



## 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

September 23, 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: CESD20190003400**  
**OWNER: Carlos Arreaga and Veronica Arreaga**  
**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). Added guest house, lean-to storage building, and plumbing for washing machine located under covered porch without obtaining required Collier County permits and permit 960016270 is in void status and needs to be closed.**  
**FOLIO NO: 73280360005**  
**PROPERTY ADDRESS: 2515 Bayside St, Naples, FL**
- 2. CASE NO: CEVR20200000062**  
**OWNER: William E Christ and Roseanne R Christ**  
**OFFICER: Ryan Cathey**  
**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, improvement of property, grading, and/or removal of protected/native vegetation without a valid building permit.**  
**FOLIO NO: 00741080402**  
**PROPERTY ADDRESS: 10827 Greenway Rd, Naples, FL**
- 3. CASE NO: CESD20210000507**  
**OWNER: Rainer Rizo**  
**OFFICER: Saylys Coutin**  
**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 alteration of garage to living space and addition to rear of main residence on Estates zoned improved parcel with no Collier County permits obtained for alteration.**  
**FOLIO NO: 37167640004**

PROPERTY ADDRESS: 510 3<sup>rd</sup> St SW, Naples, FL

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

**C. EMERGENCY CASES**

**D. HEARINGS**

1. CASE NO: **CEPM20210006609**  
OWNER: **Martha Lucy Roca Senzano**  
OFFICER: John Delia  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(n). A dilapidated wooden porch and a screen lanai missing the screens.  
  
FOLIO NO: 32485880004  
PROPERTY ADDRESS: 4484 Rosea Ct, Naples, FL
2. CASE NO: **CEPM20210002299**  
OWNER: **Nina Diaz, Lucia Marrero and Alfred Diaz Jr**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(n). 2 Sheds in a state of extreme disrepair.  
  
FOLIO NO: 29280440005  
PROPERTY ADDRESS: 2648 Van Buren Ave, Naples, FL
3. CASE NO: **CEVR20210003024**  
OWNER: **TUSCANY POINTE COMMUNITY ASSOCIATION INC**  
OFFICER: Saylys Coutin  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(H)(6) and 4.06.05(K)(2). Observed dead shrubbery buffer required vegetation on North Perimeter of Tuscany Pointe Cove II Development.  
  
FOLIO NO: 78536003066  
PROPERTY ADDRESS: NO SITE ADDRESS
4. CASE NO: **CESD20210002284**  
OWNER: **Margot Ricardo and Magdiel Gonzalez**  
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). Voided permits and lanai to be addressed along with unpermitted/roof overhang/carport and utility room.  
  
FOLIO NO: 63504640000  
PROPERTY ADDRESS: 3412 Croton Rd, Naples, FL

5. CASE NO: **CESD20210004145**  
OWNER: **Paul Fairhurst**  
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 aluminum shed with open porch attached and electrical connections and two unpermitted canopies.  
  
FOLIO NO: 37925640000  
PROPERTY ADDRESS: 4601 11<sup>th</sup> Ave SW, Naples, FL
6. CASE NO: **CESD20200011027**  
OWNER: **34102 INVESTMENTS 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). Garage converted into living space without a permit.  
  
FOLIO NO: 29782040000  
PROPERTY ADDRESS: 1290 Highlands Dr, Naples, FL
7. CASE NO: **CELU20210009059**  
OWNER: **GRIDER REVOCABLE LIVING TRUST**  
OFFICER: Thomas Pitura  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Excavating equipment being stored on a vacant lot without an approved building permit.  
  
FOLIO NO: 52502560009  
PROPERTY ADDRESS: 218 Kon Tike Dr, Naples, FL
8. CASE NO: **CESD20210005211**  
OWNER: **Charles S Miller and Kathleen A Miller**  
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). Canopy over boat lift and second boat lift both without a valid Collier County permit.  
  
FOLIO NO: 31417502607  
PROPERTY ADDRESS: 152 Eveningstar Cay, Naples, FL
9. CASE NO: **CESD20200009039**  
OWNER: **Kurt Clapper and Tricia Clapper**  
OFFICER: William Shanahan  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

FOLIO NO: Section 10.02.06(B)(1)(a). Constructed shed without permit.  
PROPERTY 38228440003  
ADDRESS: 5720 Sea Grass Ln, Naples, FL

10. CASE NO: **CESD20200013730**  
OWNER: **Peggy L Mills**  
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). Master  
bath remodeled without the required permits.  
FOLIO NO: 33400000363  
PROPERTY 431 La Peninsula Blvd, Naples, FL  
ADDRESS:

