



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

July 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
Zully Ruiz, 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

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

- 1. CASE NO: CEVR20220002751**
OWNER: QUEEN BEE LLC
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(D)(3)(e)(i). Vegetation removal without the required permitting.

FOLIO NO: 71800000433
PROPERTY ADDRESS: 3370 Canal St, Naples, FL
- 2. CASE NO: CESD20220001465**
OWNER: Jesus A Gonzalez and Justina Ruiz
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). Multiple expired permits, referred from contractor licensing case CECV20220000425.

FOLIO NO: 36300200008
PROPERTY ADDRESS: 2007 Hunter Blvd, Naples, FL
- 3. CASE NO: CELU20220002018**
OWNER: Steven M Thomas
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Junk, including but not limited to car and ATV parts, appliances, unlicensed and/or

inoperable vehicles, unlicensed and/or inoperable trailers, unlicensed and/or inoperable boats and unlicensed and/or inoperable RVs stored on an improved ag property.

FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL

4. CASE NO: **CELU20220002399**
OWNER: **Steven M Thomas**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03 and 5.03.03(B). Guest house being rented on improved ag zoned property.
- FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL

5. CASE NO: **CELU20220002016**
OWNER: **Steven M Thomas**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b) and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Running mechanic/4-wheeler shop from guest houses on an Estates zoned property.
- FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL

6. CASE NO: **CENA20220005940**
OWNER: **Steven M Thomas**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Accumulation of litter, including but not limited to vehicle and ATV parts, trash, remnants from a dismantled RV, and other items laying around on the property.
- FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL

7. CASE NO: **CESD20210012154**
OWNER: **4630 GOLF STREAM DRIVE LLC**
OFFICER: Adam Collier
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). Interior demolition before receiving required permits. Contractor licensing case CECV20210008608.
- FOLIO NO: 63103400007
PROPERTY ADDRESS: 4630 Gulfstream Dr, Naples, FL

8. CASE NO: **CESD20210009517**
OWNER: **CATHY VELUND-STUCKO ET AL C/O CATHY VELUND-STUCKO**
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) and 10.02.06(B)(1)(e)(i). Alterations/renovations on new interior walls and structural walls for which a Collier County Building permit is required.
FOLIO NO: 387040000
PROPERTY ADDRESS: 2415 Tamiami Trail E, Naples, FL
9. CASE NO: **CESD20210011506**
OWNER: **SAINT JEAN SERVICES LLC**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Removal of windows on the back of the residence and a large shed on the rear of the property without required Collier County Building Permits.
FOLIO NO: 67492720009
PROPERTY ADDRESS: 4316 Mindi Ave, Naples, FL
10. 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
11. CASE NO: **CESD20210000673**
OWNER: **Rodolfo Trevino Jr**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 3.05.01(B). Remove protected vegetation without a permit and mechanic removed vegetation without first obtaining approval from Florida DEP on this unimproved lot.
FOLIO NO: 766920000
PROPERTY ADDRESS: 1100 Auto Ranch Rd, Naples, FL

12. CASE NO: **CESD20220001443**
OWNER: **Michael Z Peck and Svetlana V Peck**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Pool construction without a valid Collier County Permit – Also see Contractor Licensing case.

FOLIO NO: 52951200004
PROPERTY ADDRESS: 2716 Santa Cruz Blvd, Naples, FL
13. CASE NO: **CESD20190000755**
OWNER: **PHILIP J RICOSSA TRUST**
OFFICER: Joseph Mucha
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 Dr Unit 592, Naples, FL
14. CASE NO: **CELU20210004135**
OWNER: **Frank Stute**
OFFICER: Luis Macedo
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 10.02.06(B)(1)(a). Excavation for the pond.

FOLIO NO: 738120003
PROPERTY ADDRESS: 10651 Greenway Rd, Naples, FL
15. CASE NO: **CESD20210001356**
OWNER: **Scott C Fawcett and Michelle L Price**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Work including replacement of skylights, windows, doors, and a sliding glass door. Also, drywall work and a kitchen remodel including a ceiling raise, wall removal, cabinetry, plumbing, and electric was conducted without a Collier County Building Permit.

