



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

March 24, 2022

9:00 AM

Robert Kaufman, Chair
Kathleen Elrod, Member
Danny Blanco, Member
Chloe Bowman, Member
Sue Curley, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, 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: **CESD20200002525**
OWNER: **James M Altenburg**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An unpermitted, finished private swimming pool and spa with an unpermitted screen enclosure.

FOLIO NO: 41829200008
PROPERTY ADDRESS: 5090 Cherry Wood Dr, Naples, FL

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20210000054**
OWNER: **BLACKBURN REVOCABLE TRUST**
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). Re-roof on structure and permit now expired.

FOLIO NO: 52250003009
PROPERTY ADDRESS: 5704 Drummond Way, Naples, 34119
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: **CESD20200012476**
OWNER: **FRENCH FAMILY TRUST**
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 second story addition.
FOLIO NO: 436000001
PROPERTY ADDRESS: 258 Rose Apple Ln, Naples, FL
4. CASE NO: **CEPM20210011514**
OWNER: **ROBERT A YOUNG EST**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-242. Unoccupied house. Front double door is wide open and rear sliding glass door has been removed from its track.
FOLIO NO: 37594920009
PROPERTY ADDRESS: 377 20th Ave NW, Naples, FL
5. CASE NO: **CESD20210002415**
OWNER: **Melva Padilla and Nazaria Angelica Nunez**
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). Alterations to garage area without a required Collier County building permit.
FOLIO NO: 56324013549
PROPERTY ADDRESS: 8322 Valiant Dr, Naples, FL
6. CASE NO: **CESD20170016790**
OWNER: **Jeffrey Lee Smith Jr and Valerie C Smith REV TRUST**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e). Removal of exotic vegetation and removal of native ground cover vegetation and mid-story native vegetation using heavy machinery without having a permit that would allow same.
FOLIO NO: 37067680009
PROPERTY ADDRESS: 830 9th St NW, Naples, FL
7. CASE NO: **CEPM20210009039**
OWNER: **HALEX CORPORATION**

OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1) and Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Driveway entrance/apron from Sunshine Blvd into the property is heavily deteriorated. The driveway entrance/apron is part of a public sidewalk and presents a hazard for pedestrians.
FOLIO NO: 36126920009
PROPERTY ADDRESS: 2001 Sunshine Blvd, Naples, FL

8. CASE NO: **CESD20210011051**
OWNER: **POLLY AVE LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unfinished construction with expired building permits.
FOLIO NO: 418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL

9. CASE NO: **CENA20210011082**
OWNER: **POLLY AVE LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Grass and weeds above 18 inches throughout the property.
FOLIO NO: 418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL

10. CASE NO: **CESD20210002916**
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). Made changes to the original store site plan: Interior alterations including, but not limited to; installed three bay sink, modified plumbing, added a grease trap, installed coolers along the front wall blocking an exit door, added coolers along the left side of the store blocking the windows, and multiple areas of products stacked up and stored throughout the store. On the exterior added two ice machines, tow propane cages, and two filtered water dispensers.
FOLIO NO: 37221120305
PROPERTY ADDRESS: 70 Golden Gate Blvd E, Naples, FL

11. CASE NO: **CESD20210007671**
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). Removed required landscape islands and canopy trees from the parking lot without obtaining required Collier County permits or an approved insubstantial change to the Site Development Plan.
FOLIO NO: 37221120305
PROPERTY ADDRESS: 70 Golden Gate Blvd E, Naples, FL

12. CASE NO: **CESD20210007852**
OWNER: **Yoelvis Ruiz Escobar and Lisandra Reyes Perez**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e). Built block wall around two sides of pool lanai without a permit.
FOLIO NO: 45912200005
PROPERTY ADDRESS: 1202 17th St SW, Naples, FL

13. CASE NO: **CESD20210011230**
OWNER: **2190 KIRKWOOD LLC**
OFFICER: John Delia
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). Structure(s) on the property without first obtaining Collier County Building Permits.
FOLIO NO: 61580880006
PROPERTY ADDRESS: 2180 Kirkwood Ave, Naples, FL

14. CASE NO: **CES20210012676**
OWNER: **KENDALL PERRINE LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.06.06(A)(1), (A)(6), (A)(7) and (A)(8), 5.04.06(A)(2), 5.06.04(C)(4) and 5.06.11(A)(1). Unpermitted and prohibited signs on the property that include but are not limited to snipe signs, banners, flutter flags, wall signs, wall graphics, awning graphics, animated/active signs, electric reader board, vehicle signage.
FOLIO NO: 53750240002
PROPERTY ADDRESS: 4221 Tamiami Trail East, Naples, FL

15. CASE NO: **CESD20210011573**
OWNER: **BAYSHORE SUITES LLC**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

Section 10.02.06(B)(1)(a). Multiple locations of modifications that are being made to the structures on this parcel are being done without the required permitting. This includes external modifications to the stilt home and internal modifications to the multi-family structure.

