



## 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

May 26, 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: **CESD20210000240**  
OWNER: **Parrots in Paradise Trust**  
OFFICER: Sherry Patterson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Alteration work and enclosure of lanai without required Collier County Building Permit.  
  
FOLIO NO: 24473720003  
PROPERTY ADDRESS: 44 1<sup>st</sup> St, Bonita Springs, FL
- 2.** 20210008551 **CESD20210008551**  
CASE NO:  
OWNER: **Robert Vocisano and Mario Vocisano**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Unpermitted improvements/renovations to rooms without required Collier County Building Permit(s).  
  
FOLIO NO: 35640120001  
PROPERTY ADDRESS: 4100 Golden Gate Pkwy, Naples, FL
- 3.** CASE NO: **CESD20210011051**  
OWNER: **Polly Ave LLC**  
OFFICER: Joseph Mucha  
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

4. CASE NO: **CESD20210001565**  
OWNER: **Maria Velazquez**  
OFFICER: Jordann Marinos  
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 pergola, shed, multiple aluminum over hangs and unpermitted alterations/conversion of a single-family home into a multi-family use. Invalid voided Permit 2006060516 for an addition/lanai and permit 2006031888 for pool.  
  
FOLIO NO: 35754600006  
PROPERTY ADDRESS: 4396 20<sup>th</sup> Ave SW, Naples, FL 34116

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

**C. EMERGENCY CASES**

**D. HEARINGS**

1. CASE NO: **CESD20210001477**  
OWNER: **Four Amigos 3 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). 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
2. CASE NO: **CESD20220001044**  
OWNER: **Black River Rock LLC.**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Installation of a wall with door in the rear of unit #6 without required permit(s).  
  
FOLIO NO: 35778480008  
PROPERTY ADDRESS: 12285 Collier Blvd. Naples, FL
3. CASE NO: **CESD20220001443**  
OWNER: **Michael Z and Svetlana V Peck**  
OFFICER: Adam Collier  
VIOLATIONS: Collier County Land Development Code 04-41 as amended, Section 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Pool construction without a valid Collier County Permit – Also see Contractor Licensing case.

FOLIO NO: 52951200004  
PROPERTY ADDRESS: 2714 Santa Cruz Blvd. Naples, FL

4. CASE NO: **CELU20210011019**  
OWNER: **Nelson Martinez Land Hldng LLC**  
OFFICER: Jordann Marinos  
VIOLATIONS: Collier County Land Development Code 04-41 as amended, Sections 1.04.01(A), and 2.02.03 and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Prohibited outside storage and/or litter consisting of but not limited to building materials, wood post, wooden pallets, plastic buckets, tires, and miscellaneous debris throughout the property.
- FOLIO NO: 37162681000  
PROPERTY ADDRESS: 891 5<sup>th</sup> ST. SW, Naples, FL

5. CASE NO: **CESD20200008681**  
OWNER: **Ali Abouzari**  
OFFICER: Steven Lopez-Silvero  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Repairs to the carport/parking area walls without required permits, inspections, and certificate of completion.
- FOLIO NO: 66278081002  
PROPERTY ADDRESS: 5550 Heron Point Dr, 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: **CESD20210000240**  
OWNER: **Parrots in Paradise Trust**  
OFFICER: Sherry Patterson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Alteration work and enclosure of lanai without Collier County Building Permits.
- FOLIO NO: 24473720003  
PROPERTY ADDRESS: 44 1<sup>st</sup> ST, Bonita Springs, FL
2. CASE NO: **CESD20190003400**  
OWNER: **Carlos and Veronica Arreaga**

OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e), 10.02.06(B)(1)(e)(i). Added a guest house, lean-to storage building, and plumbing for washing machine located under covered porch without obtaining required Collier County permits.  
FOLIO NO: 73280360005  
PROPERTY ADDRESS: 2515 Bayside St, Naples, FL