FOLIO NO: 53050560000
PROPERTY ADDRESS: 2224 Royal Ln, Naples, FL
16. CASE NO: **CELU20220004457**
OWNER: **LOWE'S HOME CENTERS INC**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 4.02.12 and 10.02.03(A)(2)(d) and Collier

County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Illegal outside storage of retail merchandise, litter, wood pallets, cardboard, plastic, building materials, etc. stored along/around the perimeter of the building.

FOLIO NO: 25368002589
PROPERTY ADDRESS: 12730 Tamiami Trail E, Naples, FL

17. CASE NO: **CENA20220005404**
OWNER: **Michael Ray Marolla**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181 and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Observed outside storage and litter consisting of but not limited to Mattresses, clothes, totes, and other prohibited items.

FOLIO NO: 41345480001
PROPERTY ADDRESS: 2961 28th Ave SE, Naples, FL

18. CASE NO: **CELU20220005097**
OWNER: **Michael Ray Marolla**
OFFICER: Adam Collier
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 130, Article III, Section 130-96(a). People living/lodging out of a camper, RV, Mobile home, or trailer on a property not zoned for such use.

FOLIO NO: 41345480001
PROPERTY ADDRESS: 2961 28th Ave SE, Naples, FL

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20200012246**
OWNER: **Martha Herebia**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted screen lanai, dog pen, chicken coop all structured without first obtaining a Collier County Building Permit.

FOLIO NO: 00130920005
PROPERTY ADDRESS: 1707 Roberts Ave W, Immokalee, FL

2. CASE NO: **CESD20210007671**
OWNER: **CARLISLE/WILSON PLAZA LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(k)(2), 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
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, trailers, RV's, storage containers, metals, and plastics.

FOLIO NO: 38103000005
PROPERTY ADDRESS: NO SITE ADDRESS
4. CASE NO: **CESD20210011474**
OWNER: **NELSON MARTINEZ LAND HOLDING LLC**
OFFICER: Cristina Perez
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: 37162681000
PROPERTY ADDRESS: 891 5th St SW, Naples, FL
5. CASE NO: **CEAU20210010882**
OWNER: **NELSON MARTINEZ LAND HOLDING LLC**
OFFICER: Jordann Marinos
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
6. CASE NO: **CESD20210011461**
OWNER: **Nelson Martinez and Ana M Diaz**
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 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

- 7. CASE NO:** **CESD20200000285**
OWNER: **Debra Sue Mays Ayala**
OFFICER: Christopher Ambach
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). Observed a re-roof of a dwelling, a 6-foot wooden fence, and an addition of an attached porch all non-permitted on improved occupied residential property.

FOLIO NO: 73180200003
PROPERTY ADDRESS: 593 N 9th St, Immokalee, FL

- 8. CASE NO:** **CEPM20190009270**
OWNER: **Keith G Purdy 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 complete state of disrepair and is falling.

FOLIO NO: 53353080009
PROPERTY ADDRESS: 2965 Lunar St, Naples, FL

- 9. CASE NO:** **CELU20190013849**
OWNER: **NOAH'S ARK CHURCH INC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Operating a food bank/pantry distribution program, patrons are occupying more parking spaces then what is allocated to the church per the approved Administrative Parking Reduction approval letter.

FOLIO NO: 35931080009
PROPERTY ADDRESS: 11853 Collier Blvd, Naples, FL

- 10. CASE NO:** **CESD20210005318**
OWNER: **Arturo Rives**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Observed alterations/conversions made to main residence of garage for additional living space on improved Estates zoned parcel.

FOLIO NO: 37986280001
PROPERTY ADDRESS: 3541 19th Ave SW, Naples, FL

11. CASE NO: **CEPM20210004962**
OWNER: **SARAH SCIALABBA EST**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(15). Unmaintained pool and screen enclosure screens torn, hanging, or missing.

FOLIO NO: 56105509104
PROPERTY ADDRESS: 11752 Longshore Way W, Naples, FL

12. CASE NO: **CESD20210007357**
OWNER: **Laura Carr**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(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 Ave N, Naples, FL

13. CASE NO: **CESD20210004950**
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)(i). Unpermitted additions and alterations consisting of but not limited to covered storage area with a bathroom, outdoor sink, water softener equipment, commercial refrigerator, and propane tanks.

FOLIO NO: 26081640007
PROPERTY ADDRESS: 191 Smallwood Dr, Chokoloskee, FL

C. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

D. 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 MEETING DATE - AUGUST 25, 2022 AT 9:00AM

XIV. ADJOURN