



## 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

April 28, 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**

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

**C. EMERGENCY CASES**

**D. HEARINGS**

- 1. CASE NO: CEVR20210009573**  
**OWNER: Peter Grant Pohlmann Jr. and Vania Pohlmann**  
**OFFICER: Delicia Pulse**  
**VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(D)(2). Unimproved lot completely cleared of all vegetation (approx. 20 trees) without first obtaining any required approvals from Collier County.**  
  
**FOLIO NO: 68642320009**  
**PROPERTY ADDRESS: 13056 Bald Cypress Ln. Naples, FL**
- 2. CASE NO: CESD20200011642**  
**OWNER: Branislava Cirakovic**  
**OFFICER: John Johnson**  
**VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Multiple alterations to the primary structure which were done without the required permitting, inspections, and Certificate of Completion/Occupancy.**  
  
**FOLIO NO: 23120120009**  
**PROPERTY ADDRESS: 2248 Curtis St. Naples, FL**
- 3. CASE NO: CESD20200011643**  
**OWNER: Branislava Cirakovic**  
**OFFICER: John Johnson**  
**VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Multiple alterations to the primary structure which were done without the required permitting, Inspections, and Certificate of Completion/Occupancy.**

FOLIO NO: 23120140005  
PROPERTY ADDRESS: 2246 Curtis St, Naples, FL

4. CASE NO: **CESD20210010293**  
OWNER: **Jose Garcia and Limbania Verdecia**  
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). Unpermitted modifications to a permitted screened lanai including but not limited to: Enclosure of a portion of the lanai to create a living space, replacement of screened areas with solid walls and addition of water and electric utilities. Unpermitted conversion of the garage to a living space including, but not limited to installation of an Air Conditioning system, plumbing for a full bathroom and electrical modifications.  
FOLIO NO: 35762600001  
PROPERTY ADDRESS: 1781 45<sup>th</sup> St. SW, Naples, FL
5. CASE NO: **CESD20220001497**  
OWNER: **Bonatiel and Labanette Dorillas**  
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). Interior remodeling without obtaining the required permits.  
FOLIO NO: 77390003384  
PROPERTY ADDRESS: 13668 Legacy Ln, Naples, FL
6. CASE NO: **CESD20210010942**  
OWNER: **Thomas S. and Signe L Green**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a) Construction work that was in process to build a dock/deck on the rear of the parcel without the required permit(s).  
FOLIO NO: 392440006  
PROPERTY ADDRESS: 3353 Captains CV. Naples, FL
7. CASE NO: **CESD20210005211**  
OWNER: **Charles S. and Kathleen A. Miller**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Land Development Code 04-41 as amended, Section 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Canopy over boat lift and a second boat lift both built without a valid Collier County permit.  
FOLIO NO: 31417502607

- PROPERTY ADDRESS: 152 Eveningstar Cay, Naples, FL
8. CASE NO: **CESD20220001438**  
OWNER: **Francisco Santiago Ramirez**  
OFFICER: John Delia  
VIOLATIONS: Collier County Land Development Code 04-41 as amended, Section 10.02.06(B)(1)(e), 10.02.06(B)(1)(e)(i) and 10.02.06(B)(1)(a). Alterations and modifications including but not limited to Roof/carport and additions that were performed before receiving a Collier County Building Permit.  
FOLIO NO: 293400006  
PROPERTY ADDRESS: 135 Halsey Ct. #A, Naples, FL
9. CASE NO: **CESD20210012181**  
OWNER: **ARTESIA NAPLES MASTER ASSN INC**  
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). A shed placed on the property prior to obtaining a building permit.  
FOLIO NO: 22435011422  
PROPERTY ADDRESS: 1460 Santiago Cir, Naples, FL
10. 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
11. CASE NO: **CELU20210011568**  
OWNER: **Cornerstone United Methodist Church Inc.**  
OFFICER: Delicia Pulse  
VIOLATIONS: Collier County Land Development Code 04-41 as amended, Section 1.04.01(A) and Section 2.02.03. Property allowing parking for Gulf Coast High School students. Parents also picking up students from property. All vehicles then exit via Ibis Cove.  
FOLIO NO: 51147000365  
PROPERTY ADDRESS: 8200 Immokalee Rd, 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: **CEPM20190009270**  
OWNER: **Keith G and Darlene Purdy**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. An overhanging roof that is in a complete state of disrepair and is falling.  
  
FOLIO NO: 53353080009  
PROPERTY ADDRESS: 2965 Lunar St. Naples, FL
2. CASE NO: **CESD20210004145**  
OWNER: **Paul Fairhurst**  
OFFICER: Jordann 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). 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
3. CASE NO: **CELU20200010724**  
OWNER: **Greg Carlisle c/o E. James Kurnik**  
OFFICER: Ryan Cathey  
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, Section 54-181. Observed a vacant residential lot being used to store litter/outside storage consisting of but not limited to boats, trailer, RV's, storage containers, metals, and plastics.  
  
FOLIO NO: 38103000005  
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL
4. CASE NO: **CESD20200002597**  
OWNER: **James Kelley**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Modifications to the primary structure were made including the installation of 2 sets of sliding glass doors and the construction of a rear deck/patio without any permits.  
  
FOLIO NO: 388200001  
PROPERTY ADDRESS: 327 Pier A, Naples, FL

ADDRESS:

5. CASE NO: **CELU20180013990**  
OWNER: **Vladimir Portal and Caridad Paz**  
OFFICER: Rickey Migal  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted improvements/structures: a converted garage, an aluminum porch, an entry addition, a large warehouse, a swimming pool, and ground level addition to the permitted pigeon coop.  
FOLIO NO: 36914160000  
PROPERTY ADDRESS: 2035 Golden Gate Blvd W, Naples, FL
6. CASE NO: **CESD20210002873**  
OWNER: **Yoelvis Ruiz Escobar**  
OFFICER: Jordann Marinos  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), 10.02.06(B)(1)(e)(i) and 10.02.06(B)(1)(e). Unpermitted garage conversion into an office space consisting of two rooms with electrical modifications, A/C, and doors alterations.  
FOLIO NO: 35690440003  
PROPERTY ADDRESS: 4226 25<sup>th</sup> Ave 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 MEETING DATE- MAY 26, 2022 AT 9:00 AM**

**XIV. ADJOURN**