3. CASE NO: **CEVR20210003024**  
OWNER: **Tuscany Pt Community Assoc Inc.**  
OFFICER: Cristina Perez  
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: **CESD20190004216**  
OWNER: **Carlos and Dulce Valdes**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Two chickee hut covered structures built without permitting.  
FOLIO NO: 26081640007  
PROPERTY ADDRESS: 191 Smallwood Dr. Chokoloskee, FL

5. 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). Two sheds in a state of extreme disrepair.  
FOLIO NO: 29280440005  
PROPERTY ADDRESS: 2648 Van Buren Ave, Naples, FL

6. CASE NO: **CENA20210010285**  
OWNER: **Naples ALF INC.**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Code of Laws and Ordinances Chapter 54, Article VI, Section 54-185(d), and Collier County Land Development Code 3.05.08 Section A(6). Presence of Prohibited Exotic Vegetation, including but not limited to Brazilian Pepper, Earleaf Acacia, and Air Potato, on an

unimproved property not zoned Estates or Agricultural and located within 200-foot radius of an abutting, improved property.

FOLIO NO: 394000004  
PROPERTY ADDRESS: 4599 Tamiami TRL. E, Naples, FL

7. CASE NO: **CENA20210009772**  
OWNER: **Naples ALF INC.**  
OFFICER: Adam Collier  
VIOLATIONS: Collier County Land Development Code, 2004-41, as amended, Section 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Outside storage litter and debris consisting of but not limited to mattresses, tarps, cans, bottles, furniture, clothes, tents, trash, and tarps.

FOLIO NO: 394000004  
PROPERTY ADDRESS: 4599 Tamiami TRL E, Naples, FL

8. CASE NO: **CESD20210008551**  
OWNER: **Robert Vocisano and Mario Vocisano**  
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 improvements/renovations made to sixteen rooms without required Collier County Building Permit(s)

FOLIO NO: 35640120001  
PROPERTY ADDRESS: 4100 Golden Gate PKWY, Naples, FL

9. CASE NO: **CEROW20210008921**  
OWNER: **Dominick and Alycia Lento**  
OFFICER: Christopher Ambach  
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 29<sup>th</sup> Ave NE, Naples, FL

10. CASE NO: **CELU20190011289**  
OWNER: **PELICAN LAKE PROPERTY OWNERS ASSOC OF COLLIER COUNTY INC.**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Paving of asphalt into the drainage easement as well as trailers, pavers, wood, signs, sign poles and other miscellaneous items being stored in the drainage easement.

FOLIO NO: 66679503040  
PROPERTY NO SITE ADDRESS  
ADDRESS:

11. CASE NO: **CELU20200010724**  
OWNER: **Greg Carlisle C/O E James Kurnik**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Land Development Code, 2004-41, as Amended, Section 2.02.03 and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Vacant residential lot being used to store litter/outside storage consisting of but not limited to boats, trailers, RV's, storage containers, metals, and plastics.  
  
FOLIO NO: 38103000005  
PROPERTY NO SITE ADDRESS  
ADDRESS:

12. CASE NO: **CESD20210011051**  
OWNER: **Polly Ave LLC**  
OFFICER: Joseph Mucha  
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 5915 Onyx Cir, Naples, FL  
ADDRESS:

13. CASE NO: **CESD20210001565**  
OWNER: **Maria Velazquez**  
OFFICER: Jordann Marinos  
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 pergola, shed, multiple aluminum over hangs and unpermitted alterations/conversion of a single-family home into a multi-family use. Invalid voided permit 2006060516 for an addition/lanai and permit 2006031888 for pool.  
  
FOLIO NO: 35754600006  
PROPERTY 4396 20<sup>th</sup> Ave SW, Naples, FL  
ADDRESS:

**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 - JUNE 23, 2022 AT 9:00AM**

**XIV. ADJOURN**

**XV. MOTION FOR REHEARING**

**15.1. CESD20210002916 Carlisle Wilson Plaza LLC.**