11. CASE NO: **CELU20210006517**  
OWNER: **11750 RIGGS RD LLC**  
OFFICER: Luis Macedo  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,  
Sections 1.04.01(A), 2.02.03, 5.02.03 and 5.02.03(F). The  
property is being used for storage of equipment and materials  
for a Marine Construction business and business-related  
activities. The activities on the property have changed the  
character of the dwelling. This type of business is only  
permitted in the Industrial zoning district. Excessive noise,  
employee traffic, and use of the equipment on site are creating a  
disturbance to the surrounding neighborhood.  
FOLIO NO: 761000006  
PROPERTY 11750 Riggs Rd, Naples FL  
ADDRESS:

## 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: **CESD20190003400**  
OWNER: **Carlos Arreaga and Veronica Arreaga**  
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). Added guest house, lean-to storage  
building, and plumbing for washing machine located under  
covered porch without obtaining required Collier County  
permits and permit 960016270 is in void status and needs to be  
closed.  
FOLIO NO: 73280360005  
PROPERTY 2515 Bayside ST, Naples, FL

ADDRESS:

2. CASE NO: **CESD20190010316**  
OWNER: **Albert F Lepree and Lorraine M Fotiou**  
OFFICER: Sherry Patterson  
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). Dock installed without required permits, inspections, and certificate of completion.  
  
FOLIO NO: 65470760009  
PROPERTY ADDRESS: 244 Sharwood Dr, Naples, FL
3. CASE NO: **CEVR20200000062**  
OWNER: **William E Christ and Roseanne R Christ**  
OFFICER: Ryan Cathey  
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, improvement of property, grading, and/or removal of protected/native vegetation without a valid building permit.  
  
FOLIO NO: 00741080402  
PROPERTY ADDRESS: 10827 Greenway Rd, Naples, FL
4. CASE NO: **CESD20190010323**  
OWNER: **Fred P Grunst and Joanne R Grunst**  
OFFICER: Sherry Patterson  
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). Dock installed without required permits, inspections, and certificate of completion.  
  
FOLIO NO: 65471080005  
PROPERTY ADDRESS: 308 Sherwood Dr, Naples, FL
5. CASE NO: **CESD20200002928**  
OWNER: **Robert Douglas Hodge and Susan Norma Goldhorn**  
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). New lanai and carport.  
  
FOLIO NO: 81626120008  
PROPERTY ADDRESS: 211 Sugarloaf Ln, Naples, FL
6. CASE NO: **CEV20200000211**  
OWNER: **Miguel Cruz EST**  
OFFICER: Michele Mcgonagle  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130,

Article III, Section 130-95. Numerous unlicensed/inoperable vehicles on the property.

FOLIO NO: 39387120001  
PROPERTY ADDRESS: 181 20<sup>th</sup> St SE, Naples, FL

7. CASE NO: **CESD20180011522**  
OWNER: **Favian Rodriguez and Caridad Salceiro**  
OFFICER: Thomas Pitura  
VIOLATIONS: Florida Building Code, 6<sup>th</sup> Edition (2017), as adopted by reference on Code of Laws and Ordinances of Collier County, Section 22-26, and Collier County Land Development Code, 041-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Expired permit PRBD20150514925 for aluminum framing and roof panel. No permit for open porch addition to the rear with concrete block wall. Voided permit 2011030226 for 6' vinyl fence with gate.

FOLIO NO: 77390002589  
PROPERTY ADDRESS: 13671 Legacy Ln, Naples, FL
8. CASE NO: **CESD20170014131**  
OWNER: **Carlos A Rojas PA**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Inspections and certificates of completion need to be obtained for Permit #PRBD20170728476 for the interior remodel and Permit #PRBD20180534894 for the re-roof.

FOLIO NO: 55100800003  
PROPERTY ADDRESS: 255 Pine Valley Cir, Naples, FL
9. 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
10. 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 3<sup>rd</sup> party businesses to dump these materials on the property. These are business not owned and operated by the property owner on this property.

FOLIO NO: 770080800  
PROPERTY ADDRESS: 11820 Riggs Road, Naples, FL

11. 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

**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**

**B. MOTION FOR IMPOSITION OF FINES/LIENS**

1. CASE NO: **CENA20210002435**  
OWNER: **Sheila D Gebhart**  
OFFICER: **Joseph Mucha**  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 2, 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 5329 Trammell St, Naples, FL  
ADDRESS:

**XIII. NEXT HEARING DATE - OCTOBER 29, 2021 AT 9:00AM**

**XIV. ADJOURN**