FOLIO NO: 48171320008
PROPERTY ADDRESS: 3200 Bayshore Dr, Naples FL

16. CASE NO: **CEAU20210010882**
OWNER: **NELSON MARTINEZ LAND HOLDING LLC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.03(B). Illegally renting a guest house.
FOLIO NO: 37162681000
PROPERTY ADDRESS: 891 5th St SW, Naples, FL
17. CASE NO: **CEAU20210011474**
OWNER: **NELSON MARTINEZ LAND HOLDING LLC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted alterations made to the principle dwelling and guest house, converting each structure into multi-family dwellings.
FOLIO NO: 37162671000
PROPERTY ADDRESS: 891 5th St SW, Naples, FL
18. CASE NO: **CESD20210011461**
OWNER: **Nelson Martinez and Ada M Diaz**
OFFICER: **Rickey Migal**
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted alterations made to the principle dwelling and guest house, converting each structure into multi-family dwellings.
FOLIO NO: 37162680001
PROPERTY ADDRESS: 871 5th St SW, Naples, FL
19. CASE NO: **CESD20210011366**
OWNER: **Timothy Dezego and Robyn Dezego**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A carport was built without the required permit.
FOLIO NO: 71800000242
PROPERTY ADDRESS: 3399 Canal St, Naples, FL

ADDRESS:

20. CASE NO: **CESD20210012756**
OWNER: **Daniel Zalimov and Julie Zalimov**
OFFICER: John Delia
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). Modifications performed on the home prior to getting a required Collier County Building Permit.
FOLIO NO: 24880280000
PROPERTY ADDRESS: 1323 Barbizon Ln, Naples, FL
21. CASE NO: **CESD20200012115**
OWNER: **BLOODMONEY R/E HOLDINGS LLC**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, Section 10.02.06(B)(1)(a). Witnessed boat lifts that had been installed that the County Building Manager subsequently determined to require permits and inspections including a Certificate of Completion.
FOLIO NO: 61835200001
PROPERTY ADDRESS: 2775 Bayview Dr, Naples, FL
22. CASE NO: **CEV20220001039**
OWNER: **William B Gaughan**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). A recreational vehicle is being used for living and sleeping purposes on an Estate zoned property.
FOLIO NO: 36714680007
PROPERTY ADDRESS: 3520 7th Ave NW, 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: **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).

FOLIO NO: 38160200000
PROPERTY ADDRESS: 3180 63rd St SW, Naples, FL
A pool being built without a permit and a barrier around it.

2. 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 20th St SE, Naples, FL
3. CASE NO: **CESD20190013107**
OWNER: **James Wunschke**
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). Interior renovations to the unit without the required Collier County permits and inspections.

FOLIO NO: 31530400000
PROPERTY ADDRESS: 3826 Exchange Ave, Naples, FL
4. CASE NO: **CELU20200011248**
OWNER: **Veronica Tressler, Barbara Dethloff, and Elizabeth Lucky**
OFFICER: Eric Short
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03 and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, sections 54-181 and 54-179. 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: **CENA20200013489**
OWNER: **Wilson Touchet and Dawn Hebert**
OFFICER: Rickey Migal
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

6. CASE NO: **CESD20190009077**
OWNER: **Dean G Chionis and Sherri L Chionis**
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). Rear of the porch/lanai enclosed with windows and or sliding window doors without the required Collier County permits and inspections.

FOLIO NO: 61131080006
PROPERTY ADDRESS: 1742 Bald Eagle Dr Unit B, Naples, FL
7. 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 Trail E, Naples, FL
8. CASE NO: **CESD20200010077**
OWNER: **Gisella C Burgos**
OFFICER: William Shanahan
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Garage finished without a permit.

FOLIO NO: 36370720000
PROPERTY ADDRESS: 5425 26th Ave SW, Naples, FL
9. CASE NO: **CESD20190013491**
OWNER: **Mary S Kress**
OFFICER: Eric Short
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 7th St, Bonita Springs, FL
10. CASE NO: **CESD20200006363**
OWNER: **Miguel Arroyo**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Enclosed the porch/entryway and built a 16ft x 12ft detached garage without first obtaining a valid Collier County permit.

FOLIO NO: 62091600004
PROPERTY ADDRESS: 5217 Martin St, Naples, FL

ADDRESS:

11. CASE NO: **CESD20200002525**
OWNER: **James M Altenburg**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An unpermitted, finished private swimming pool and spa with an unpermitted screen enclosure.

FOLIO NO: 41829200008
PROPERTY ADDRESS: 5090 Cherry Wood Dr, Naples, FL
12. CASE NO: **CESD20210007357**
OWNER: **Laura Carr**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A structural addition installed onto the SE corner of the duplex, without required Collier County permits, inspections, and certificate of completion.

FOLIO NO: 53100160004
PROPERTY ADDRESS: 526 107th Avenue N, Naples, FL
13. CASE NO: **CEROW20210008921**
OWNER: **Dominick Lento and Alycia Lento**
OFFICER: Larry Sweet
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-32. Vegetation blocking the Right-of-Way.

FOLIO NO: 40184600001
PROPERTY ADDRESS: 3775 29th Ave NE, Naples, FL
14. 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
15. CASE NO: **CESD20180011460**
OWNER: **Carlos Valdes and Dulce Valdes**
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). Addition of a

tiki hut without obtaining a Collier County building permit.
FOLIO NO: 26081640007
PROPERTY ADDRESS: 191 Smallwood Dr, Chokoloskee, FL

16. CASE NO: **CENA20210006479**
OWNER: **Dale Ebanks**
OFFICER: William Marchand
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(d). Exotics consisting of but not limited to Brazilian pepper hedge, air potato.
FOLIO NO: 00446680000
PROPERTY ADDRESS: 334 Porter St, Naples, FL

17. 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

18. CASE NO: **CEPM20190000162**
OWNER: **Betty J Slamans and Jon David Steele**
OFFICER: William Marchand
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Roof/fascia damage from Hurricane Irma.
FOLIO NO: 31142502189
PROPERTY ADDRESS: 109 Enchanting 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

9.1. Nomination for Chairman

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT MEETING DATE - APRIL 28, 2022 AT 9:00AM

XIV. ADJOURN