CASE NO: **CENA20200013489**
OWNER: **Wilson Touchet and Dawn Hebert**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Observed accumulation of litter on Estates zoned unimproved parcel to include, but not limited, large piles of vegetation debris, landscape materials, and commercial vehicles and trailers.

FOLIO NO: 37165120005
PROPERTY ADDRESS: NO SITE ADDRESS
11. CASE NO: **CENA20210002435**
OWNER: **Sheila D Gebhart**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter2, Article IX, Division 4, Section 2-2027(2). 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. In addition, the Board adopts and incorporates by reference the facts set forth in the attached, Exhibit "A," that being a memorandum dated April 1, 2021, from Sgt. Morgan Rogers, Collier County Sheriff's Office Vice and Narcotics to Eric Short, Code Enforcement Supervisor.

FOLIO NO: 62264320001
PROPERTY ADDRESS: 5329 Trammell St, 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 ADDREES

ADDRESS:

13. CASE NO: **CESD20190007550**
OWNER: **Julian Pereira and Maria E Lopez**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Two sheds built and/or placed on the
property without permits.
FOLIO NO: 25967802481
PROPERTY ADDRESS: 14708 Apalachee St, Naples, FL
14. CASE NO: **CESD20140017065**
OWNER: **DAVIS CROSSING 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

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

1. CASE NO:
OWNER:
OFFICER:
VIOLATIONS:
FOLIO NO:
PROPERTY ADDRESS:

IX. REPORTS

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT HEARING DATE - SEPTEMBER 23, 2021 AT 9:00AM

XIV.ADJOURN